

Exeter Housing and Economic Land Availability Assessment (HELAA)

Second Edition

October 2023



Civic Centre

Paris Street

Exeter

EX1 1JN

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1.0 What is the Exeter Housing and Economic Land Availability Assessment?

- 1.1 Exeter City Council is preparing a new Exeter Plan (the Exeter Plan) for the period 2020 to 2040. The Exeter Housing and Economic Land Availability Assessment (HELAA) is a key piece evidence that supports the Exeter Plan Full Draft Plan Consultation. This is the second edition of the Exeter HELAA and the document will be updated further as the Exeter Plan progresses towards submission.
- 1.2 The HELAA has been prepared to help the Council identify sites that could be allocated in the Exeter Plan to meet future housing and employment needs. In summary, the HELAA:
- Identifies sites and broad locations with potential for housing and economic development
 - Assesses their development potential and
 - Assesses their suitability for development and the likelihood of development coming forward (their availability and achievability).
- 1.3 The HELAA assesses the potential for housing and employment development of 131 sites in Exeter. 112 of the sites were assessed in the first edition of the HELAA. These site assessments are contained in appendix A of this document. They have been updated from the first edition of the HELAA where necessary, for example to reflect new planning histories or constraints that may also have affected the RAG rating of a site (see paragraph 3.13 for further details). 19 new sites have been added in this second edition, which were submitted for assessment during consultation in the autumn of 2022 on the Outline Exeter Plan. The assessments of the new sites are contained in appendix B of this document.
- 1.4 A HELAA informs plan making but does not in itself determine that a site should be allocated for development. It is the role of a HELAA to provide information on the range of sites that are available to meet needs and the role of the development plan to determine which of those sites are the most suitable to meet those needs.
- 1.5 Unless otherwise justified in this report, the HELAA has been prepared in accordance with the HELAA Methodology¹ which has been developed jointly by the local authorities of Exeter City Council, East Devon District Council, Mid Devon District Council and the Dartmoor National Park Authority to ensure that HELAAs are undertaken in a consistent way across the sub-region. The HELAA Methodology reflects current Government planning practice guidance on how to undertake HELAAs. It has been endorsed by the HELAA Panel, which comprises key stakeholders with an interest in the development of land for housing and economic uses. The HELAA Panel has also been involved in the site assessment process, providing advice on the achievability of sites for housing development that appeared in the first edition of the HELAA. The Panel has not yet assessed the achievability of the 19 new sites added in this second edition; Panel meetings to enable discussions about site achievability will be held during 2024. Further details about the Panel and its role in preparing the HELAA are provided in paragraphs 3.11 and 3.12 of the HELAA, sections 4 and 6 of the HELAA Methodology and in the Panel

¹ Housing and Economic Land Availability Study Methodology (Revised), May 2021. Exeter City Council, East Devon District Council, Mid Devon District Council and the Dartmoor National Park Authority.

Constitution and Terms of Reference². The following organisations currently sit on the HEEAA Panel and were involved in preparing this HELAA:

- Exeter City Council
- Devon County Council (Highways Authority)
- Environment Agency
- Natural England
- National Highways
- Maze Consulting
- Symonds and Sampson
- Marcel Venn Associates
- Taylor Wimpey
- Barratt Homes
- Andrew Rowe Land and Planning
- LiveWest
- Curlew Developments

- 1.6 Historic England has not been directly involved in the preparation of this HELAA due to resource availability. However, in accordance with Historic England's advice, when undertaking the site assessments the Council has made use of information sources on Historic England's website. The assessment process has also involved the Council's own heritage officer.

2.0 How have sites been identified for assessment?

- 2.1 Sites that are assessed in appendix A of the HELAA have been identified from the following sources:

Planning commitments

Comprising:

- Existing housing and employment allocations identified in the Exeter Core Strategy (2012)³ or Exeter Local Plan First Review (2005)⁴ that do not yet have planning permission, that have been confirmed as available by the site promoter and
- Planning permissions for housing and employment that are unimplemented, that have been confirmed as available by the site promoter.

Sites assessed in existing studies

A number of studies of potential development sites have been undertaken by or on behalf of the Council in recent years. They include:

² Stakeholder Panel for Housing and Economic Land Availability Assessments in the Exeter Housing Market Area: HELAA Panel Constitution and Terms of Reference (Revised), July 2021. Exeter City Council, East Devon District Council, Mid Devon District Council and the Dartmoor National Park Authority.

³ [Local Plan - Core Strategy Development Plan Document - Exeter City Council](#)

⁴ [Local Plan - Local Plan First Review 1995-2011 - Exeter City Council](#)

- Urban Capacity Study Part 1 Appendix 2 (July 2020). Greater Exeter Strategic Plan Authorities
- Exeter Urban Capacity Study Phase 2 (July 2021). LDA Design
- Liveable Exeter – A Transformational Housing Delivery Programme (February 2019). Exeter City Council⁵
- Strategic Brownfield Sites Study (January 2018). LDA Design

Call for Sites

A Call for Sites enables sites to be identified for assessment in a HELAA that might not otherwise be picked up through a desk-top review by the Exeter Planning authority. Sites can be submitted for assessment by any person or organisation and are typically promoted by land owners, developers, agents and local businesses.

The Council undertook a Call for Sites from November 2020 to January 2021. The Call was publicised on the Council's website and social media channels, via a press release and in letters and emails to all relevant parties on the Council's Exeter Plan consultation database. The HELAA only assesses the development potential of sites that were submitted during the Call for Sites for housing and/or employment uses.

Consultation on the Outline Draft Exeter Plan

The 19 new sites that appear in this second edition of the HELAA were all submitted during the Council's consultation on the Outline Draft Exeter Plan which took place from September to December 2022.

- 2.2 The HELAA Methodology sets minimum site size thresholds for determining which sites should be assessed in a HELAA. The thresholds are 5 dwellings (gross) or 0.15 hectares for sites being assessed for housing development and 0.25 ha for sites being assessed for employment development. These thresholds have been applied by the Council when preparing the HELAA. Therefore planning commitments, sites assessed in existing studies and sites submitted in the Call for Sites and consultation on the Outline Draft Exeter Plan that fall below these thresholds are not assessed in appendix A.

3.0 How has the development potential of sites been estimated?

Gross development area, net development area and capacity (Site Overview, appendix A)

- 3.1 For the majority of sites, gross and net development areas have been assessed in accordance with the HELAA Methodology. Exceptions have been made if a site's gross and/or net development areas have been previously assessed in one of the studies listed in paragraph 2.1 above.
- 3.2 In order to calculate the potential housing capacity of a site, the HELAA Methodology sets out a range of densities that can be applied to the net development area. For brownfield sites outside

⁵ [Liveable Exeter](#)

the urban area, housing capacities in appendix A have been calculated using the density range for suburban and rural locations that is prescribed in the HELAA Methodology.

3.3 However, the HELAA Methodology acknowledges that potential housing capacities can be calculated using alternative approaches where justified. The Council has commissioned LDA Design to prepare the Exeter Density Study⁶, which provides high-level recommendations for minimum housing densities within Exeter's existing urban area. The commission reflects the drive for a general uplift in densities that is promoted in paragraph 123 of the National Planning Policy Framework (NPPF). The minimum recommended densities contained in the commission are set out in the table below. They have been used to calculate the potential housing capacities of the majority of sites within the existing urban area. Exceptions are where a site's potential housing capacity has already been assessed in one of the studies listed in paragraph 2.1 (in which case the site's housing capacity is taken from the study) or a site has planning consent for housing (in which case the site's housing capacity derives from the number of consented homes).

3.4 Table 1 summarises the densities that have been used to determine potential housing capacity in the HELAA.

Table 1: Densities used to calculate housing capacity

Study	Location	Density (dwellings per hectare)
Exeter Density Study	City centre	150+
	Red Cow/St David's, Water Lane and Marsh Barton Zones	120+
	St Thomas, Heavitree, Whipton, Pinhoe, Sandy Gate and Topsham Zones	100+
	St James, St Leonards and Wonford Zones	80+
	Zone buffers	60+
	All other locations within the existing urban area	50+
HELAA Methodology	Locations outside the existing urban area	20-35

3.5 The HELAA Methodology does not provide a standard approach for calculating the economic development capacity of sites. In order to provide evidence of economic need and capacity for the Exeter Plan, the Council has commissioned Hardisty Jones and JLL Ltd to prepare the Exeter Employment Study⁷. The Study has been supplemented by additional work by the Council to assess the employment capacity of new sites added in the second edition of the HELAA (see appendix C). The conclusions of the Exeter Employment Study and the Council's supplementary work are reflected in the HELAA as follows:

⁶ Exeter Density Study (July 2021). LDA Design.

⁷ Exeter Employment Study: Employment and Employment Land Evidence: Final Report (August 2022). Hardisty Jones Associates.

- Employment capacity (see Site Overview section in the site assessments, appendix A): this identifies if a site is assessed in the Exeter Employment Study or Council's supplementary work
- Employment Land Supply (see Suitability Assessment Stage B in the site assessments, appendix B): this sets out the conclusions of the Exeter Employment Study and Council's supplementary work that relate to the site.

Site suitability (Suitability Assessment Stages A and B, appendices A and B)

- 3.6 The suitability of sites for potential housing and employment development has been assessed in accordance with paragraphs 5.13 to 5.15 of the HELAA Methodology.
- 3.7 Paragraph 5.13 of the HELAA Methodology indicates that land in flood zone 3b should be regarded as unsuitable for development and must therefore be deducted from the gross development area. However, up-to-date detailed mapping of flood zones 3a and 3b is not currently available for Exeter. For the purposes of the HELAA, the Environment Agency has instead advised that all greenfield land within flood zone 3 should be deducted from the gross development area on the precautionary assumption that it is within the functional floodplain (i.e. 3b). Previously developed land in flood zone 3 may be considered for housing and economic development if the sequential and exceptions tests described in planning practice guidance are passed.
- 3.8 Sites that have not passed the suitability assessment have been given housing and employment capacities of '0'.
- 3.9 The suitability assessments have been undertaken by planning officers from the Council in consultation with statutory bodies⁸, other external stakeholders⁹ and other local authority officers¹⁰.

Site availability

- 3.10 The availability assessment sets out when the site promoter has stated the site will be available for housing development, or where the Council is undertaking further investigations to determine availability. At this early stage of preparing the Exeter Plan, the Council considers that this is a sufficient test of availability. As the Exeter Plan progresses towards adoption, the Council will continue to undertake further investigations to determine genuine availability, for example by identifying any legal or ownership issues.

Site achievability

- 3.11 A site should be considered achievable for development if there is a reasonable prospect that development will take place on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period. It is the HELAA Panel's role to use its

⁸ Environment Agency, Historic England and Natural England. Responses from Highways England will feed into the next edition of the HELAA.

⁹ Including South West Water, the Met Office, Devon County Council and the Health and Safety Executive.

¹⁰ Including Development Management, Heritage, Tree and Environmental Health Officers.

combined knowledge and experience of housing and economic development in Exeter to advise the Council on the achievability of the sites. In doing so, the HELAA Panel takes into account any constraints to development identified in the suitability assessments, the information provided by promoters on site availability, the current planning status of sites and local knowledge.

- 3.12 The assessments of achievability for ‘first edition’ sites that are contained in appendix A reflect advice provided to the Council by the HELAA Panel during Panel meetings that were held on 29 June and 14 July 2022. Panel meetings to assess the achievability of ‘second edition’ sites will be held during 2024.

‘RAG’ rating

- 3.13 Whilst not a requirement of the HELAA Methodology, each site has been given a RAG (or traffic light) rating of either red, amber, yellow or green reflecting it’s deliverability or developability for housing. The only exceptions are for sites that have failed their suitability, availability or achievability assessments – these sites have not been rated. A site’s rating reflects the extent to which constraints could affect its housing development potential, or whether or not it is already allocated or has planning consent for development. The ratings have the following meanings:

Table 2: Summary of RAG ratings

Key	Level of constraints
Green	Limited, or site is already allocated for development, or site has planning consent for development
Yellow	Moderate
Amber	Significant
Red	Severe
No rating	Site has been assessed as unsuitable, unavailable or unachievable for development

4.0 Indicative HELAA trajectory

- 4.1 Table 3 contains a trajectory that summarises potential housing delivery over the Exeter Plan period (2020-2040). The trajectory takes into account the homes that were completed in Exeter in 2020/21 to 2022/23, expected delivery on sites that benefited from planning consent or a resolution to approve planning consent for new housing (including purpose built student accommodation) at 1 April 2023, and the potential rate of housing delivery from all HELAA sites that have passed the tests of suitability, availability and achievability. The latter has been informed by a standard model for calculating housing delivery rates that has been agreed with the HELAA Panel and is contained in Appendix 1 of the HELAA Methodology.

Table 3: Indicative HELAA Trajectory for the Exeter Plan (2020-2040)

	2020/21 – 2022/23	2023/24 – 2027/28 (Years 1-5)	2028/29 – 2032/33 (Years 6-10)	2033/34 – 2039/40 (Years 11-17)	Exeter Plan period 2020-2040
Completions	2,604	-	-	-	2,604
Sites with consent / resolution to approve consent at 1 April 2023	-	3,381	1,781	142	5,304
HELAA sites	-	0	4,851	2,932	7,783
TOTAL	2,604	3,381	4,330	3,432	13,747

- 4.2 Table 3 indicates that, over the twenty year Exeter Plan period, 13,747 new homes could be delivered from the three sources contained in the trajectory. This indicative total does not include an allowance for windfall completions. As the Exeter Plan progresses towards submission, a revised detailed trajectory will be prepared that takes windfalls into account in accordance with the process set out in appendix 4 of the HELAA Methodology.
- 4.3 Using its standard method, the Government has calculated that there is currently a need for at least 642 new homes to be built each year in Exeter. This equates to a need for at least 12,840 new homes over the twenty year Exeter Plan period.
- 4.4 13,747 homes (potential delivery) exceeds 12,840 homes (need). Therefore, it can be concluded that, in addition to current completions, there are a sufficient number of sites with consent / resolution to approve and suitable, available and achievable HELAA sites to meet the need for new homes in Exeter between 2020/21 and 2039/40. Indeed, potential delivery from these three sources exceeds need by over 900 homes, before any allowance is made for windfalls completions.
- 4.5 As such, there is no need to revisit the assumptions made in the HELAA on the suitability, availability and achievability of the HELAA sites assessed in appendix A.
- 4.6 The HELAA does not include an employment trajectory. A detailed assessment of the demand for and supply of land for employment use is provided by the Exeter Employment Study, supplemented by appendix C of the HELAA.

5.0 Conclusion

- 5.1 The HELAA has identified a sufficient supply of sites for potential housing development to meet the need for new homes over the Exeter Plan period. An assessment of the demand for and supply of land for employment use is provided by the Exeter Employment Study. The HELAA's assessment of employment land supply reflects the conclusions of the Exeter Employment Study and appendix C of the HELAA.

- 5.2 The HELAA will be updated as the Exeter Plan progresses towards submission to ensure that site assessments remain up to date, reflect any changes to planning commitments data and include an appropriate allowance for windfall completions. The updated HELAA will also include a revised trajectory for housing development, plus a five year housing supply calculation for Exeter. Further work on the Exeter Plan may lead to changes in the assumed site capacities and timings of delivery set out in this second edition of the HELAA.

Appendix A – Site Assessments (undertaken for First Edition HELAA and updated for Second Edition HELAA)

Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road

Site Overview

Site reference number: 1

Site description: Large undulating greenfield site located to the north of Exeter, largely in agricultural use and currently designated as landscape setting. Hamlyns Farm and Higher Hamlyns are located in the south-east corner of the site. The site is bound to the north and west by open countryside and areas of woodland, to the south by fields and late 20th century residential development and to the east by St Andrews Road.

Relevant planning history: No relevant planning history.

Existing assessment: NA

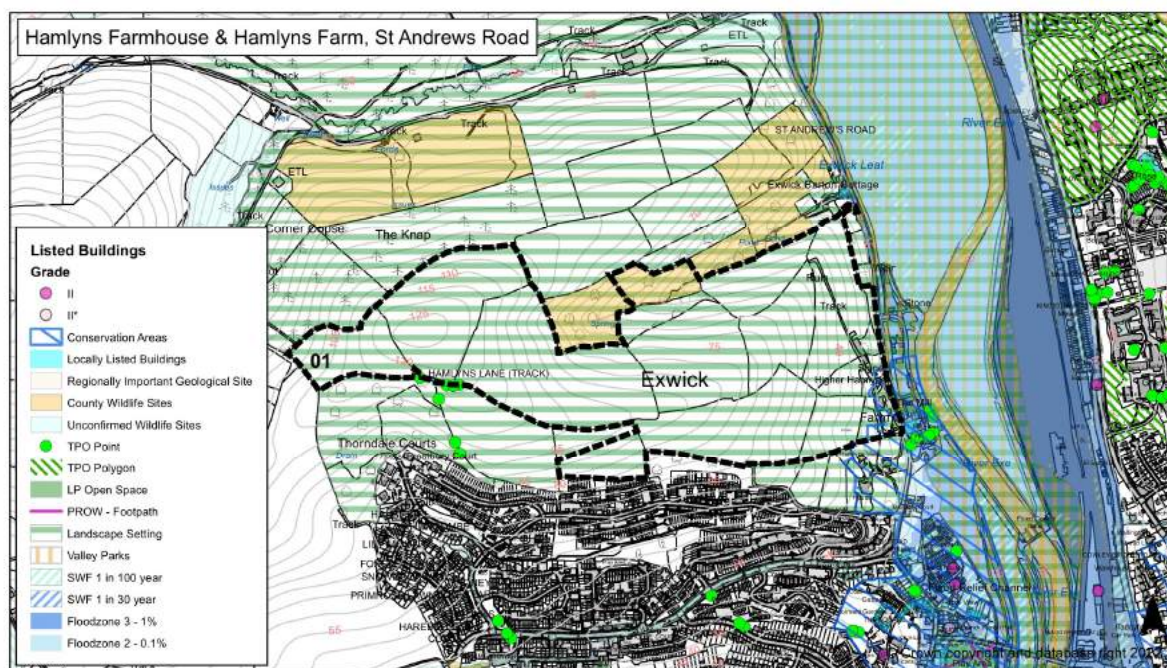
Total site area (ha): 28.96

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity & Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA.
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is unachievable due to highways access constraints.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability and achievability assessments.

Land lying east of St Andrews Road / Land adjoining 6 Exe View Cottages

Site Overview

Site reference number: 2

Site description: Small greenfield site next to the Exeter Flood Relief channel.

Relevant planning history: Outline planning consent was refused in 1987 for a bungalow and garage on part of the site, on grounds of poor layout and the inability of the existing private access road to safely accommodate additional traffic.

Existing assessment: NA

Total site area (ha): 0.31

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.31 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential.

Conclusion: The site has failed to pass the Stage A Assessment on flood risk grounds.

Suitability Assessment Stage B

Biodiversity & Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity & Geodiversity Criteria	Assessment
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Visual Land Parcel Study	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Criteria
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is unachievable due to flood risk and highways access constraints.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage B suitability and achievability assessments.

Land at Redhills (north), Exwick Lane / Land at Redhills

Site Overview

Site reference number: 4

Site description: Undulating greenfield site to the south of Exwick Lane, comprising open fields currently used for horse grazing and currently designated as landscape setting. The site adjoins late 20th Century housing development which lies to the east/south-east and a scrap yard and mature woodland which lie immediately to the south.

Relevant planning history: Outline planning consent for up to 80 homes was granted at appeal in February 2022 (21/1088/OUT).

Existing assessment: Planning consent (from which the yield is derived)

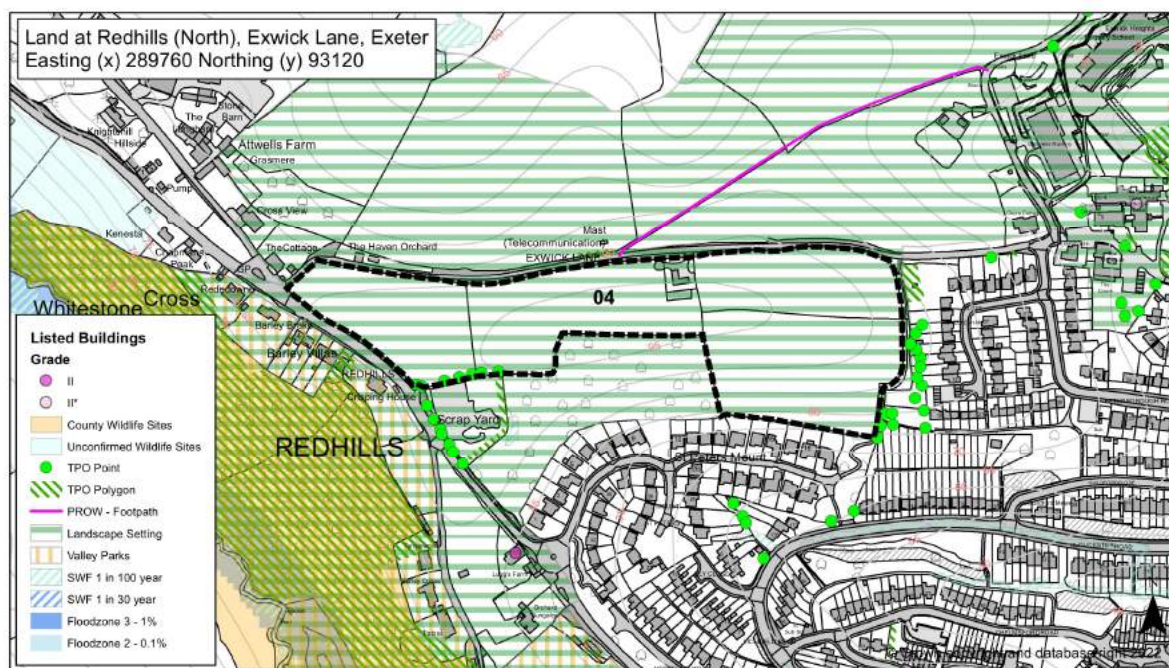
Total site area (ha): 4.01

Gross development area (ha): 3.85

Net development area (ha): NA

Housing capacity: 80

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity & Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species and the site is within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees and hedges on site boundaries. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Visual Land Parcel Study	NA
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Exeter slopes and upper farmed and woodland valley slopes.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 37 runs along the northern boundary of the site, along Exwick Lane.

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency has identified problems downhill of the site with a minor watercourse/poor culverts/drains and state that natural flood management may assist.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Cleve House, which is Grade II* listed, together with a number of Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. There are currently no grocery stores, doctors or dental surgeries or significant job opportunities within 1 km of the centre of the site, although there is a primary school and bus stop within walking distance. The nearest rail station is Exeter St David's which is located around 2.5 km distant. The site is not currently served directly by pedestrian or cycle links, although the outline consent from which the site benefits includes provision of a pedestrian link along Exwick Lane. Local topography is not conducive

Accessibility & Movement Criteria	Assessment
	to encouraging cycling and walking. The nearest local centre as designated in the adopted Local Plan is approximately 700 m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Due to size or location, development of the site is 'likely' to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the site, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 3 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Around 0.95ha of land along the northern site boundary and in the south eastern part of the site have gradients of between 1:6 and 1:3 and are likely to be too steep to be developed for housing. A further c.0.16ha towards the south eastern boundary has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing.
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.16 ha of the site is considered unsuitable for development as it comprises land with a gradient in excess of 1:3. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has outline planning consent for residential development.

Land at Luggs Farm, Redhills (south) / Land at Redhills

Site Overview

Site reference number: 5

Site description: Greenfield site comprising two fields and Orchard Farm, currently designated as landscape setting. The site slopes uphill away from Redhills, which runs along its northern boundary, beyond which is late 20th century residential development. Open countryside and woodland lies to the east and south.

Relevant planning history: An outline planning application (21/1822/OUT) made on the western two thirds of the site for up to 35 dwellings and associated infrastructure was refused consent. A subsequent appeal was dismissed on grounds that the proposed development would have an unacceptable impact on the character and appearance of the area with particular regard to the Valley Park; conflict with the landscape aims of the Exeter Core Strategy and NPPF; have an unacceptable affect on the setting of Luggs Farmhouse (a Grade II listed building); and have an unacceptable impact on highways safety. An outline planning application (21/1377/OUT) made on the northern third of the site was refused consent. A subsequent appeal was dismissed on grounds that the proposed development would have an unacceptable affect on the setting of Luggs Farmhouse (a Grade II listed building); and an unacceptable impact on highways safety.

Existing assessment: NA

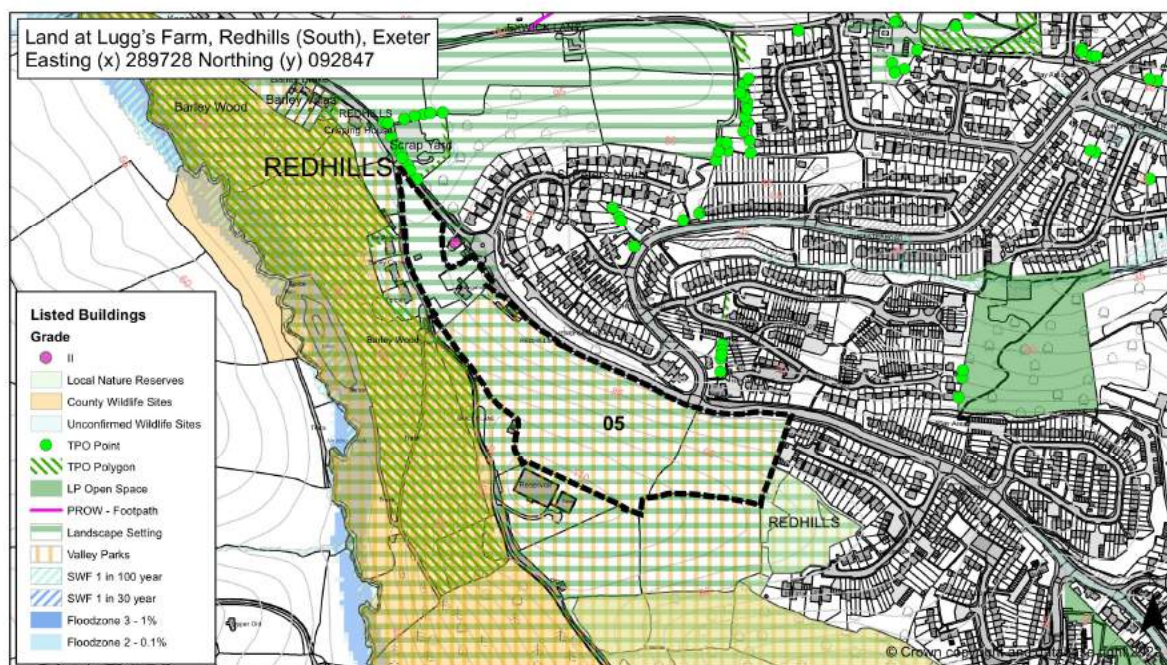
Total site area (ha): 4.82

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability assessment.

Land on the west side of Barley Lane

Site Overview

Site reference number: 6

Site description: Greenfield site on the western fringe of Exeter, bisected by Barley Lane which is essentially a country lane. The site comprises a number of fields, separated and bound by hedgerows and some mature trees. It is currently designated as landscape setting. The site adjoins late 20th century residential development to the south and east, with open fields and woodland abutting to the north and west. It is rural in character and appearance.

Relevant planning history: No relevant planning history.

Existing assessment: NA

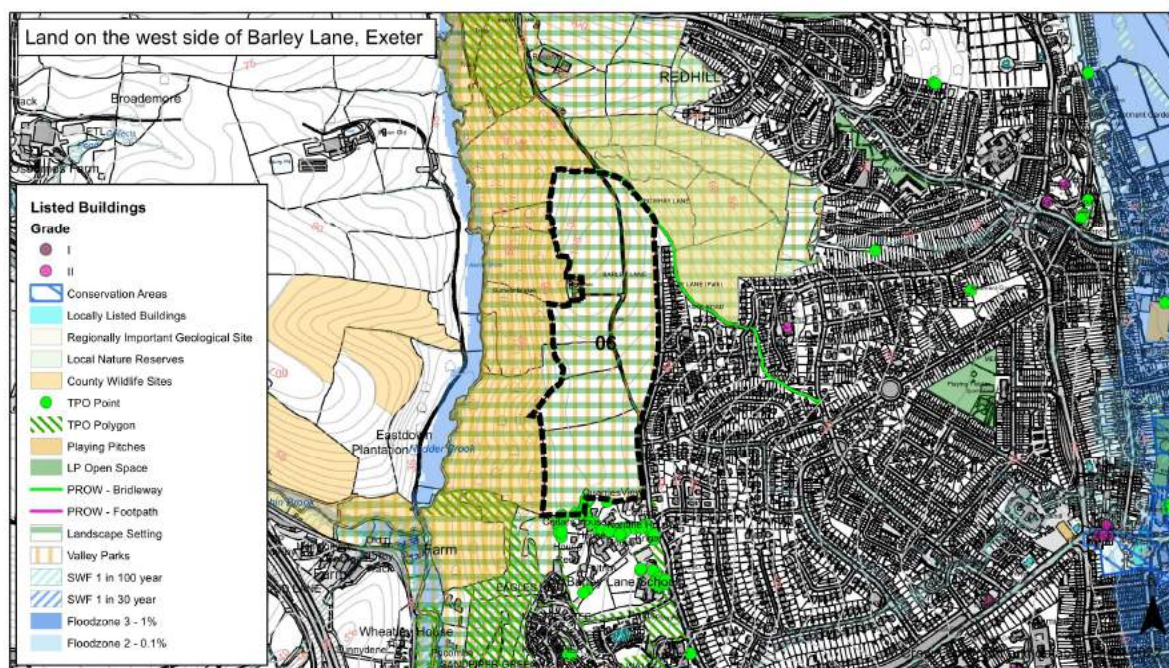
Total site area (ha): 12.71

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that the area to the east of Barley Lane may be achievable at a lower housing yield, subject to appropriate highways access provision /

mitigation. However, the Panel advises that area of the site to the west of Barley Lane (c. 9.4 ha) is not achievable (n.b. this includes the area that has been discounted under the stage B conclusion on grounds of gradient). The site's gross development area (and therefore net development area) have been adjusted to reflect the Panel's advice.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability assessment and part of the site has failed the achievability assessment.

Merrivale Road

Site Overview

Site reference number: 7

Site description: Brownfield site in a residential area containing garages and 8 existing dwellings.

Relevant planning history: No relevant planning history.

Existing assessment: NA

Total site area (ha): 0.46

Gross development area (ha): 0.46

Net development area (ha): 0.37

Housing capacity: 22+ gross, 14+ net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity	Assessment
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are small trees and shrubs on site, but these will not be a major constraint to development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within walking distance. Good pedestrian footways are present and the site is served by bus stops located nearby. The site is 600m from St Thomas railway station. The nearest local centre as designated in the adopted Local Plan is approximately 100m away.
Car Parks	NA
Transport requirements	If the site were to be developed to provide a significant number of units, then DCC Highways would require both existing points of vehicular access to be retained. However, the southern access is currently suitable to support small scale development. A pedestrian/cycle cut through from the site to the east and a financial contribution towards public transport will be required. Despite having generally excellent access to services etc., DCC Highways advise that the site is not suitable for car-free or low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The four GP surgeries that serve these potential sites have capacity problems as of January 2022 and are already 44% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Exwick area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes 8 existing homes that are owned by the site submitter and are therefore assumed to be available.
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site has no significant constraints.

Flowerpot Lane Car Park, Flowerpot Lane

Site Overview

Site reference number: 9

Site description: This small, brownfield site is located southwest of the River Exe. It is currently a surface car park owned by the City Council. The site is level, bounded to the north by a residential area and then Flowerpots playing fields, to the east by a small residential area and then the River Exe, to the south by Okehampton Street and then the railway line and a residential area and to the west by the Great Western Mainline embankment.

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 1

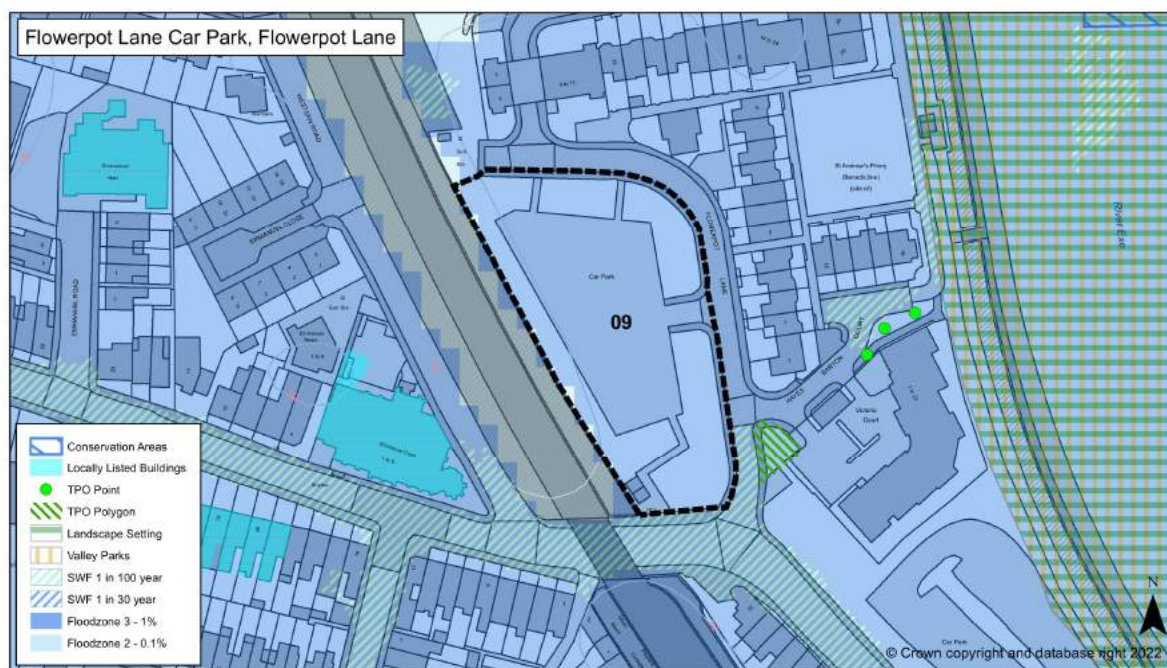
Total site area (ha): 0.4

Gross development area (ha): NA

Net development area (ha): NA

Housing capacity: 9

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The entire site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees (deciduous woodland) on the perimeter of the site. Development must avoid trees on or close to western boundary and incorporate as many trees as possible on the eastern boundary of the site. This is taken into account in the site capacity. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as 'Main Cities and Towns'.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advises that there are major potential flood risk issues on the site from the River Exe: the site is part of the River Exe major flood route when defences exceeded. EA defences provide a standard of protection for a 1 in 100

Flood Risk, Drainage & Water Quality Criteria	Assessment
	year event but are not designed to accommodate new development. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Undercroft parking with residential above may be feasible. Safe access and egress are likely to be a major issue. Okehampton Street is a flood route which would need to be considered by development proposals.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. The site is located within approximately 500m from the city centre. The site provides good access to a full range of retail and leisure uses in the city centre, Exe Bridges, St Thomas and the quay/canal basin, together with employment at the city centre and Marsh Barton (note Marsh Barton is also being considered for redevelopment). The site is close to Montgomery primary school and around 1.5km from West Exe and 1km from Exeter College for

Accessibility & Movement Criteria	Assessment
	secondary/further education. There are good, direct, short walking and cycling links to the strategic cycle routes along the river to the Riverside Valley Park. These provide high quality, traffic free links to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). There are also traffic-free routes towards Marsh Barton. The site is served by bus stops on Okehampton Road. The nearest railway station is at St Thomas, approximately 400m to the southeast. The site has good vehicular access off Okehampton Road. Due to the location and potential for active transport the site would be suitable for low-car use or possibly car-free development, depending on direct links to the riverside paths. The nearest local centre as designated in the adopted Local Plan is approximately 200m away.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	In order to achieve suitable highways access that allows for residential and/or employment development suitable pedestrian/cycle links to the existing path alongside river/playing fields and possible additional improvements will be required. The site is suitable for car-free development, subject to the provision of supporting infrastructure.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required (e.g. to address noise from the railway) but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed Stage B assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to a better understanding of constraints, in particular noise and flood risk and their implications for design/yield.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is its location within flood zone 3 (although it is brownfield). Also of note are existing trees on site and potential loss of a public car park.

Okehampton Street Car Park, Okehampton Street

Site Overview

Site reference number: 10

Site description: Small, brownfield site located southwest of the River Exe, close to the city centre. It is currently a surface car park owned by the City Council with mature trees through the central part of the site. The site is bounded to the north by a residential area, to the east by the River Exe, flood defences and a public house, to the south by Okehampton Street, an auction house and a wider residential area and to the west by further residential development.

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 2

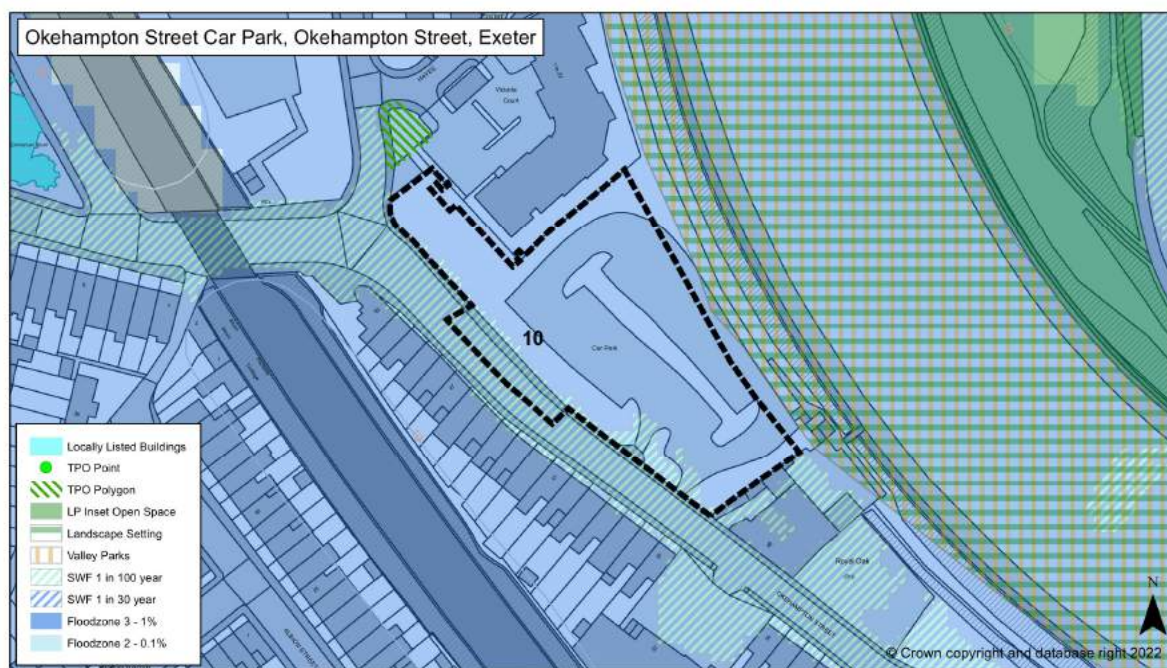
Total site area (ha): 0.34

Gross development area (ha): NA

Net development area (ha): 0.24

Housing capacity: 24-36

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA. However, there is potential for a direct pollution pathway into the Exe Estuary SPA.

Flood Zone 3b: The entire site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees within and adjacent to the site which are taken into account in the site capacity. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advise that there are major potential flood risk issues on site from the River Exe: the site is part of the River Exe major flood route when defences are exceeded. EA defences provide a standard of protection for a 1 in 100 year

Flood Risk, Drainage & Water Quality Criteria	Assessment
	event but are not designed to accommodate new development. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Undercroft parking with residential above may be feasible. Safe access and egress is likely to be a major issue.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to 17 and 18 Okehampton Street which are grade 2 listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. The site is located within approximately 500m from the city centre. The site provides good access to a full range of retail and leisure uses in the city centre, Exe Bridges, St Thomas and the quay/canal basin, together with employment at the city centre and Marsh Barton (note Marsh Barton is also being considered for redevelopment). The site is close to Montgomery primary school and around 1.5km from West Exe and 1km from Exeter College for

Accessibility & Movement Criteria	Assessment
	secondary/further education. There are good, direct, short walking and cycling links to the strategic cycle routes along the river to the Riverside Valley Park. These provide high quality, traffic free links to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). There are also traffic-free routes towards Marsh Barton. The site is served by bus stops on Okehampton Road. The nearest railway station is at St Thomas, approximately 400m to the southeast. The site has good vehicular access off Okehampton Road. Due to the location and potential for active transport the site would be suitable for low-car use or possibly car-free development, depending on direct links to the riverside paths. The nearest local centre as designated in the adopted Local Plan is approximately 150m away.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	In order to achieve suitable highways access that allows for residential development, it is likely that suitable pedestrian/cycle links to the existing path alongside river/playing fields and possible additional improvements will be required. The site is suitable for car-free development, subject to the provision of supporting infrastructure.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required, but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to a better understanding of constraints, in particular flood risk, trees and their implications for design/yield.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is its location within flood zone 3 (although it is brownfield). Also of note are existing trees on site, potential loss of a public car park, the potential for contaminated land and the risk of surface water runoff.

Land at Ide House

Site Overview

Site reference number: 11

Site description: Largely greenfield site on the urban edge of the city, to the west of Little Johns Cross Hill. The site comprises a single field with an electricity substation located at its northern end. The land level slopes uphill away from the highway, steeply in places. Boundaries comprise trees and hedgerows. Ribbon residential development along Little Johns Cross Hill lies to the north and to the south are two homes set within large grounds. The site is currently designated as landscape setting.

Relevant planning history: Applications 10/1338/FUL and 10/0222/FUL for a stable block and shed were refused on grounds of impact on Valley Park, conservation area, and lack of evidence regarding run off and contamination.

Existing assessment: NA

Total site area (ha): 0.91

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity & Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability assessment.

Oaklands Riding School & The Rosary, Balls Farm Road

Site Overview

Site reference number: 12

Site description: Relatively level site on the western fringe of the Exeter, close to the A30/A377 junction. It forms part of a riding school and is subdivided by fencing into a number of paddocks. It also contains stables and a dwelling (The Rosary). The Alphin Brook runs across the site. The site is currently designated as landscape setting.

Relevant planning history: Planning consent to provide a park and ride facility and amenity area on the site was refused by Devon County Council in 2009. A subsequent application in 2014 was withdrawn.

Existing assessment: NA

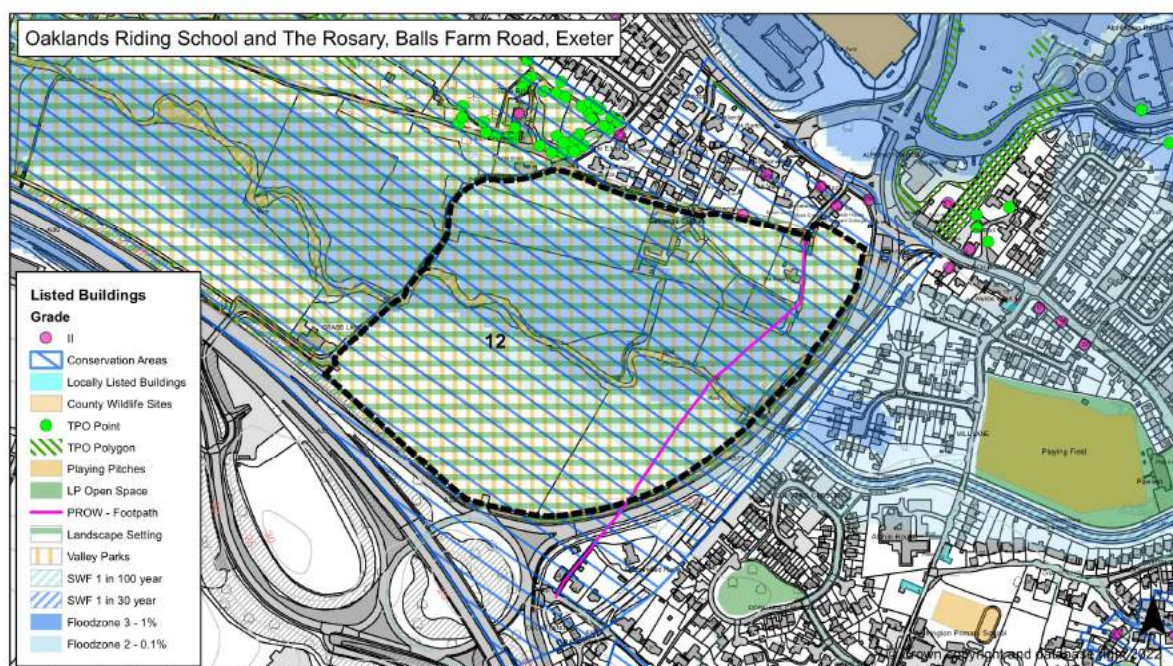
Total site area (ha): 12.45

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: Around 5.13 ha of the site is within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. This area, which is located on either side of the watercourse running through the centre of the site, is discounted from having development potential.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy. Around 5.13 ha of the site has also failed to pass the Stage A Assessment on flood risk grounds.

Suitability Assessment Stage B

Biodiversity & Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is unachievable due to highways concerns and wider flood risk management mitigation.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage B suitability and achievability assessments.

Land at Taunton Close

Site Overview

Site reference number: 13

Site description: Garages and amenity open space set within a mid/late 20th century residential area.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.18

Gross development area (ha): 0.11

Net development area (ha): 0.11

Housing capacity: 5+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is entirely within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. Of this area, around 0.1 ha is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG. The greenfield area is discounted from having any development potential on flood risk grounds.

Conclusion: Around 0.08 ha of the site is unsuitable for development on flood risk grounds. The rest of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The eastern part of the site contains significant trees. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The site includes an area of recreational open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	The area of the site that has passed Stage A is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of

Flood risk, Drainage & Water Quality Criteria	Assessment
	experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the finished floor level will need to be raised. Safe access and egress may be an issue, but there is a possible route along Hatherleigh Road.
Flood Zone 1	NA
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by nearby bus stops. St Thomas station is located 900m away. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The GP surgeries that serve these potential sites have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Alphington area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA

Other Criteria	Assessment
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's location in floodzone 3.

Marsh Barton

Site Overview

Site reference number: 14

Site description: A large brownfield site in the southwest of Exeter. It is currently one of the city's established employment areas and includes a mix of low density, light industrial, bulky goods retail, car show rooms and waste management uses amongst others. The site is generally level and is bounded by the Great Western mainline, the Haven Banks area and the canal/River Exe to the east (including the proposed Water Lane allocation), newer phases of Marsh Barton and Matford Green Trading Estates to the south, Alphington Road, a supermarket and residential areas to the west and residential areas to the north. The site is identified for potential mixed use redevelopment in the Liveable Exeter programme.

Relevant planning history: The site has a varied planning history, but because of its scale detail is not provided here.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

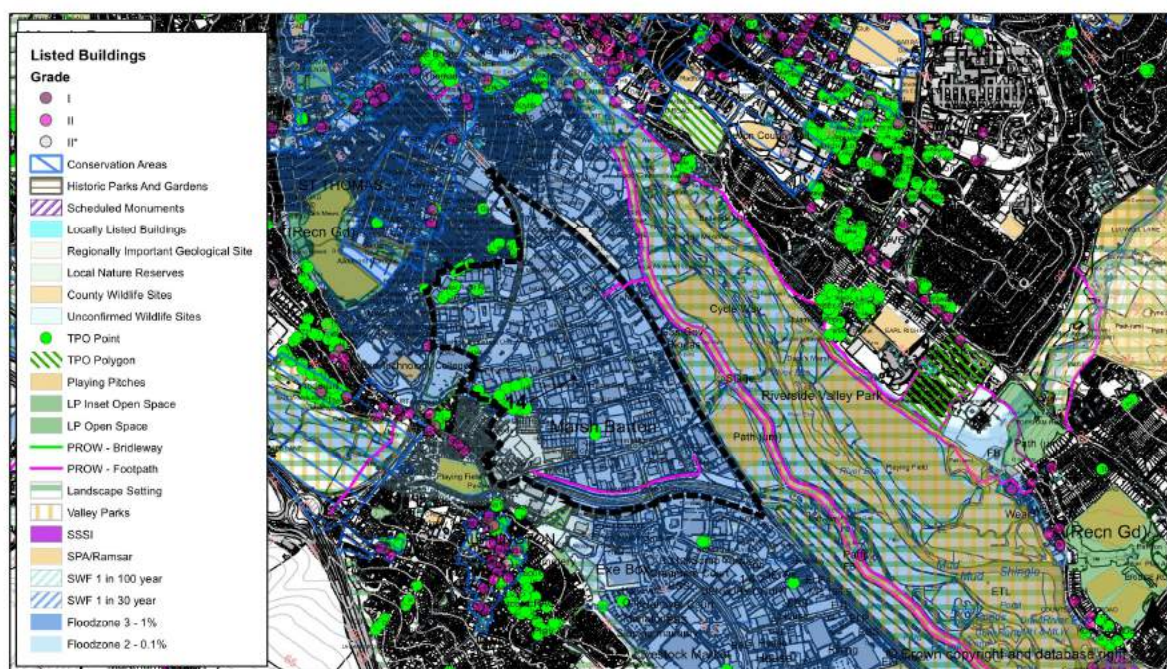
Total site area (ha): 89.41

Gross development area (ha): 87.51

Net development area (ha): NA

Housing capacity: 5,544

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 81.6 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from

having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies this site part of the site as being within an area to maintain and expand coastal and floodplain grazing marsh (around the Alphinbrook).
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Significant trees (including TPOs) are on site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as 'Main Cities and Towns'.
Valley Parks	NA

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The site includes two built sports facility (cricket and social club and indoor climbing wall). The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be

Open space & Recreation Facilities Criteria	Assessment
	replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Open Space	NA
Public Rights Of Way	Exeter Footpath 26 runs broadly east to west near the southern boundary of the site along the Alphin Brook. Exeter Footpath 25 runs broadly north east to southwest for a short distance near the north-eastern boundary of the site underneath the railway line.

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advise that there are major potential flood risk issues on the site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. A strategic approach will be required for all flood risk issues including linking to Water Lane over the railway. The site has major safe access and egress problems, but the old railway line passing through the site may provide a solution if raised routes can be created throughout area. The Alphin Brook may require minor improvements. Land in flood zone 3 only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding from flow route and drains. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	The site contains a ready mix concrete plant which is a Mineral Safeguarding Area for Aggregates. Policy M2: Mineral Safeguarding Areas of the Devon Minerals Plan protects mineral infrastructure from sterilisation or constraint by non-mineral development. The Mineral Planning Authority would object to the loss or constraint of this facility by introducing noise/dust sensitive properties in close proximity. To overcome this objection, the concrete plant would need to be retained without constraint, or moved to an alternative location.

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Devon House, Hatherleigh House and Hatherleigh Cottage on Alphington Road, and a cluster of buildings on Church Road, all of which are grade 2 listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to services and facilities is generally poor at present, but the size of the site provides opportunities for this to significantly improve. Whilst a Sainsburys supermarket is located to the south-west of the site, all existing primary and secondary schools and doctors surgeries are at least 1.3km distant from the centre of the site and so not within easy walking distance. Private dental surgeries are available in the Matford area to the south of the site. However, the site does include existing employment uses and it is expected that some employment would remain. Walking and cycle links throughout the site are limited and unattractive along Alphington Road, however links under the railway and canal provide direct access to the strategic cycle routes in the Riverside Valley Park. These in turn provide high quality, traffic free links to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The site is served by various bus routes which currently go through the site and along Alphington Road providing high frequency services. The southern part of the site will include the new Marsh Barton railway station, located on the site boundary and scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good, direct vehicular access off Alphington Road. Due to the location, scale and potential for active and public transport, the site is suitable for low-car use development. The nearest local centre as designated in the adopted Local Plan is approximately 450m away.

Accessibility & Movement Criteria	Assessment
Car Parks	NA
Transport requirements	A detailed highways assessment and access strategy will be required to ensure that suitable highways access is achieved. This will need to consider the need for contributions towards public transport, pedestrian and cycle facilities.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers this area to be a strategically significant in terms of waste management for Exeter and the wider area and, therefore, it should not be constrained by non-waste development in close proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. The site contains established and strategic waste uses that play a significant role in managing Devon's waste. This includes: the Exeter Energy from Waste Facility and Transfer Station which disposes of household waste originating from Exeter, Teignbridge and East Devon; Exton Road Household Waste Recycling Centre; other waste uses including metals recycling; clinical waste transfer and a Materials Recovery Facility. Residential properties are highly likely to be impacted by noise, odour, traffic, dust etc. generated by the operations at these waste sites and, therefore, a significant part of this site is not currently suitable for residential development. It is unlikely these impacts could be mitigated to an acceptable level. The Waste Planning Authority objects to the loss or constraint of any waste management facility and, therefore, it would be necessary to deliver replacement sites at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
Installations handling hazardous substances	Part of the site is within the consultation zone of the Isca House Holder Station, Haven Road which handles hazard substances. The Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
HSE Major Hazard Pipelines	A major gas pipeline runs close to the site. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable development.
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road any houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality

Health & Safety Criteria	Assessment
	impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	The site is crossed by a high voltage power line and includes two pylons close to the eastern site boundary. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains a cricket and social club and Devon Disability Centre. The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the cricket/social club and disability centre unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision,

Other Criteria	Assessment
	the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes a small number of individual retail units, but in particular a range of out of town retail uses clustered at Exeter Retail Park on Alphington Road. Marsh Barton may be an appropriate location for some small scale retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centres and encourages retail development on appropriate town centre sites.
Agricultural land	NA
Steep topography	A small corridor of the site in the northern portion accommodates a rail embankment. This has a gradient greater than 1:6. However, the site is generally level and is not too steep to be developed for housing or employment use.
Existing homes	NA
Other	NA

Stage B Conclusion: Around 1.2 is unsuitable for housing and employment on grounds of steep topography around the rail embankments and around 0.7ha is unsuitable for housing and employment on the grounds of TPOs. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses, flood zone 3 and minerals, waste and other infrastructure uses on or near to the site. Also of note is the potential loss of community facilities. The scale of the site offers potential opportunities to overcome these constraints.

Water Lane

Site Overview

Site reference number: 15

Site description: A largely level site situated between the Exe Canal and a mainline railway. The site includes traditional employment uses with many buildings in a poor state of repair, retail and leisure uses, car and coach parking, an old gas holder station, a large electricity distribution station, a biogas power station and Grace Road Playing Field. An area of the site between the power station and playing field has planning consent for a solar farm. The majority of the site is identified for mixed use redevelopment in policy KP6 of the Exeter Exeter Plan First Review and Policy CP3 of the Exeter Core Strategy. The site as a whole is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: There are live planning applications for mixed use redevelopment at the Haven Banks Retail Park (22/1145/FUL) and Water Lane South (23/1007/OUT). Previous planning applications for smaller scale piecemeal housing redevelopment within the site have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach to be taken for Water Lane.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 31.8

Gross development area (ha): 25.80

Net development area (ha): NA

Housing capacity: 1,600

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for a direct pollution pathway to the nearby Exe Estuary SPA.

Flood Zone 3b: An area of 31.56 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. Of this area, around 6 ha (Grace Road Playing Field) is greenfield and is therefore discounted from having development potential on flood risk grounds. The remainder of the area in flood zone 3 is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG. See also Stage B assessment of flood risk.

Conclusion: Around 6ha of the site (Grace Road Playing Field) is unsuitable for housing and employment development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	The site includes part of the Exeter Canal which is a County Wildlife Site.
Priority Habitats	The site includes coastal and floodplain grazing marsh, which the UK Biodiversity Action Plan seeks to protect and ideally enhance. This includes the 6ha which have been discounted as having housing development potential under Stage A.
Open Mosaic Habitats	The site includes Open Mosaic Habitat, designated for its potential to support a rich assemblage of invertebrate species. Development proposals must demonstrate that the land is not of high environmental value.
Nature Recovery	The Rebuilding Devon's Nature Map identifies around 14 ha of the site (primarily the southern part, of which 6 ha has been discounted from having housing development potential under Stage A) as being within an area to maintain and expand coastal and floodplain grazing marshes.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Significant trees are located on the site, although this should not cause a major constraint to development. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	The southern portion of site located in the existing Local Plan Landscape Setting Designation has been excluded at stage A.
Landscape Character Assessment	The greenfield areas of the site are classified in the Devon Landscape Character Assessment as Exe Estuary and Farmlands. In terms of Devon Landscape Character Types, this same area is classified as Marine Level and Coastal Plains and the remainder of the site is classified as Main Cities and Towns. Again, this area has already been discounted from having any housing development potential at Stage A.
Valley Parks	Grace Road Playing Field (c. 6ha), the biogas power station and the adjoining area with consent for a solar farm are within Riverside Valley Park (c.4ha). Exeter's valley parks make an important contribution to the City's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities.

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	A new Playing Pitch Strategy is being prepared by the Council, but the NPPF is clear that sports and recreational land should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Grace Road Playing Fields has already been discounted from having housing development potential at Stage A.
Other sports facility (built / outdoor)	NA
Open Space	Grace Road Playing Fields has been discounted from having any housing development potential at Stage A.
Public Rights Of Way	Exeter Footpath 23 runs along the site's eastern boundary with the Canal. Exeter Footpath 25 runs across the site, connecting Footpath 23 with Marsh Barton via a foot/cycle tunnel under the railway line.

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the areas of the site that are greenfield and in flood zone 3 or previously developed and in flood zone 3 (see Stage A Assessment), around 0.85 ha of land adjacent to the railway is in flood zone 2. Land in flood zone 3 has a high probability of experiencing fluvial flooding and land in flood zone 2 has a medium probability of experiencing fluvial flooding. Land in these flood zones only has development/redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency has advised that the site is subject to major flood risk from the River Exe. If existing flood defences were to be breached, it would

Flood risk, Drainage & Water Quality Criteria	Assessment
	be a major flood route. The Environment Agency advise that in order for the site to be redeveloped, major access and egress problems will need to be addressed. Access and egress points will need to be created either to the north (over the river at the Quayside) or to the south over the railway line and via a raised route to an existing old railway line running through Marsh Barton. A strategic approach must be taken to address all flood risk issues.
Flood Zone 1	The remaining area of the site is in flood zone 1 and has a low probability of experiencing fluvial flooding.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	The site extends slightly into an Aggregates Mineral Consultation Area. However, given that the site is separated from the majority of the AMCA by a railway line, there are unlikely to be any impacts and therefore the Mineral Planning Authority has no objections to redevelopment of the site.

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: Quay House and Custom House, Wharfinger's House and Attached Warehouse which are Grade I Listed Buildings; the Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults, 1 Colleton Crescent and Colleton Villa which are Grade II* Listed Buildings; a number of Grade II listed buildings; and Colleton Crescent, which is an Historic Park and Garden. Development proposals must be acceptable in heritage terms.
Conservation Area	An area in the northern part of the site, between Haven Road and the Canal Basin, forms part of Riverside conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes the following locally listed buildings and structures: fragments and gateway to no. 62 Haven Road; Gas Works Former Manager's House/Office; The Welcome Pub; and the boundary wall

Historic & Built Environment Criteria	Assessment
	to the Canal Basin (west side). Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	Part of the site is in employment use. The 2022 Exeter Employment Study concludes that the site is red in terms of its capacity to continue to meet future demand for employment, stating that the area would suit a residentially led, mixed use redevelopment including ancillary leisure and retail.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to services and facilities is generally poor at present, but the size of the site provides opportunities for this to significantly improve. Whilst job opportunities are available within the site and in nearby locations, there are no food shops, schools, doctors or dental surgeries within walking and cycling distance of the southern part of the site. The northern and central areas of the site are within 1km walking and cycling distance of a food shop, a primary school and a dental surgery, but doctors surgeries are located further afield. Existing pedestrian and cycle links serving the site are adequate but could be improved. The site is within 500m walking distance of bus stops along Water Lane, with further bus stops within 1 km along Alphington Road. In terms of rail provision, the northern part of the site is within 1km walking and cycling distance of St Thomas Station and the southern part of the site is in close proximity to the new Matford Station, which is under construction. Both stations provide access to local services. The area being developed to provide Matford Station is discounted from the gross development area. The nearest local centre as designated in the adopted Local Plan is approximately 250m away.
Car Parks	The site includes a public car park and a coach park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	DCC's Haven Banks Access Strategy identifies the site as a sustainable location for redevelopment, with excellent opportunities to encourage trips by foot, bicycle or public transport. However, redevelopment is expected to generate new vehicular travel demand that, without mitigation, will have a significant impact on the local transport network, particularly the Alphington Road corridor. Mitigation works identified as necessary in the Strategy include: a new pedestrian/cycle bridge across the canal; the provision of frequent and convenient pedestrian/cycle access points onto Riverside Valley Park routes; small improvements to existing bus stop

Accessibility & Movement Criteria	Assessment
	infrastructure; the provision of interchange facilities at St Thomas Station; an area-wide travel plan for Water Lane; the provision of a car club and docking points for e-bikes; the opening up of Tan Lane to light vehicles and park and ride in the southbound direction only; and modification of the Haven Banks junction. Much, if not all of the site, is suitable for car free or low car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	The site is partially within three Waste Consultation Zones relating to the Exeter Energy from Waste (EfW) Facility, the Exton Road Household Waste Recycling Centre (HWRC) and a Clinical Waste Transfer Station. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers the EfW Facility to be strategically significant in terms of waste management for Exeter and the wider area and that it should not be constrained by non-waste development in close proximity. Residential properties are highly likely to be impacted upon from noise, odour, traffic, dust etc. generated by the operations at this waste site and, therefore, a significant part of this site is not currently suitable for residential development. It is unlikely these impacts could be mitigated to an acceptable level. The Waste Planning Authority objects to the loss or constraint of any waste management facility and, therefore, it would be necessary to deliver replacement sites at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste. Any proposals within the other two consultation zones in the northern areas of the site must be supported by suitable assessments to demonstrate any potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses.
Installations handling hazardous substances	Part of the site is within the consultation zone of Isca House Gas Holder Station which handles hazardous substances. The Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
HSE Major Hazard Pipelines	A major gas pipeline runs through the site associated with the gas holder station. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable development.
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are

Health & Safety Criteria	Assessment
	built. This may affect the site layout and number of units but it is unlikely to prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	The area of the site with consent for solar panels is crossed from east to west by a high voltage power line (no pylons). This area has already been discounted from having housing development potential. The northern part of the site includes a large operational air-insulated electricity distribution station on Water Lane, which supplies much of Exeter. Overhead lines feed into the distribution station from the south. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network. There is limited existing capacity.

Other Criteria	Assessment
Community facility	The site contains Willeys Social Club and Sea Cadets Hut. The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where

Other Criteria	Assessment
	this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	A small part of the site area that has consent for a solar farm has a gradient greater than 1:6. This area of the site is likely to be too steep to be developed for housing or employment use.
Existing homes	NA
Other	The site includes a former gas holder station. The gas holders have been demolished, but some operational kit remains on site. This will need to be relocated, either elsewhere within the gas holder station site or to an alternative location within the wider Water Lane site and this is allowed for in the site's capacity range. The recently developed biogas power station and area with planning consent for the provision of a solar farm are not identified for redevelopment in the Liveable Exeter Programme.

Stage B Conclusion: The area of the site that has passed the Stage A assessment has also passed the Stage B Assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses, flood zone 3 and waste uses on or near to the site. Also of note is the presence of open mosaic habitat, a major hazard pipeline, poor access to services and facilities and potential loss of a public car park and community facilities.

Haven Banks Retail Park, Water Lane / Haven Road Retail Park

Site Overview

Site reference number: 16

Site description: A brownfield site located close the canal basin and Alphington Road, southwest of the city centre and south of the River Exe. It is currently occupied by a bowling alley, out of centre retail units (some vacant), associated parking and planting. The site is in two connected sections and is level. It is bounded to the north by a residential area and an indoor climbing centre, to the east by residential development and to the south and west by a combination of residential and light industrial units including a gym, garage and car wash. It forms part of the Water Lane site in the Liveable Exeter programme.

Relevant planning history: An application for a change of use to a family entertainment centre, storage and distribution was withdrawn in 2019. A planning application for 440 homes alongside retail and leisure facilities has been submitted (22/1145/FUL).

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

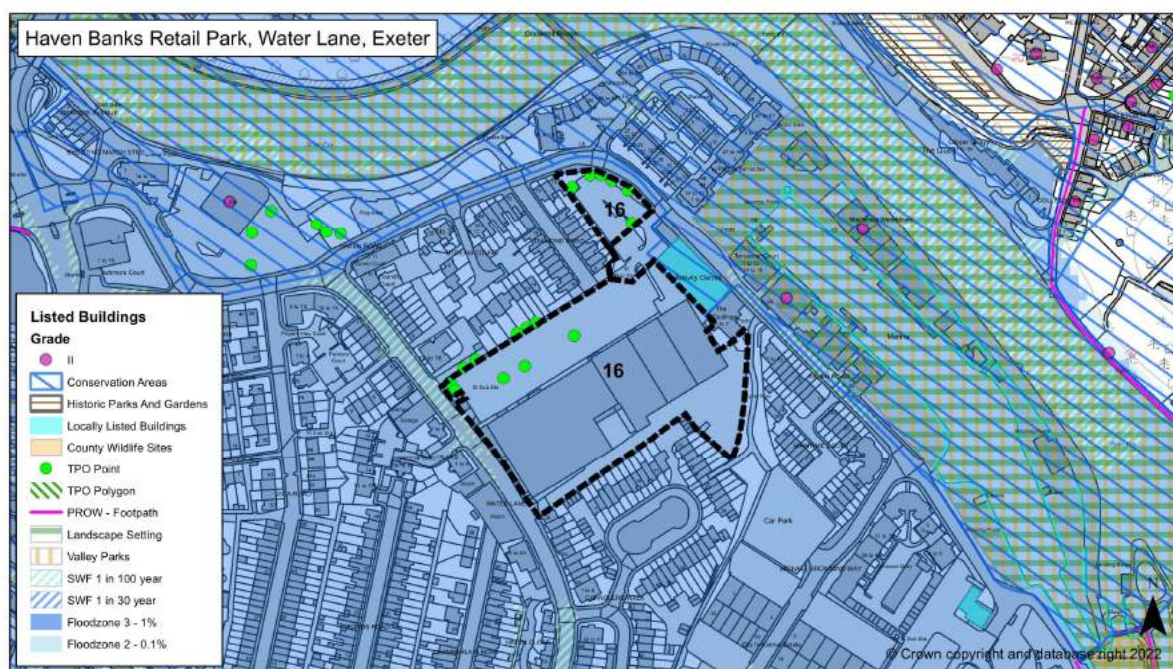
Total site area (ha): 1.58

Gross development area (ha): 1.45

Net development area (ha): 1.16

Housing capacity: 171+. The current planning application (22/1145/FUL) includes 246 homes.

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although there is potential for a direct pollution pathway into the Exe Estuary SPA.

Flood Zone 3b: The entire site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from

having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on site (including TPOs). 0.13ha of the site is therefore discounted from having any residential development potential. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advise that there are major potential flood risk issues on site from the River Exe. EA defences provide standard of protection for a 1 in 100 year event but are not designed to accommodate new development. There are major safe access and egress problems and a route must be created either north over river at Quay or south over the 'live' railway line and a raised route through Marsh Barton to the old railway. Redevelopment should raise the finished floor level around 1m above site and there should be no single storey units unless safe refuge is possible. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. A strategic approach to address flood risk issues will be required.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding from flow route, drains and road. Development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to 60 Haven Road which is grade 2 listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. The site is located close to the canal basin, quay and between 500m and 1km from the city centre. The site provides good access to a full range of retail and leisure uses in the city centre, canal basin, quay and at Exe Bridges, together with employment at the city centre, Marsh Barton and Matford (note Marsh Barton is also being considered for redevelopment). The site is close to St Thomas primary school and around 1km from West Exe for secondary. There are good, direct and short walking and cycling links to the canal and the strategic cycle routes in the Riverside Valley Park. These provide high quality, traffic free links to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The site is served by adjacent bus stops on Water Lane. The nearest railway station is at St Thomas, approximately 500m to southeast. The site has good vehicular access off Alphington Road and Water Lane. Due to the location and potential for active transport the site is suitable for low-car use or car-free development. The nearest local centre as designated in the adopted Local Plan is approximately 300m away.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	In order to achieve suitable highways access that allows for residential development, suitable pedestrian/cycle links to the existing path alongside river and possible additional improvements will be required. The site is suitable for car-free development, subject to the provision of supporting infrastructure.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	The site includes a small number of out of centre retail units and a bowling alley but also has vacant retail space. The site is close to the city centre and may be an appropriate location for retail and other town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centres and encourages retail development on appropriate town centre sites.
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	There are three leasehold properties on the site. The lease for one property expired in 2014 and the other leases will expire in 2028 and 2029.

Stage B Conclusion: Around 0.13ha is unsuitable for housing and employment development on grounds of TPOs. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to flood risk mitigation works and leases.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's presence in flood zone 3. Also of note is the potential loss of a public car park.

Land at Shillingford Road / Land west of Shillingford Road

Site Overview

Site reference number: 17

Site description: Small greenfield agricultural site on the edge of Exeter, adjacent to the A30 and the south-west Exeter allocation in the Core Strategy. The site is identified in the adopted South-West Exeter SPD for the provision of allotments.

Relevant planning history: No relevant planning history.

Existing assessment: NA

Total site area (ha): 0.38

Gross development area (ha): 0.38

Net development area (ha): 0.38

Housing capacity: 8 to 13

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There is an established hedge around the perimeter of the site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	NA
Other	National Highways has advised that there must be no drainage towards its assets.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops on Smith Field Road and Shillingford Road. There is no nearby access to rail. The nearest local centre as designated in the adopted Local Plan is approximately 2,200m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is not suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.

Health & Safety Criteria	Assessment
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely. The HELAA Panel have advised that there may be a viability issue due to the need for acoustic mitigation.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve this potential site have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Alphington area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site may contain grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	The site is relatively flat.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to further understanding of drainage and acoustic mitigation.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the conflict with the adopted South-West Exeter Development brief SPD which identifies it as allotment space and potentially drainage and acoustics.

Land adjoining Silverlands, Chudleigh Road / Land west of Chudleigh Road

Site Overview

Site reference number: 18

Site description: Greenfield agricultural land situated on the edge of Exeter to the south of Alphington. The site is allocated for development in the Exeter Core Strategy (2006-2026) as part of the Alphington Strategic Allocation.

Relevant planning history: Abuts a site with permission for housing development to the west, which is currently being built out.

Existing assessment: NA

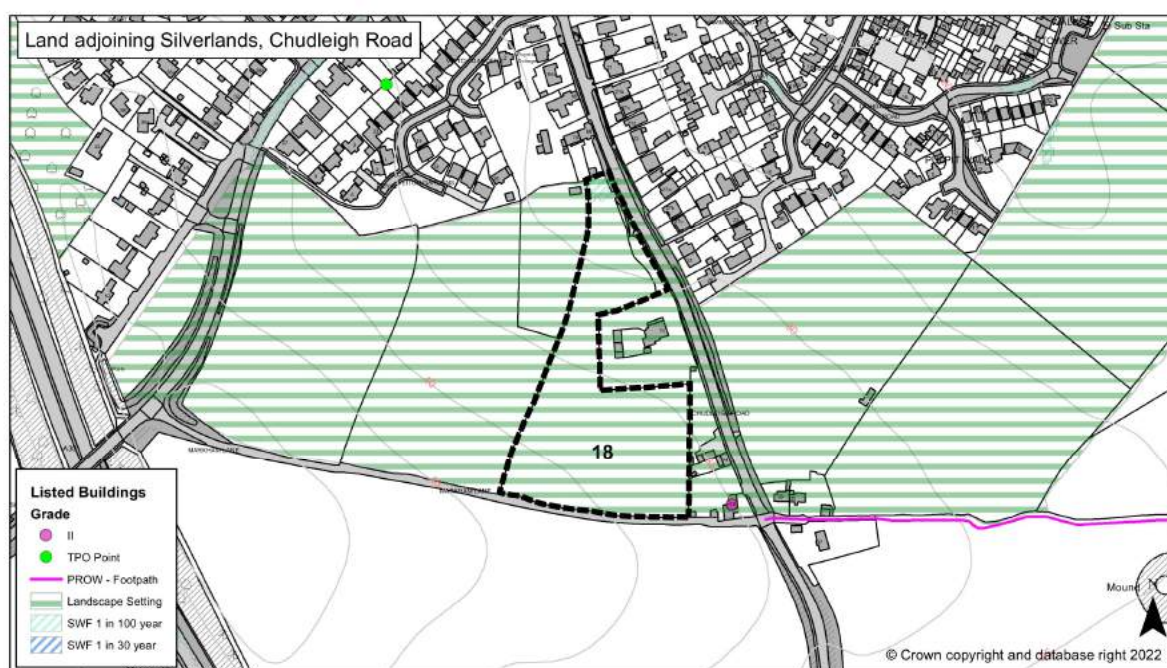
Total site area (ha): 1.66

Gross development area (ha): 1.66

Net development area (ha): 1.33

Housing capacity: 27-47

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges on the site boundaries. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The site is assessed in the 2007 Exeter Fringes Landscape Sensitivity Study as lying in an area of medium landscape sensitivity, with medium capacity to accommodate housing. development and medium capacity to accommodate employment development.
Visual Land Parcel Study	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to The Gables, which is a grade II listed building. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by nearby bus stops on Shillingford Road. There is no nearby access to rail. The nearest local centre as designated in the adopted Local Plan is approximately 2,200m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is not suitable for low-car development. Suitable connections for pedestrians/cyclists should be provided.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but it is unlikely that this will prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The GP surgeries that serve this potential site have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Alphington area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network. Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site may contain grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	The site is relatively flat.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site has been previously been identified in the Core Strategy for residential development.

Land at Bellenden, Wrefords Lane

Site Overview

Site reference number: 20

Site description: Greenfield site to the north of Exeter, wrapped around Bellenden, a large house. The site is currently designated as landscape setting. Wreford's Lane runs along the majority of the site's northern boundary, from which the land level falls away to Belle Vue Road, a public right of way that runs along the southern boundary. To the east are houses along West Garth Road. Land to the south and east comprises valley park and open countryside lies to the north. The overriding character of the site is rural.

Relevant planning history: No relevant planning history.

Existing assessment: NA

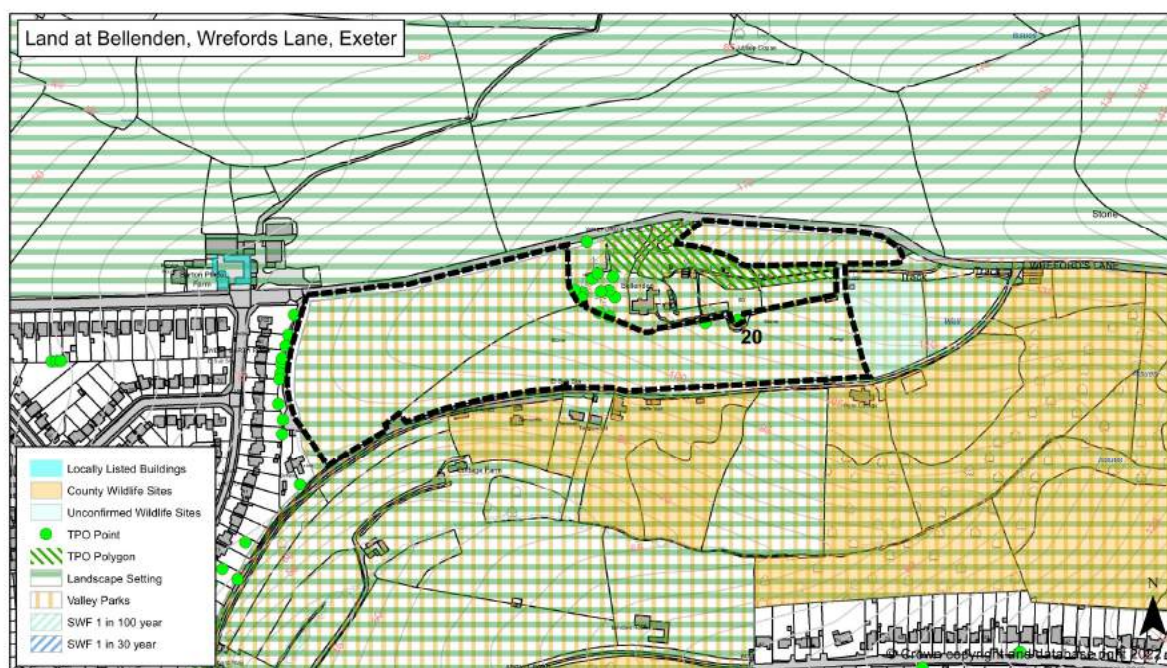
Total site area (ha): 5.08

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development of parts of the site may be achievable subject to highways access.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability assessment.

Land between Lower Argyll Road and Belvedere Road

Site Overview

Site reference number: 21

Site description: Greenfield site comprising two fields bound by trees and hedgerows, located between Lower Argyll Road to the north and Belvedere Road to the south. The site is close to some existing homes, but the overriding character and appears of the area is rural. It is currently designated as landscape setting.

Relevant planning history: No relevant planning history.

Existing assessment: NA

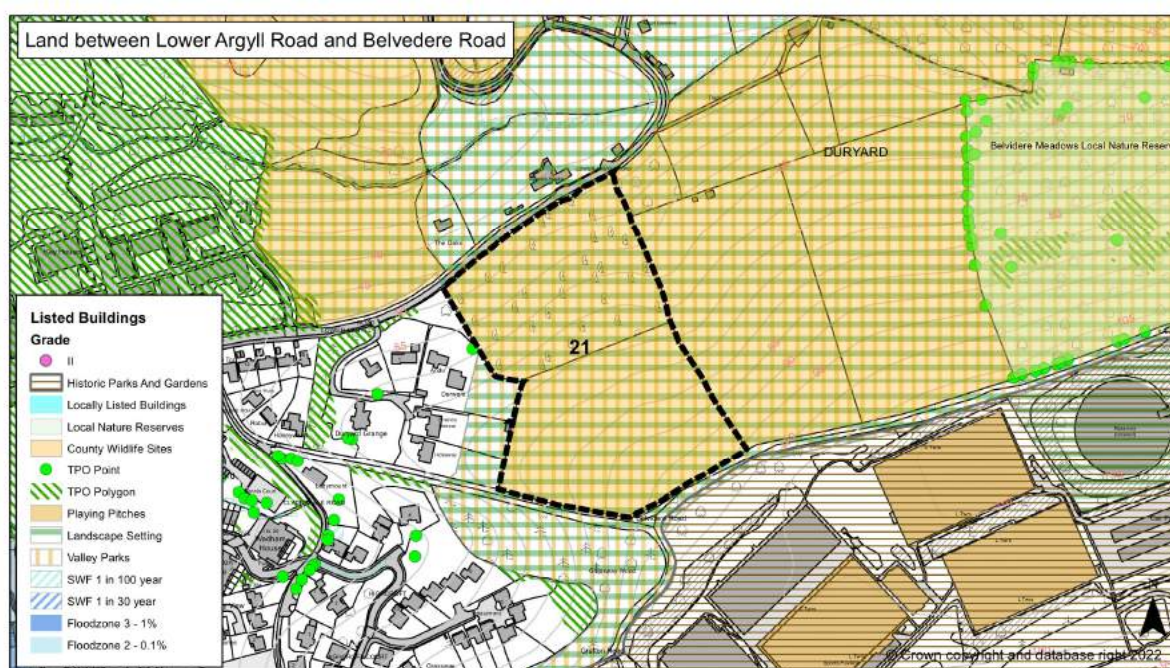
Total site area (ha): 3.66

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel have advised that development is not achievable due to highways access issues.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability and achievability assessments.

Red Cow / St David's

Site Overview

Site reference number: 22

Site description: A mixed-use brownfield site within Exeter's urban area which includes the station 'head-house' (providing customer services, offices and ancillary rail uses), surface car parks, storage and industrial uses, student accommodation and retail. Cowley Bridge Road and Bonhay Road run along the eastern boundary, beyond which are a hotel, student accommodation and residential areas. Exeter St David's Station itself (the platforms and rail lines) lies to the west. The majority of the site is identified for mixed use redevelopment in policy KP5 of the Exeter Local Plan First Review. The site as a whole is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: No recent relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

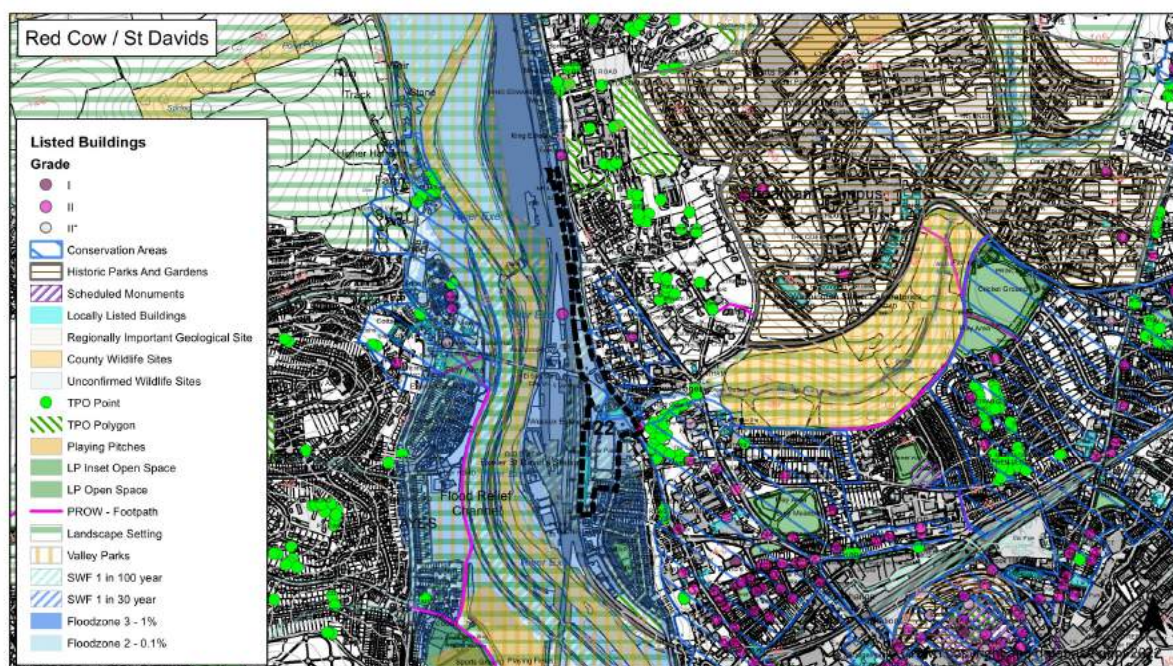
Total site area (ha): 3.52

Gross development area (ha): 3.16

Net development area (ha): NA

Housing capacity: 433 gross, 428 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is entirely within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species (Cinnabar, Mullein Wave, European Otter). The site is also within a Greater Crested Newt Consultation Zone. The site also includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	The site is close to an area of Deciduous Woodland.
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies a small part of the site as being within an area to maintain and expand Coastal and Floodplain Grazing Marsh.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are existing trees within site's car parks although these are not located in the conservation area. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues associated with the River Exe (SOP=Q100yr) and that the Network Rail defences (SOP<75yrs) are not good enough for new developments. Substantial mitigation measures will be required, which may include improvements to the Network Rail defences, no residential uses at ground floor level and undercroft parking. Safe access and egress will need to be provided and strategic flood risk issues addressed.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible. The Environment Agency advise that the surface water flooding is associated with Taddiforde Brook and culvert, which requires an 8m clearance zone. Natural flood management and flood improvement measures will be required upstream within the University of Exeter campus. The area may become a Critical Drainage Area.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	An area of 0.84 ha north of Station Road is within an Aggregates Mineral Consultation Area relating to Exeter St David's rail siding which is used for the transportation of aggregates. Given the presence of existing housing, it is considered further development will not increase the degree of constraint and, therefore, the Mineral Planning Authority has no objections.

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	Part of the site (including the Great Western Hotel and adjacent buildings) is within St David's Conservation Area. Development

Historic & Built Environment Criteria	Assessment
	proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes the Great Western Hotel, St David's Station Building, The Station House (which has permission to be demolished) and the Permanent Way Inspectors Office (White House) , which are locally listed. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	Part of the site (around 0.2ha) is in employment use (as brewery and warehouse). However, as a small standalone employment use, it has not be assessed in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive and the location of the site offers the potential for car free development. The site is served by a good bus service on Cowley Bridge Road with a bus stop immediately adjacent to the site. St David's Station is within the site and offers excellent access to rail services.
Car Parks	The site includes public car parks which could be lost as a result of redevelopment. The consequences of the loss of these car parks will need to be assessed.
Transport requirements	DCC Highways is looking into a shared use path on Cowley Bridge Road and would expect any site fronting Cowley Bridge to provide improvements to a suitable standard on this route. In the Exeter Transport Strategy's 5 year action plan, St David's to city centre is identified as a key pedestrian route in need of improvement. Any changes around the level crossing will need further consultation with rail operators and the highway authority. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the 10 GP surgeries that serve this site has capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	The site includes Isambard Parade a terrace of properties in a variety of uses including retail, food and drink, and services (now mostly classified as E use class: Commercial, Business and Service). Of these properties two are shops, with a floor space of approximately 0.02ha. The NPPF requires Exeter Planning authorities to ensure that established shops are retained for the benefit of the community.
Agricultural land	NA
Steep topography	A very small part of the site (approximately 0.01ha) to the east of Cowley Bridge Road has a gradient greater than 1:6. This area of the

Other Criteria	Assessment
	site is probably too steep to be developed for housing or employment use.
Existing homes	The site includes around 5 existing homes that are not owned by the site submitter. It is assumed that these homes are not available for redevelopment.
Other	0.36ha of the site comprises Exeter St David's Station which, it is assumed, is to remain in situ. This is taken into account in the site capacity.

Stage B Conclusion: 0.36ha is unsuitable for redevelopment on grounds that it comprises existing infrastructure that is not proposed to be moved. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although the yield may be lower than assessed due to flood risk considerations. Further work will be required to assess this.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's presence in flood zone 3. Also of note is the potential loss of a public car park.

Land to the rear of 43 St David's Hill

Site Overview

Site reference number: 23

Site description: Greenfield land adjacent to existing residential properties containing scrub and a variety of trees. The site is located in an elevated position above Bonhay Road, which lies to the west.

Relevant planning history: No relevant planning history.

Existing assessment: NA

Total site area (ha): 0.28

Gross development area (ha): 0.07

Net development area (ha): 0.07

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes trees with significant decay features which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	The site is identified as Deciduous Woodland priority habitat.
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area, with dense vegetation cover. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	Access into the site would need to be achieved through flood zone 3 and surface water flooding.
Flood Zone 1	The itself site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	Most of the site is within the St. David's conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent in terms of proximity. Pedestrian footways are present and the site is served by bus stops on Bonhay Road. Central and St David's Railway Stations are also located near to the site. The site is within the city centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential development, improvements to pedestrian / cycle connectivity and the to the footway connecting St David's Hill and Bonhay Road will be required. Gradient will be a challenge and access for construction is also unclear / challenging. The site may be suitable for car-free development and is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.

Health & Safety Criteria	Assessment
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The ten GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the St David's area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA

Other Criteria	Assessment
Steep topography	An area of 0.21ha has a gradient greater than 1:3. This area of the site is likely too steep to be developed for housing or employment use and has therefore been excluded from the gross development area.
Existing homes	NA
Other	NA

Stage B Conclusion: 0.21ha of the site is unsuitable for housing development on grounds of topography. The remainder of the site has passed the stage B assessment, but the gross development area and capacity are both below the HELAA thresholds.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is not achievable, due to issues with highways access and topography.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage B suitability and achievability assessments.

99 Howell Road

Site Overview

Site reference number: 24

Site description: A small site within Exeter's urban area consisting of a substantial Victorian detached dwelling (Oakfield) and associated garden area. The site is accessed from Howell Road to the east and is surrounded by roads on three sides: New North Road to the west and Howell Road to the north and east. The site is bounded by red brick/stone walls and slopes down from east to west. The area is residential, with terraced properties to the south and east on Howell Road, Atwill's Almshouses to the west on New North Road and student accommodation (University of Exeter) further to the north. The site is within St James Neighbourhood Plan area.

Relevant planning history: An application for a certificate of lawfulness for use as a HMO was refused in 2020. Planning applications have been submitted to demolish existing garages and outbuildings and construct 4 homes in the garden of the property (21/1846/FUL) and to convert Oakfield to 6 apartments (22/0264/FUL).

Existing assessment: NA

Total site area (ha): 0.19

Gross development area (ha): 0.15

Net development area (ha): 0.15

Housing capacity: 6, based on conversion of the existing dwelling.

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes trees with significant decay features which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains three TPO trees located in the south-eastern part of the site. These trees must be safeguarded and so this area (0.04ha) is discounted from having any housing development potential. The site is also within a conservation area and includes other significant trees along its boundaries. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Atwill's Almshouses (numbers 1 to 24) which are grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within St David's Conservation Area. The conservation area appraisal sets out that the existing building makes a positive contribution to the character of the conservation area and that the area of Howell Road adjoining the site is a positive space within the conservation area. Given that development proposals must conserve and / or enhance the character and appearance of the conservation area, it is assumed that conversion of the existing building is likely to be the only suitable form of development on this site.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are

Accessibility & Movement Criteria	Assessment
	attractive and the location of the site offers the potential for car free development. The site is served by a good bus service on New North Road with a bus stop a very short walk from the site. St David's Station is within 500m and offers excellent access to rail services.
Car Parks	NA
Transport requirements	The Howell Road/New North Road junction is poor on all sides. Pedestrian crossing improvements will need to be assessed and potential land take will be required to improve visibility. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the seven doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 6% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem

Infrastructure Capacity Criteria	Assessment
	considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes 1 existing home which is assumed to be owned by the site submitter.
Other	NA

Stage B Conclusion: 0.04ha of the site is unsuitable for development on grounds of being within the canopy/influence of TPOs. The remainder of the site has passed the Stage B assessment. However, based on the conservation area assessment above, it is assumed that the only form of residential development likely to be acceptable is the conversion of the existing building.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is that the site is within the conservation area.

Bystock Terrace Car Park, Queens Terrace

Site Overview

Site reference number: 25

Site description: A small site within a residential area in the city centre consisting of a pay and display car park (50 public parking bays). This quadrangle has roads on all four sides and is enclosed by three and four storey Georgian terraced housing facing into the site from all sides. The central parking area is hard surfaced but there are shrubs, bushes and ornamental trees along all boundaries. The site is flat.

Relevant planning history: No relevant planning history.

Existing assessment: NA

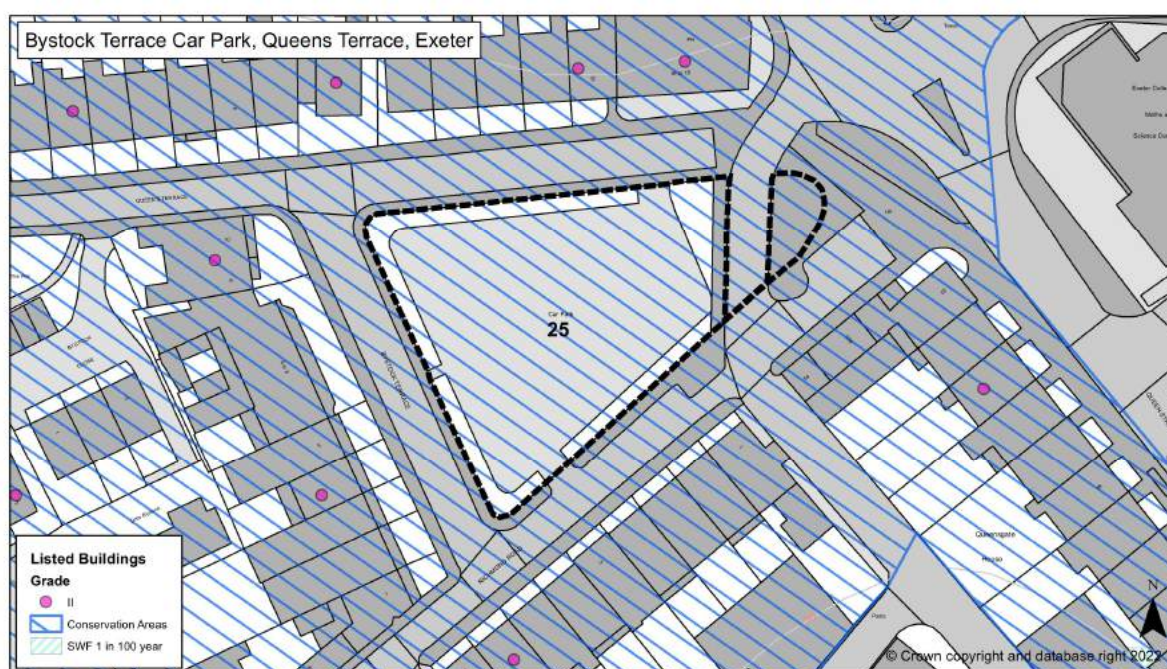
Total site area (ha): 0.16

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes trees with significant decay features which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is within a conservation area and includes significant trees. The St David's Conservation Area Appraisal identifies the site's treescape as important to the character of the conservation area. The tree'd area is therefore discounted from having residential development potential.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal

Flood Risk, Drainage & Water Quality Criteria	Assessment
	with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to numbers 1 to 24 Richmond Road, which are grade II listed, numbers 1A & 1 to 10 Bystock Terrace, which are grade II listed and numbers 1-18 Queen's Terrace, which are grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within St David's Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area. The St David's Conservation Area Appraisal identifies the site as a positive space in the Conservation Area. Therefore the site is discounted from having residential development potential.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by a good bus service on New North Road with a bus stop a short walk from the site. St David's Station is about 500m and offers excellent access to rail services.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon

Accessibility & Movement Criteria	Assessment
	County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	As part of any development it would be necessary to consider a one way system for the Queens Terrace area. Contributions towards the clock tower roundabout and to co-car and shared mobility vehicles will be required. The site is suitable for low-car and car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the 10 GP surgeries that serve this site has capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To

Infrastructure Capacity Criteria	Assessment
	mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has failed the stage B Assessment on grounds that it contains significant trees that contribute to the character/appearance of a conservation area and that it is a space that makes an important contribution to the character of a conservation area.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is not achievable due to highways and access limitations.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage B suitability assessment.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. The site is within a Greater Crested Newt Consultation Zone and a Cirl Bunting Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and there are significant trees located on its perimeter, including some trees in the southern tip that are subject to a TPO. These are excluded from the gross development area. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	The site does not include a playing pitch, but it adjoins Exeter Cricket Club's grounds and facilities. Sport England has commented that development proposals would need to take account of the impact on the cricket ground, which has already recently been reduced in size following the release of other land for development.

Open Space & Recreation Facilities Criteria	Assessment
Other sports facility (built / outdoor)	The site includes a built sports facility. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. The site promoter has indicated that a replacement squash facility would be provided on site as part of any development.
Open Space	The site is designated as recreational open space in the Exeter Local Plan First Review in the context of forming part of a wider cricket ground. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is in close proximity to 1-5 Pennsylvania Crescent which is Grade II* Listed. Exeter University Campus lies immediately to the north of the site and is a Historic Park and Garden. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Longbrook conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. Bus stops serving a range of locations lie in close proximity on Pennsylvania Road and Prince of Wales Road and the city centre bus station is around 1km distant. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The city centre as designated in the adopted Local Plan is approximately 400m away.
Car Parks	Devon County Council will need to understand car parking requirements for the squash club, if this is retained on-site. Also Cricket Club users currently drive through the site to access car parking to the south. The gross development area takes into account the need to retain this access.
Transport requirements	The site is accessed from Prince of Wales road. The E4 cycle route, which is under construction, is proposed to be routed along Prince of Wales Road in front the site, providing a connection from Redhayes Bridge to the University.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.

Health & Safety Criteria	Assessment
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the seven doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 6% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The squash club building includes a bar that is open to members of the public. The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that they are surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former uses.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: 0.03 ha of the site is considered unsuitable for development as it is required to provide access to the adjoining cricket club car park and to safeguard existing TPO'd trees. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the potential loss of a sports facility, although the landowner has advised that this would be replaced on site. Also of note is the site's location in the nature recovery network and a conservation area, the potential for contaminated land and the potential loss of a community facility.

Wynford Road

Site Overview

Site reference number: 27

Site description: Small site occupied by two blocks of residential garages and a small area of amenity open space. The site is within a mid/late 20th century residential area including 2 storey homes and blocks of 4 storey flats. Wynford Road runs along the northern boundary.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 7.0

Gross development area (ha): 0.07

Net development area (ha): 0.07

Housing capacity: 4-8 (methodology - single block of 8 flats similar to those nearby)

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There is a significant tree in the northern part of the site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. Bus stops, a food store and a primary school are all within walking distance, but other essential services, significant job opportunities and a rail station are not within easy pedestrian or cycling distance. The nearest local centre as designated in the adopted Local Plan is approximately 500m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is not suitable for low-car or car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve these potential sites have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Mincinglake and Whipton area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is the poor access to services and facilities.

Land north of Exeter / Land at Stoke Hill / Land east of Stoke Hill

Site Overview

Site reference number: 28

Site description: Greenfield site to the north of the urban area, currently designated as landscape setting. The site comprises a significant area of land that rises up steeply to the north away from the urban area. Over a third of the site is accessible valley park (Mincinglake) with numerous informal paths crossing the area; the remaining area consists of four fields in arable use. The fields are bounded by mature hedge banks and there are significant areas of woodland across this site. There is a large agricultural building to the west of the site, accessed from Stoke Hill. A single detached residential property a little further to the north is accessed from the same point. The adjacent land to the south and west is Valley Park, and to the north and east is further agricultural land.

Relevant planning history: An outline application for up to 150 residential dwellings, community hub, access and associated infrastructure for part of this site was recently withdrawn (21/1291/OUT).

Existing assessment: NA

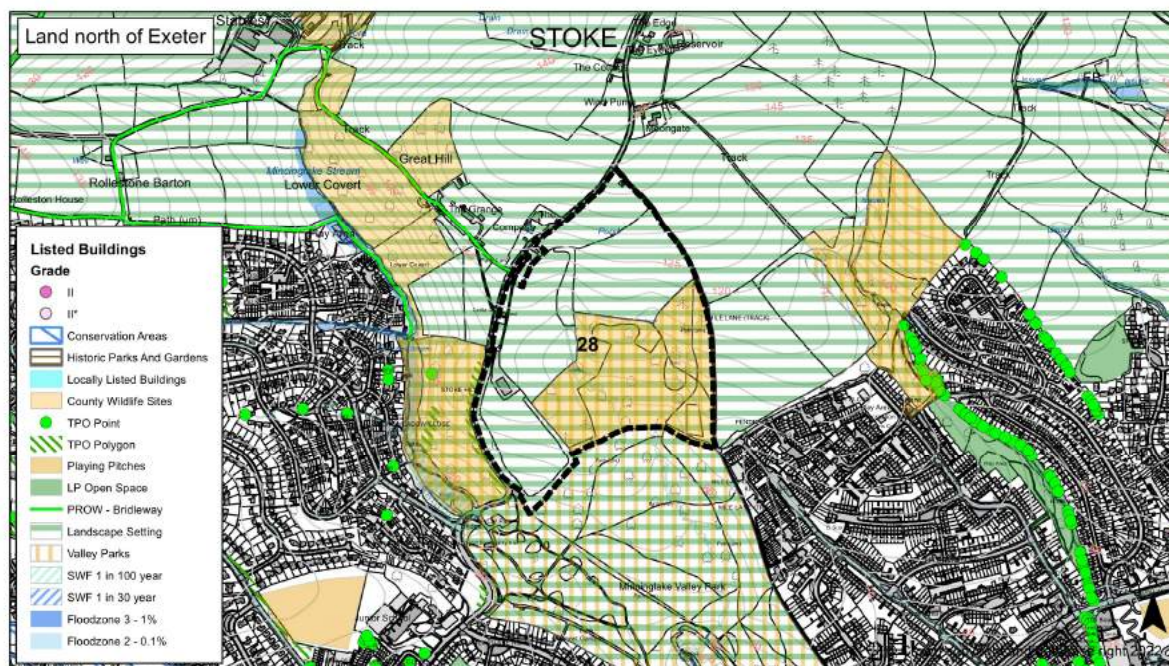
Total site area (ha): 15.73

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development of the whole site is not achievable for highways access reasons. Development of small areas of the western part of the site may be achievable subject to further detail. However, in the absence of more detailed Panel advice, the site's gross development area and capacity has not been adjusted.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability and achievability (part of the site) assessments.

Land at Pendragon Road / Land off Pendragon Road

Site Overview

Site reference number: 29

Site description: Greenfield site on the northern edge of the urban area, currently designated as landscape setting. The site comprises two semi-improved grassland fields to the north of Pendragon Road. The fields are bounded by mature hedgerbanks with trees to the north, south and west, and woodland to the east. A hedgerow with trees divides the two fields in a northwest-southeast direction, with an approximately 2 metre wide gap in the hedgerow on the upper part of the site providing access between them. The site is sloping/undulating with the topography rising to the northwest and towards the hedgerow dividing the fields in the middle of the site.

Relevant planning history: An outline application for up to 100 dwellings was refused consent but was subsequently allowed at appeal (21/0020/OUT).

Existing assessment: NA

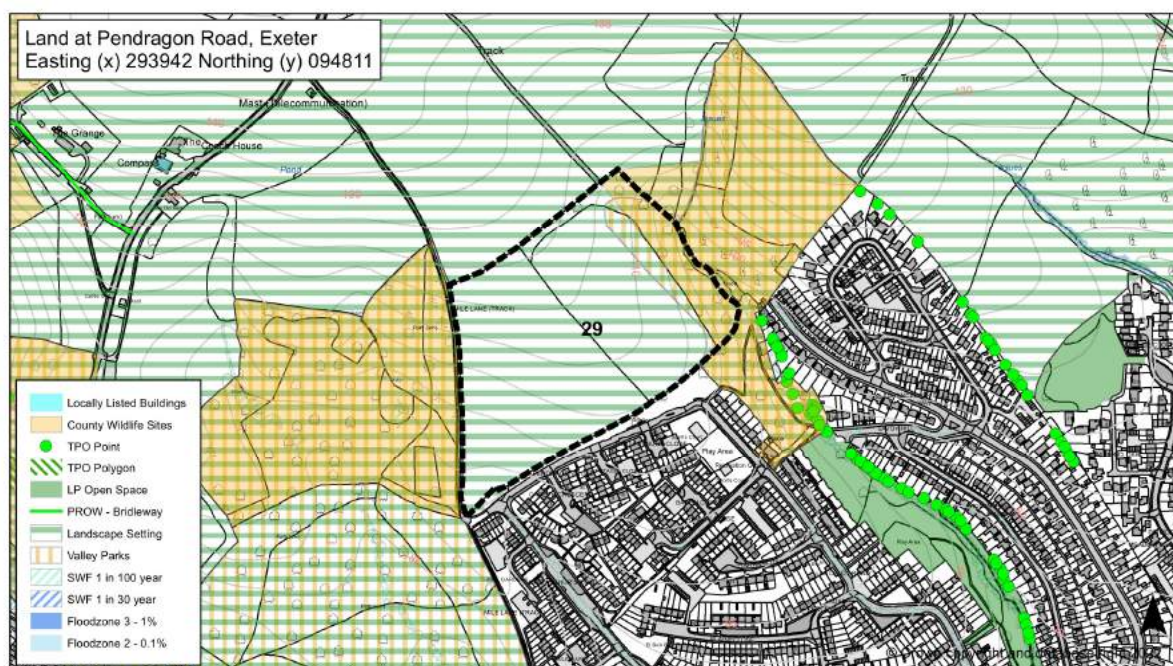
Total site area (ha): 6.79

Gross development area (ha): 6.64

Net development area (ha): 4.00

Housing capacity: 100 (based on the scheme allowed on appeal)

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site contains woodland and strong wildlife corridors. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey (including bats and dormice). Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	Around 0.83ha of the site is a County Wildlife Site.
Priority Habitats	The site includes areas of woodland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges on and adjacent to the site. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development. Some tree loss would be expected to allow for the creation of site access and egress from Pendragon Road.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is high/medium and to employment development is high.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as 'Exeter Slopes and Hills' and 'Upper farmed and wooded valley slopes'.
Valley Parks	Part of the site is within Savoy Hill Valley Park. Exeter's valley parks make an important contribution to the city's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA

Open Space & Recreation Facilities Criteria	Assessment
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Criteria
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that Mincinglake Stream catchment is a potential Critical Drainage Area, with several flood problems downhill. Therefore natural flood management and a high standard of SUDS will be required.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Assessment	Criteria
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all

Accessibility & Movement Criteria	Assessment
	transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 600m away.
Car Parks	NA
Transport requirements	The site is not suitable for car-free development and offers little opportunity for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Due to the size and location of the site, development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Development is likely to require significant reinforcement works.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is Grade 3 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Approximately 1ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is located to the east of the site. A further 0.15ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This is located to the east of the site.
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has outline planning consent for residential development.

Rear of Beacon Lane shops

Site Overview

Site reference number: 30

Site description: Small brownfield site occupied by two blocks of residential garages, accessed from Beacon Lane. The site is located in a mid/late 20th century residential area, with 3-storey blocks of flats/flats above shops adjoining to the south/east and 2-storey homes lying to the west.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.10

Gross development area (ha): 0.10

Net development area (ha): 0.10

Housing capacity: 6+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no significant trees on the site, but trees are located on adjacent greenspace adjacent to site on north. A tree survey and constraints plan will therefore be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where

Flood Risk, Drainage & Water Quality Criteria	Assessment
	possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. Whilst the site adjoins a rank of shops, is close to bus stops and is within 750m of primary and secondary schools, other essential services and job opportunities are not within walking or cycling distance. The site is not close to a train station. The nearest local centre as designated in the adopted Local Plan is adjacent to the site.
Car Parks	NA
Transport requirements	Improved highways access will be required to allow for residential development. It will be necessary to provide pedestrian priority across the junction as there are a high number of pedestrian movements. The site is not suitable for car-free development but may be suitable for low-car development subject to mitigation works.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA

Health & Safety Criteria	Assessment
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve these potential sites have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Mincinglake and Whipton area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the potential for land contamination, highways access and poor access to services and facilities.

Lancelot Road

Site Overview

Site reference number: 31

Site description: Small brownfield site occupied by two blocks of residential garages, accessed from Lancelot Road. The site is located in a mid/late 20th century residential area, with 2-storey terraced homes adjoining on all sides and a public house lying to the east.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.13

Gross development area (ha): 0.13

Net development area (ha): 0.13

Housing capacity: 6+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no significant trees on site.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Visual Land Parcel Study	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where

Flood Risk, Drainage & Water Quality Criteria	Assessment
	possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. The site is close to bus stops and within 1 km of a supermarket, primary and secondary school, although other essential services and job opportunities are not within easy walking distance and the site is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 200m away.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential development, consideration will need to be given to overflow car park spill from existing private garages. It will be necessary to assess the access onto Beacon Lane. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA

Health & Safety Criteria	Assessment
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve these potential sites have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Mincinglake and Whipton area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site has no significant constraints.

Land off Spruce Close

Site Overview

Site reference number: 33

Site description: This greenfield site is on the northern edge of the urban area and is currently designated as landscape setting. It comprises two agricultural fields to the northeast of residential properties on Celia Crescent. The fields are bounded by mature hedgerows and trees. Whilst there are no public rights of way, the public have been able to access the land informally and people use the fields for recreation, primarily walking and dog walking.

Relevant planning history: An outline application for up to 93 dwellings was recently granted consent at appeal (20/0538/OUT).

Existing assessment: NA

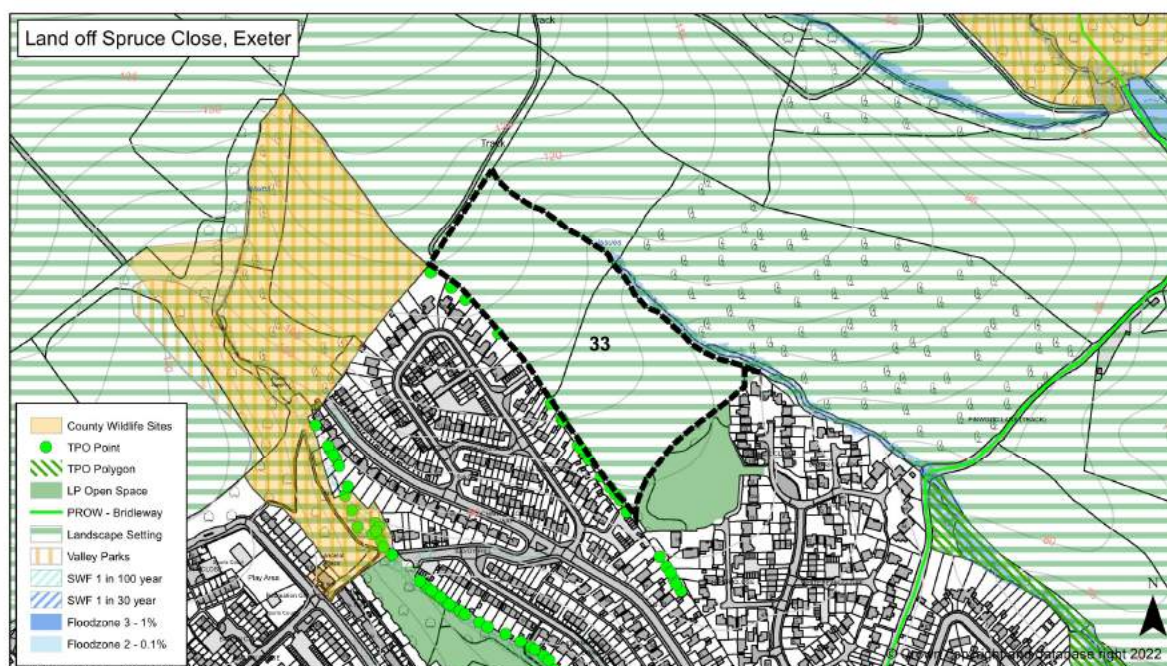
Total site area (ha): 3.83

Gross development area (ha): 3.83

Net development area (ha): 2.30

Housing capacity: 93

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand Woodland.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges on and adjacent to the site, including trees along / adjacent to the south west that have TPOs. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development. Some tree loss is expected to allow for the creation of access and egress.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing development is medium and to employment development is high.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as 'Exeter Slopes and Hills' and 'Upper farmed and wooded valley slopes'.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site itself does not contain public open space. However, adjoining land to the south-east, through which highways access would need to be achieved, is public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also

Open Space & Recreation Facilities Criteria	Assessment
	clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	Whilst there is no public right of way, the public have been able to access this site informally and the fields are used for recreation, primarily walking and dog walking.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that there is a minor watercourse with flood zone 3b on the eastern side of the site. Also the Pinn Brook catchment is a potential Critical Drainage Area with several flood problems downhill. Overland flooding from this site has contributed to the flooding of property downslope. Therefore natural flood management and a high standard SUDS will be required.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 650m away.
Car Parks	NA
Transport requirements	The site is not suitable for car-free development and offers little opportunity for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health

Infrastructure Capacity Criteria	Assessment
	care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Due to the size and location of the site, development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	There is limited capacity to provide clean water supply to the site. This could be addressed through a wider supply strategy if there were to be significant other development in the area.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is Grade 3 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Approximately 0.4ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is located to the east of the site.
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has outline planning consent for residential development.

Gray's Barn, Church Hill

Site Overview

Site reference number: 34

Site description: Greenfield site located in the hills to the north of Exeter and currently designated as landscape setting. The site comprises a significant area of agricultural open fields that rise up steeply to the north and extend all the way to Exeter's northern administrative boundary. Surrounding land in all directions is in agricultural use.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

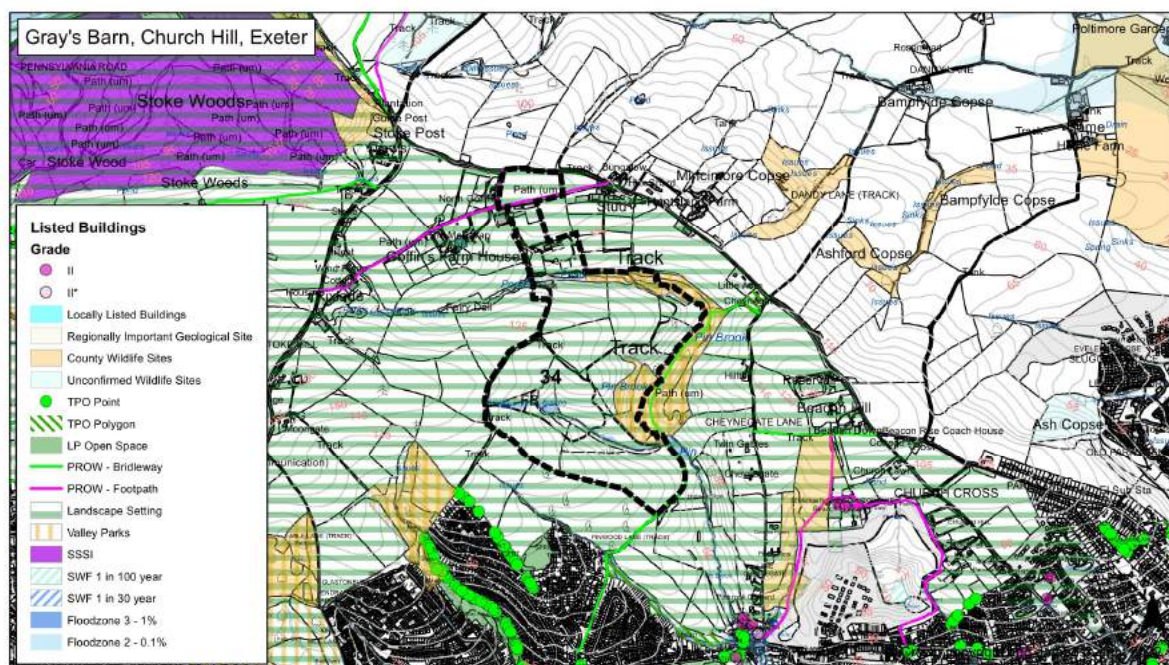
Total site area (ha): 38.58

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.84 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy. 0.84 ha has also failed to pass the Stage A Assessment on flood risk grounds.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is not achievable due to highways access and topographic limitations and because the site is isolated from services and

facilities in Exeter. The site's gross development area (and thereby net development area) and capacity has been adjusted accordingly.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability and achievability assessments.

Woolsgrove, Church Hill

Site Overview

Site reference number: 36

Site description: A largely greenfield site on the edge of the urban area, currently located in landscape setting. The site includes an existing detached two storey residential property (Woolsgrove) with garage and other outbuildings. The site consists of the curtilage of Woolsgrove, which is accessed from Church Hill, and an adjacent field that is grazed. The site boundaries are generally hedges. There are further detached residential properties along Church Hill and to the west accessed from a shared private drive that runs to the north of the site.

Relevant planning history: Land on the opposite side of Church Hill is currently being developed for 90 dwellings (16/1576/OUT, 19/0255/RES).

Existing assessment: NA

Total site area (ha): 0.83

Gross development area (ha): 0.30

Net development area (ha): 0.30

Housing capacity: 15 gross, 14 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the greenfield part of the site lies within landscape that has a high sensitivity to new housing development. Therefore this part of the site (0.53ha) is discounted from having development potential because development is contrary to the new strategy. In terms of the rest of the site, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Around 0.53ha of the site is unsuitable for housing and employment development as it is contrary to the Full Draft Plan's development strategy. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges on and adjacent to the site. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is high/medium and to employment development is high.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as 'Exeter Slopes and Hills' and 'Upper farmed and wooded valley slopes'.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that the Pinn Brook catchment is a potential Critical Drainage Area with several flooding problems downhill. Therefore natural flood management and a high standard of SUDS will be required.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential

Accessibility & Movement Criteria	Assessment
	services and job opportunities and does not have good access to all transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 400m away.
Car Parks	NA
Transport requirements	DCC Highways consider that it may be possible to achieve highways access to serve a small number of homes. The site is not suitable for car-free development and offers little opportunity for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes Grade 3 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	The site includes one existing home owned by the site submitter, located to the north of the site.
Other	NA

Stage B Conclusion: Site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to scale and the ability to provide suitable highways access.

Rating and Overall Conclusion
Amber: The area of the site that has passed the suitability assessment has development potential but is subject to significant constraints that may be difficult to mitigate. The key issues are the site's landscape sensitivity and highways access. Also of note is its position in the nature recovery network and poor access to services and facilities.

Land at Home Farm, Church Hill

Site Overview

Site reference number: 37

Site description: The site comprises an field currently designated as landscape setting. It has no public access and is bounded by roads on 3 sides, including Church Hill to the west and Park Lane to the east. There is a single field gate located in the northern corner of the site. The site boundaries comprise established hedgerows with some mature trees. A belt of tree planting has been undertaken fairly recently within the site along the northern boundary and part of the eastern boundary with Park Lane. The site slopes upwards from the southern to thenorthern boundaries. The surrounding land to the north and west of the site is undeveloped with a predominantly rural character forming part of the hills and ridgeline that forms the landscape setting to the city, and the skyline in various viewpoints in the surrounding and wider area. To the east of the site is a collection residential dwellings in ribbon form on the opposite side of Park Lane and properties on Bindon Road adjoining the part of the site that 'dog legs' towards the south. The land to the south of the site has recently been developed for new housing and associated open space. The site wraps around the open space forming part of that development, with the built development lying beyond this to the south of the site and around the original farm buildings.

Relevant planning history: Outline consent (21/0223/OUT) for up to 61 dwellings and associated infrastructure was refused in 2021 and a subsequent appeal was dismissed on grounds that the proposed development would create very significant harm to the character and appears of the site and the surrounding area, in conflict with landscape policy in the Exeter Core Strategy and NPPF.

Existing assessment: NA

Total site area (ha): 3.77

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage A suitability assessment.

West Gate

Site Overview

Site reference number: 39

Site description: Large brownfield site bisected by the River Exe and including the medieval Exe bridge and surrounding open space, Exe Bridges and highway, the Exe Bridges Retail Park, Riverside Leisure Centre and Exebridge House. The site is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 9.41

Gross development area (ha): 7.10

Net development area (ha): NA

Housing capacity: 375

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 8.10 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. Of this, around 1.14 ha is greenfield and is therefore discounted from having any residential development potential on flood risk grounds. The remaining area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: 1.14 ha of the site is unsuitable for housing development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	0.01ha of the site is a County Wildlife Site.
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains a number of TPO trees located in the car park of Exe Bridges Retail Park, although this area has already been discounted from having redevelopment potential under Stage A. There are also a number of other significant tree within site, including within those parts that are conservation area. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The river corridor running through the site is assessed in the 2022 Exeter Landscape Sensitivity Assessment as having a high landscape sensitivity to both housing and employment development.
Landscape Setting	The River Exe portion of the site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	Part of the site is within Riverside Valley Park. Exeter's valley parks make an important contribution to the City's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The site includes a built sports facility (Riverside Leisure Centre). The NPPF is clear that sports and recreational buildings should not be

Open Space & Recreation Facilities Criteria	Assessment
	built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Open Space	The site includes areas of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	Exeter Footpath 65 runs along Haven Road located towards the south of the site and to the north of the leisure centre.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), 1.01 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues from the River Exe and leats. The new EA flood defence scheme provides a standard of protection of Q100yr, but new development will require a higher standard. A strategic flood risk approach will be required. Ground floor and single storey homes will not be acceptable, but undercroft parking may be suitable. The southern part of the site is not suitable for new development without substantial mitigation measures as it is a major flood route when defences are exceeded, with safe access and egress problems.
Flood Zone 1	The rest of the site (0.3 ha) is within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency advise that the leat running through the site has a critical surface water function.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site includes the Old Exe Bridge scheduled monument, which is also Grade II listed, part of the City Wall which is a scheduled monument and St Thomas Railway Station which is Grade II listed. It is also in close proximity to Church of St Mary Steps which is Grade I listed, 5 and 7 West Street which are Grade II* listed, and The Bishop Blaize Public House, Cricklepit Mill, Malthouse, premises at rear of 26-28 Commercial Road, Stepcote Hill, numerous buildings in West Street, and Hampden Place and Sydney Place group listing all of which are all Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	Part of the site (to the north and west of Edmund Street and Western Way/ Exe Bridge South) is within the Riverside conservation area. The Riverside Conservation Area Appraisal identifies the open space around the Old Exe Bridge (0.66 ha, of which 0.56 ha has already been discounted at Stage A) as an area of open space that makes a positive contribution to the character of the conservation area and nos. 21-26 New Bridge Street (0.03 ha) and the Old Exe Bridge as buildings that make a positive contribution towards the character of the conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area and therefore these features are discounted from having any (re)development potential.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	Part of the site (around 1.7 ha) is in employment use. However, this is a standalone employment use that has not be assessed in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good although there is not a secondary school within 1km. There are good walking and cycling links cross the site. St Thomas train station is located within the site and it is served by numerous bus stops. The site is within the City Centre as designated in the adopted Local Plan.

Accessibility & Movement Criteria	Assessment
Car Parks	The site includes public car parks which could be lost as a result of redevelopment. The consequences of the loss of these car parks will need to be assessed.
Transport requirements	Development will have a significant highways impact on Exe Bridges, a key strategic crossing of river for all modes of transport. Any changes to access will need more detailed assessment and consultation. This is an extremely sensitive part of the highway network and extensive mitigation is likely to be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but it is unlikely that this will prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The ten GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution

Infrastructure Capacity Criteria	Assessment
	for primary care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Due to the size or location of the site, development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the site, additional information is required to assess the impact on the existing network. There is limited existing capacity.

Other Criteria	Assessment
Community facility	The site contains a community health facility (pharmacy). The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the community health facility unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes a range of retail uses. The site is within St Thomas district centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre and encourages retail development on appropriate town centre sites.
Agricultural land	NA
Steep topography	0.6ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is spread across an arc shaped strip adjacent to Western Way, and oval around Old Exe Bridge, and banks either side of the river. A further 0.44 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is spread across an arc shaped strip adjacent to Western Way, and oval around Old Exe Bridge, and banks either side of the river.
Existing homes	The site includes around 15 existing homes that are not owned by the site submitter, located on New Bridge Street towards the north of the site. These have been discounted from having redevelopment potential due to impact on the conservation area.
Other	0.5 ha of the site comprises St Thomas Station and railway line which, it is assumed, is to remain in situ. This is taken into account in the site capacity, as is the presence of the River Exe (0.6 ha).

Stage B Conclusion: Of the area that has passed the Stage A Assessment, around 1.7 ha is unsuitable for housing and employment development on grounds of comprising the River Exe, open space or buildings that make an important contribution to the character and appearance of the conservation area, gradient and infrastructure that is to remain in situ. The remaining site area has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the site's presence in flood zone 3 and the impact upon a sports facility, a scheduled ancient monument and highways. Also of note is the potential loss of a community facility.

Exbridge House, 26 Commercial Road

Site Overview

Site reference number: 40

Site description: A relatively flat site set below Western Way. Exbridge House consists of offices and, together with parking, encompasses the majority of this site. The site is bound by highways and a steep bank between the property and Western Way. Ewings Square access road separates the site and the Grade II listed The Bishop Blaize public house. The site is part of West Gate, which was identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

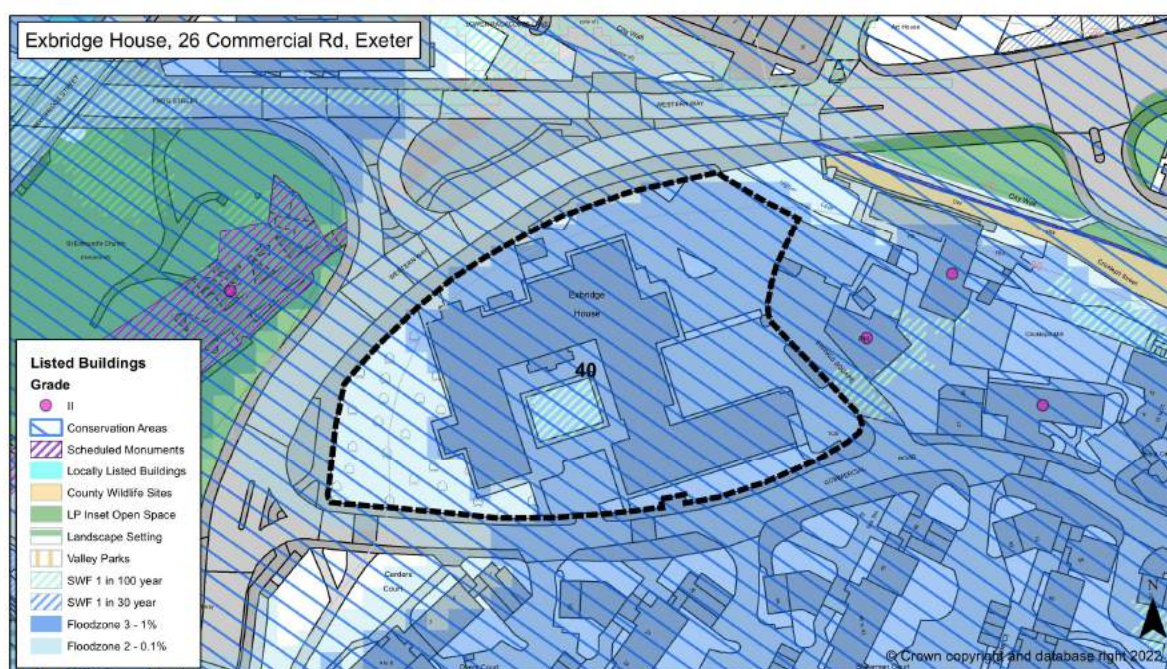
Total site area (ha): 0.69

Gross development area (ha): 0.64

Net development area (ha): NA

Housing capacity: 114

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.59ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is within a conservation area and contains significant trees. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), 0.05 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The

Flood Risk, Drainage & Water Quality Criteria	Assessment
	Environment Agency advise that the site has major flood risk issues from the River Exe and leats. The new EA flood defence scheme provides a standard of protection of only Q100yrs. A strategic flood risk approach will be required. Ground floor and single storey homes will not be acceptable, undercroft parking may be suitable. Achieving safe access and egress will be possible but problematic.
Flood Zone 1	The remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to The Bishop Blaize Public House which is Grade II listed, Cricklepit Mill which is Grade II listed and Old Exe Bridge Scheduled Monument Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Riverside conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. However, this is a standalone employment use that has not be assessed in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to good walking and cycling links. St Thomas train station is located within 500m of the site and it is served by numerous bus stops. The site is considered to have good access for all modes of transport. The site is adjacent the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Existing highways access is likely to be suitable to allow for residential development, although there is a need to ensure no detrimental impact upon Exe Bridges and the existing junction. The site is suitable for car-free or low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The ten GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% under capacity.

Infrastructure Capacity Criteria	Assessment
	Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.01ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is an arc shaped strip adjacent to Western Way. A further 0.05ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is an arc shaped strip adjacent to Western Way.
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.05 ha of the site is unsuitable for housing on grounds of gradient. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to highways access issues being addressed.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the site's partial presence in flood zone 3 and the potential loss of employment.

Land between St Anne's Well Brewery & Exeter College, Lower North Street

Site Overview

Site: Land between St Anne's Well Brewery & Exeter College, Lower North Street

Site reference number: 41

Site description: Brownfield former brewery incorporating a car parking and residential accommodation with an empty former bar and grill on the ground floor.

Relevant planning history: The building has undergone various changes of uses, largely to residential, with the last being in 2014.

Existing assessment: NA

Total site area (ha): 0.17

Gross development area (ha): 0.08

Net development area (ha): 0.08

Housing capacity: 70 gross, 50 net (based on conversion of the existing building)

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is within a conservation area and there are significant trees adjacent to its northern boundary. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	A small section of the site in the south-west is within the in the SWF 1 in 100 year risk, as is some adjoining land. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water

Flood Risk, Drainage & Water Quality Criteria	Assessment
	runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency have advised on the importance of using clever design to control flow routes.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site includes St Anne's Well Brewery, which is grade II listed. Given the need to safeguard the setting of the listed building, it is assumed that intensifying the residential use of the existing building will be the only form of housing development that is suitable on this site. Therefore 0.08 ha of the site are discounted from having redevelopment potential. There are also a series of other grade II listed features nearby including the Iron Bridge. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the St David's conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. Central and St David's Railway Stations are also located near to the site. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential and/or employment development, improvements will be required under Iron Bridge. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	No air quality assessment is likely to be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The ten GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the St David's area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA

Other Criteria	Assessment
Steep topography	The site is relatively flat.
Existing homes	Site contains approximately 20 existing flats. It is assumed that these are owned by the site submitter.
Other	NA

Stage B Conclusion: 0.07 ha of the site is unsuitable for redevelopment on ground of potential impact on the setting of a listed building. The rest of the site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints include the existing listed building, impact on the conservation area, highways access and the potential for land contamination.

North Gate

Site Overview

Site reference number: 42

Site description: A large mixed-use brownfield site within the city centre, including part of the Guildhall and all of the Harlequins Shopping Centres (developed in the 1980/90s), alongside the Guildhall and Mary Arches public car parks, a large listed Bingo Hall, smaller scale commercial uses and homes. Paul Street, High Street and North Street run across the site and are important for vehicular movement across the City. This area is densely developed; there are areas of hard landscaping but very minimal soft landscaping. The site is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: Harlequins Shopping Centre received consent for demolition and redevelopment for co-living accommodation and hotel in 2019 (19/1556/FUL) and more recently for co-living accommodation only, comprising 330 units (21/1104/FUL)

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme and planning consent for Harlequins

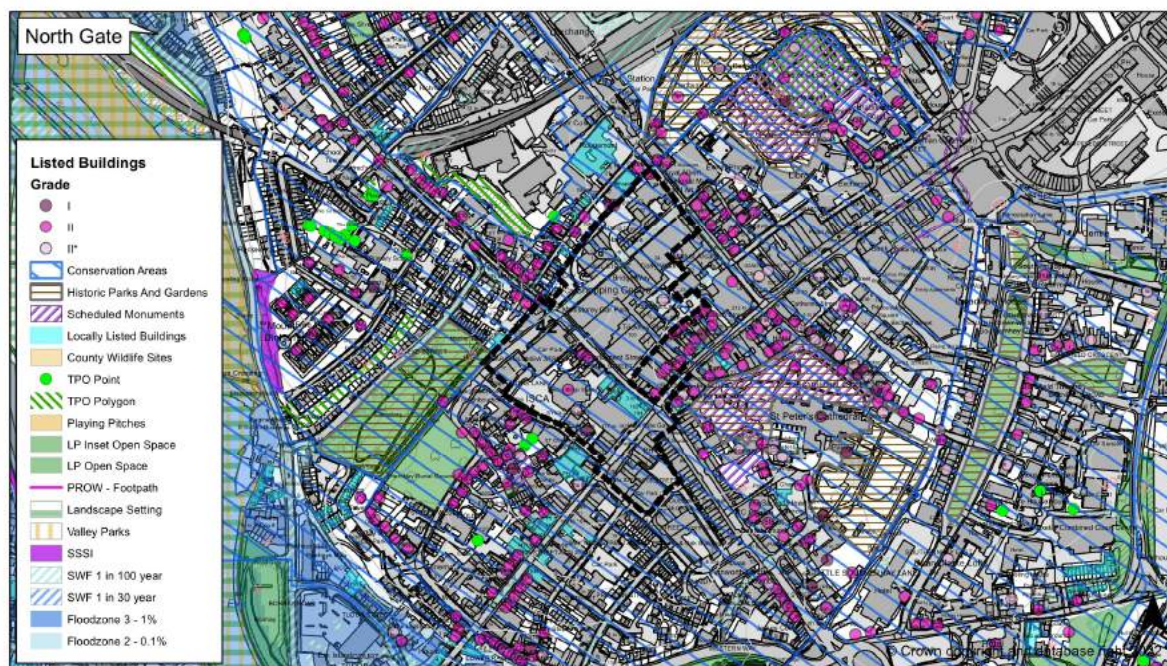
Total site area (ha): 5.40

Gross development area (ha): 4.83

Net development area (ha): NA

Housing capacity: 200 net (excluding 330 consented homes on the Harlequins site)

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is within a conservation area and includes a small number of significant trees. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site includes St Mary Arches Church which is grade I Listed, St Pancras Church which is grade II* listed, the Synagogue which is grade II* listed and 12 North Street (the 'Mecca Bingo Club') which is grade II listed. These buildings occupy 0.57 ha of the site are not suitable for conversion to residential use; therefore they are discounted from having any housing development potential. The site also includes 9a North Street which is grade II listed, and 17 and 18 North Street which are both grade II listed. The site is in close proximity to numerous other listed buildings including St Petrock's Church which is grade II* listed and Guildhall shopping centre which is grade II* listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Central Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes 16 North Street, 9a North Street, 7-8 North Street (Shamus O'Donnells) and 1-6 North Street and 182-184, 185 and 186 Fore Street, which are locally listed. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500m and offers good access to rail services.
Car Parks	The site includes public car parks which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	In order to achieve suitable highways access that allows for residential development, improvements to pedestrian / cycle connectivity will be required. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new

Infrastructure Capacity Criteria	Assessment
	special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the 10 GP surgeries that serve this site has capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network. There is limited existing capacity.

Other Criteria	Assessment
Community facility	The site includes a number of community facilities including: St Mary Arches Church, St Pancras Church, and the Synagogue and a public house (Shamus O'Donnells). The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes significant amounts of retail floorspace and is within the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre and encourages retail development on appropriate town centre sites.
Agricultural land	NA
Steep topography	0.13ha of the site, to the north-west of Bartholomew Street, has a gradient greater than 1:6. This area of the site is probably too steep to be developed for housing or employment use.
Existing homes	The site includes around 30 existing homes that are not owned by the site submitter, located along Bartholomew Street East, Mitre Lane and North Street. It is assumed that these homes are not available for redevelopment.

Other Criteria	Assessment
Other	NA

Stage B Conclusion: 0.57ha of the site is unsuitable for development on the grounds that it of Synagogue listed buildings and their immediate setting that, due to their type and form, are not suitable for conversion. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to further evidence work.

Rating and Overall Conclusion
Yellow: Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints include existing listed buildings, the conservation area, the potential for land contamination, the area of the archaeological importance and the potential loss of community facilities.

Mary Arches Multi-storey Car Park, Mary Arches Street

Site Overview

Site reference number: 43

Site description: A brownfield site within the city centre that comprises a multi-storey carpark with 430 public bays. 21-24 North Street are ground floor units that are incorporated within the multi-storey car park building and are in a variety of uses including restaurant and nail salon. The north-eastern boundary of the site is formed by North Street, beyond which is the Guildhall multi-storey car park and Guildhall Shopping Centre. The north-western boundary of the site is formed by Bartholomew Street East and there is a landscaped area along this frontage. This site is part of North Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

Relevant planning history: No relevant recent history.

Existing assessment: Urban Capacity Study Phase 2 and Liveable Exeter – A Transformational Housing Delivery Programme Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.28

Gross development area (ha): 0.28

Net development area (ha): 0.17

Housing capacity: 17-29

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is within a conservation area and there are some trees along the Bartholomew Street East frontage as part of existing landscaping. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding along Paul Street into Iron Bridge. The Environment Agency have commented on the need for design to address this. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500 metres and offers good access to rail services.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon

Accessibility & Movement Criteria	Assessment
	County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	In order to achieve suitable highways access that allows for residential development, improvements to pedestrian / cycle connectivity will be required. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the 10 GP surgeries that serve this site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Any community and acute health care requirements arising from the potential residential

Infrastructure Capacity Criteria	Assessment
	development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable, but consider that the site yield should be revisited.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints include some risk of surface water flooding, the conservation area, the potential for land contamination, the area of the archaeological importance and the potential loss of a public car park.

Mecca Bingo, 12 North Street

Site Overview

Site reference number: 44

Site description: A brownfield site within the city centre that comprises a commercial bingo hall (use class E) which is Grade II listed and occupies approximately 65% of the site, together with associated access and parking. The site is surrounded, in close proximity, by other commercial, residential, religious and car parking uses. The building itself has an unusual shaped footprint and few external openings. This site is part of the North Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.23

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be

Flood Risk, Drainage & Water Quality Criteria	Assessment
	used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is unsuitable for redevelopment for housing on the grounds that it consists of a grade II listed building (and its immediate setting) that, due to its form and lack of fenestration, is not suitable for conversion. The site is also in close proximity to the Synagogue which is grade II* listed and 9a North Street which is grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close by. Exeter Central Station is within 500m and offers good access to rail services.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. However, consideration to construction traffic will be

Accessibility & Movement Criteria	Assessment
	required, particularly from North Street. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the 10 GP surgeries that serve this site has capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has failed the stage B Assessment on the grounds that it consists of a grade II listed building (and its immediate setting) that, due to its form and lack of fenestration, is not suitable for conversion to housing.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is unachievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage B suitability and achievability assessments.

Smythen Street Car Park

Site Overview

Site: Smythen Street Car Park

Site reference number: 45

Site description: A City Council-owned surface car park located within the city centre and accessed from Smythen Street, which runs along the western boundary. Surrounding topography falls away in a south-easterly direction, but the site itself has been levelled to be contiguous with Smythen Street. As a result, the site's eastern boundary comprises a retaining wall, below which are a series of 2 storey homes fronting Preston Street. To the north of the site is a 3 storey apartment block and to the south are residential and commercial buildings of between 2 and 3 storeys. The surrounding area is predominantly residential, with some commercial and employment uses.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.13

Gross development area (ha): 0.13

Net development area (ha): 0.13

Housing capacity: 20+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes features which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and there are significant trees located on the boundary with Smythen Street. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. Bus stops serving a range of locations lie in close proximity on South Street, King Street and Fore Street and the city centre bus station is within 1km. In terms of rail provision, Central Station and St Thomas Stations lie within 1km of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single

Accessibility & Movement Criteria	Assessment
	car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free development. DCC will require pedestrian facilities on the frontage of Smythen Street to be tidied up.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	No air quality assessment is likely to be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but it unlikely that this will prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the conservation area, the area of archaeological importance and the potential loss of a public car park.

South Gate

Site Overview

Site reference number: 46

Site description: The site lies on the southern edge of the city centre in a mixed use area. The site itself includes two public car parks (one surface, one multi-storey), homes, a night shelter and a large highways gyratory. It is identified for potential redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

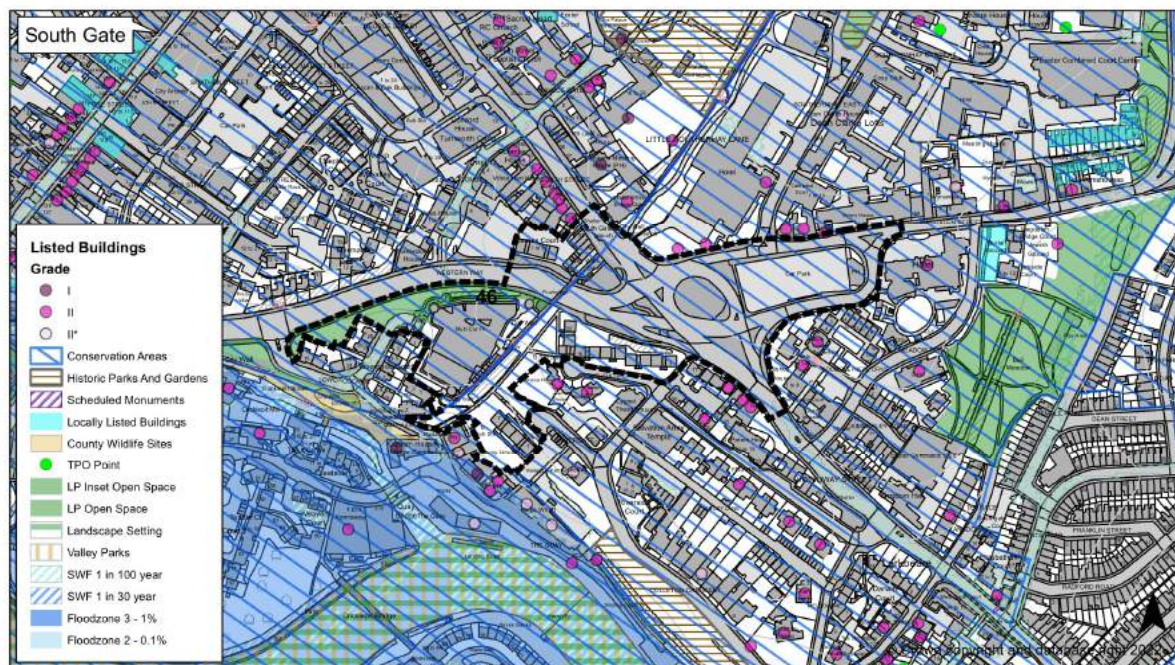
Total site area (ha): 3.30

Gross development area (ha): 3.30

Net development area (ha): NA

Housing capacity: 170

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	The City Walls that run through the site are a County Wildlife Site.
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area, of which around 0.3 ha contains significant trees. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site includes areas of public open space used for physical activity, located adjacent to existing homes and the City Walls. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The site may contain a major surface water sewer, which could need improving or moving as part of any development.

Mineral Resources	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to: Quay House, Custom House, Wharfinger's House and Attached Warehouse, the Presentation of St Mary Convent School and George's Chapel which are Grade I listed; Wynards Hospital, Royal Devon and Exeter Hospital, 67 South Street, Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults and Colleton Villa which are Grade II* listed; a number of Grade II listed buildings; and Colleton Crescent and Bishops Palace which are Historic Parks and Gardens. The City Walls, which are a Scheduled Monument, run north to south through the centre of the site. Development proposals must be acceptable in heritage terms.
Conservation Area	The eastern part of the site is within Southernhay and the Friars conservation area and the western part of the site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Pedestrian and cycle connectivity through the site is limited currently limited by Western Way and the Acorn gyratory, but pedestrian and cycle links from the site to surrounding areas are for the most part good. Bus stops are located nearby (e.g. on South Street, Holloway Street, the Quay) and the City Centre bus station is located within a ten minute walk. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the city centre as designated in the adopted Local Plan.
Car Parks	The site includes two public car parks which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Suitable operation of the Acorn junction must be retained. There is likely to be some scope for rationalising the footprint of junction to better suit pedestrian / cycle connectivity. The site is suitable for car-free and low-car development. Whilst access to sustainable modes is currently good, DCC will require improvements to pedestrian connections to the city centre.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but is unlikely to prevent development. An air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains The Night Shelter, comprising overnight accommodation for homeless people. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of this facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes a small number of retail units at the southern end of South Street. This area forms part of the city centre and is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre and encourages retail development on appropriate town centre sites.
Agricultural land	NA
Steep topography	NA
Existing homes	The site contains 70 homes at Southgate, Watergate and James Court that are owned by the submitter and are therefore assumed to be available for redevelopment.

Other Criteria	Assessment
Other	NA

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10. However, this does not include existing homes on the site, or the Quay and Cathedral Car Park, which are no longer available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to further technical analysis, particularly in relation to highways and transport requirements.

Rating and Overall Conclusion
Amber: The area of the site that is available has development potential but is subject to significant constraints that should be possible to mitigate. Key constraints include the Roman Wall and potential highways issues. Also of note are the listed buildings, conservation area, the area of archaeological importance and the potential loss of a public car park and community facility.

Cathedral and Quay car park, Lower Coombe Street

Site Overview

Site reference number: 47

Site description: A Council-owned purpose-built 355 space decked car park, located between the city centre and quayside. The site slopes downhill in the direction of the River Exe. The structure of the car park abuts the city's Roman Wall to the east. Western Way lies immediately to the north of the site, with pedestrian and cycle access largely restricted to an underpass and a footbridge, both located outside the site. Homes adjoin to the south. The site forms part of South Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.51

Gross development area (ha): 0.51

Net development area (ha): NA

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a structure that is identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and contains significant trees. Significant trees are also located immediately adjacent to the site. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The site may contain a major surface water sewer, which could need improving or moving as part of any development.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to: Quay House, Custom House, Wharfinger's House and Attached Warehouse and George's Chapel which are Grade I listed buildings; 67 South Street, Harbourmaster's Office, Fish Market, nos. 1-4 and 6-11 Warehouse Vaults and Colleton Villas which are Grade II* listed buildings; a number of Grade II listed buildings; and Colleton Crescent and Bishops Palace which are Historic Parks and Gardens. The City Walls, which are a Scheduled Monument, run just outside the site's eastern boundary. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good in terms of proximity, although the quality and number of pedestrian and cycle links serving the site are currently limited by the presence of Western Way and there is no secondary school within 1 km. Bus stops are located nearby (e.g. on South Street, Holloway Street, the Quay) and the City Centre bus station is located within a ten-fifteen minute walk. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. St Thomas rail station is also within 1km of the site. The site is within the city centre as designated in the adopted Local Plan.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Suitable operation of the nearby Acorn junction must be retained. There is likely to be some scope for rationalising the footprint of junction, to better suit pedestrian / cycle connectivity. The site is suitable for car-free and low-car development. Whilst access to sustainable modes is currently good, DCC will require improvements to pedestrian connections to the city centre.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site is no longer available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to further technical analysis, particularly in relation to highways and transport requirements.

Rating and Overall Conclusion
The site has not been given a rating as it is not available for development.

Magdalen Street Car Park, Magdalen Street

Site Overview

Site reference number: 48

Site description: A level site located on the southern edge of the city centre. The site is occupied by a City Council-run 100 space surface car park and a two storey building currently used as a night-shelter. It is surrounded on all sides by a highways gyratory. The surrounding area contains a mix of uses including employment, leisure, commercial and residential. The site forms part of South Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.26

Gross development area (ha): 0.26

Net development area (ha): NA

Housing capacity: 61

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a structure that is identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and there are significant trees just outside its perimeter. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to include land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any

Flood Risk, Drainage & Water Quality Criteria	Assessment
	potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The site may contain a major surface water sewer, which could need improving or moving as part of any development.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to: Presentation of St Mary Convent School and George's Chapel which are Grade I listed buildings; Wynards Hospital, Royal Devon and Exeter Hospital and 67 South Street which are Grade II* listed buildings; a number of Grade II listed buildings; Bishops Palace which is an Historic Park and Garden; and the City Wall which is a Scheduled Monument. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within Southernhay and the Friars conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. The site is currently surrounded on all sides by the highway meaning that pedestrian and cycle connectivity with the surrounding area is limited and poor. Bus stops are located nearby (e.g. on South Street, Holloway Street, the Quay) and the City Centre bus station is located within a ten minute walk. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national

Accessibility & Movement Criteria	Assessment
	services. The site is within the city centre as designated in the adopted Local Plan.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors surgeries that serve this potential site have capacity problems as of January 2022 and are

Infrastructure Capacity Criteria	Assessment
	already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains The Night Shelter, comprising overnight accommodation for homeless people. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of this facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the conservation area, loss of car parking, the area of archaeological importance, air quality and noise, potential contamination and potential loss of a community facility.

Land at New North Road

Site Overview

Site reference number: 49

Site description: Area of public open space within the city centre located at the northern-most tip of Northernhay Gardens and set below the level of New North Road, which runs along the eastern site boundary. A railway line lies nearby to the north and a house (The Lodge) adjoins to the west.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 5.0

Gross development area (ha): NA

Net development area (ha): NA

Housing capacity: 0.00

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	The site comprises Wood Pasture and Parkland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There a number of significant trees around the site's perimeter. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	Whilst the site itself does not contain a PROW, a public footpath runs just outside its southern boundary and provides the only potential access to the site.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The railway line immediately to the north of the site is at significant risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Longbrook water culvert runs through the site.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site forms part of Northernhay and Rougemont Gardens which is Grade II Listed. It is unlikely that this site can deliver housing without harming the integrity of Gardens and therefore it is discounted from having residential development potential. The site is also in close proximity to Rougemont Castle and Exeter City War Memorial, which are located to the south of the site in an elevated position and are Grade II* Listed; a number of Grade II listed buildings; and the Rougemont Castle complex which is a scheduled monument.
Conservation Area	The site is within St David's conservation area. The Conservation Area Appraisal identifies that the parks and open spaces of Northernhay Gardens provide areas of attractive green space that enhance the townscape. Development proposals must conserve and / or enhance the character and appearance of the conservation area and therefore this site is discounted from having development potential.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. The site is located close to the city centre providing good access by a variety of modes to a range of services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited. The site is likely to offer the potential for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA

Other Criteria	Assessment
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The entire site is considered unsuitable for development on grounds that developed is likely to harm the integrity of an Historic Park and Garden and not conserve or enhance the character of the conservation area.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is not achievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage B suitability assessment.

Howell Road Car Park

Site Overview

Site reference number: 50

Site description: This brownfield site is located on the edge of the city centre and used as a surface car park operated by the City Council. It is currently also used temporarily as a walk-in Covid test centre. The site is level and bounded to the north by the South West mainline, to the east by a terraced residential area and to the south and west by a combination of residential and employment uses (the Government office building at Longbrook House is currently being renovated).

Relevant planning history: No relevant recent planning history.

Existing assessment: Strategic Brownfield Sites Study

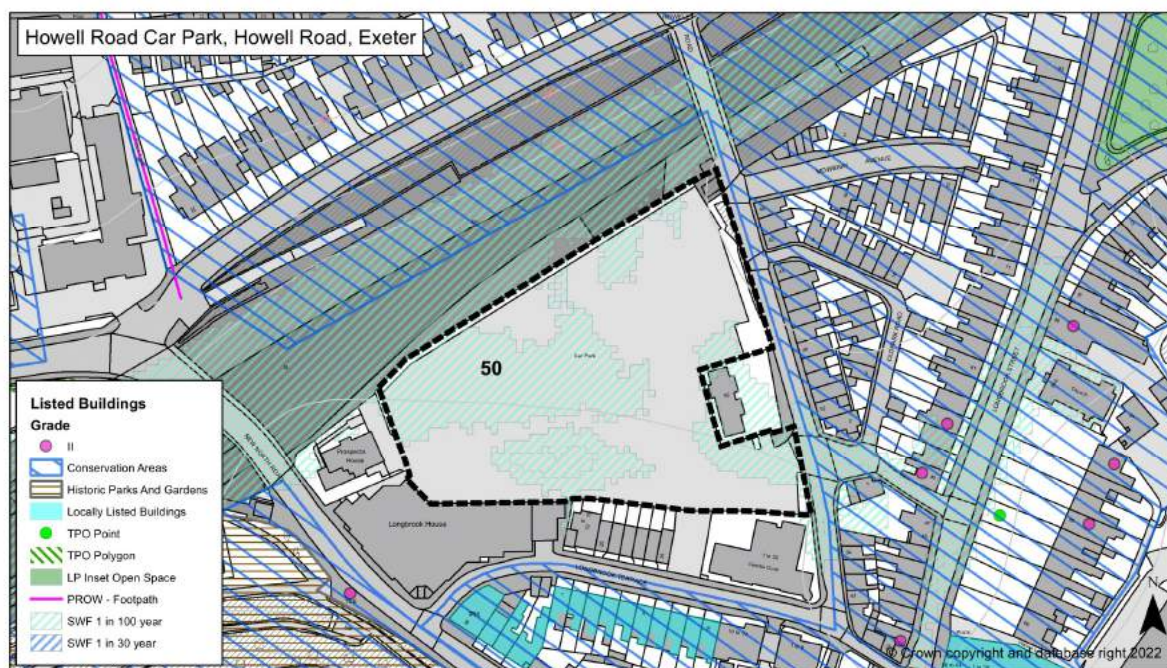
Total site area (ha): 0.94

Gross development area (ha): 0.53

Net development area (ha): 0.53

Housing capacity: 79-106

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees on northern perimeter of site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at significant risk from surface water flooding - Longbrook Street floods frequently and includes properties. This site itself is a flood route to drain Longbrook Street. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface

Flood Risk, Drainage & Water Quality Criteria	Assessment
	water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Longbrook water culvert runs along the southern edge of the site, creating a 15 metre wide non-developable corridor. This area would not be suitable for buildings, but could contain highway or open space.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to the Black Horse public house, 29, 33 and 51 -57 Longbrook Street and a telephone kiosk outside number 35 New North Road, all of which are grade 2 listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. The site is located within the city centre providing good access by a variety of modes to a range of services including retail, employment and leisure. Walking and cycle links are attractive. The site is served by bus stops on New North Road and the site location close to Sidwell Street and the bus station provides access by a number of bus services. The site is close to Exeter Central Station and offers good access to rail services.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites

Accessibility & Movement Criteria	Assessment
	also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential and / or employment development. The current vehicle access is not well suited to the current number of movements to the existing car park. The site is suitable for car-free or low car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	There are substantial combined sewer pipes stretching across the site, including a 2,000 cubic metre attenuation tank approximately 6m below the eastern end of the site. These combined sewers will need to remain within the site boundary due to the surrounding boundary constraints, although local diversions can be completed to move some/all to parts of the site (e.g. routes through) that would not sterilise developable land. If passing through private open space or highway, an easement of between 6 to 10m either side of the pipes will likely apply. The existing foul water attenuation tank is a major piece of below-ground sewerage infrastructure. This will very likely have to remain in place. In planning any development on this site it is recommended that its position is retained and any requirement for external car parking or public open space is situated within this area, to avoid losing useful land. This is taken into account in the gross development area. The area above the tank is currently used as a car park, so a trafficked permanent future use on top is a reasonable strategy. It is likely that the WPD electricity cables can be re-routed through the development to avoid disruption to the proposed layout.

Stage B Conclusion: 0.41 ha of the site is considered to be unsuitable for redevelopment on grounds of underlying utilities. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the risk of surface water flooding, underground utilities and a water culvert, loss of car parking and the potential for land contamination.

12-31 Sidwell Street / Land at Sidwell Street

Site Overview

Site reference number: 51

Site description: This city centre site comprises a rank of post war units, most in commercial use at ground floor level with leisure, retail storage and residential uses above. An NHS walk-in-centre occupies no. 31d Sidwell Street. A covered ground floor arcade runs along the site's western frontage with Sidwell Street, along which are a number of bus stops. There is a service area to the rear of the properties, with access from King William Street which runs along the site's western boundary. The site's southern boundary comprises a walkway to the John Lewis Car Park, which lies to the west. Land levels drop significantly across the site, such that buildings are 3 storeys in height along Sidwell Street, but up to 5 storeys in height along King William Street. The surrounding area contains a mix of city centre uses including commercial, leisure, car parking, community and residential. The site does not include no. 24 Sidwell Street.

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 2

Total site area (ha): 0.44

Gross development area (ha): 0.37

Net development area (ha): 0.37

Housing capacity: 37-64 gross, 31-58 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains no significant trees.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to: a number of Grade II Listed Building on Longbrook Street; and Rougemont and the Underground Passages, which are Scheduled Monuments. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site is within 500 metres walking distance of the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Longbrook Street. In terms of rail provision, Central Station lies within 500 metres walking distance of the site, providing access to both local and national services. An area of 0.07ha is excluded from the gross development area comprising the ground floor pavement along Sidwell Street. The site is within the City Centre as designated in the adopted Local Plan.

Accessibility & Movement Criteria	Assessment
Car Parks	NA
Transport requirements	Servicing of the existing ground floor retail units is from King William Street, which operates on a one-way system. Smaller retail units could be serviced from Sidwell Street in the future. However, if larger footprint stores are retained then it is likely that they will continue to require servicing from King William Street. There is currently a taxi rank on Sidwell Street directly in front of the site, which will require consideration. The site is an appropriate location for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the seven doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 6% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem

Infrastructure Capacity Criteria	Assessment
	considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains an NHS Walk-In Centre. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. It is expected that development of this site should not result in the loss of the Walk-In-Centre unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes 14 retail units and forms part of the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre.
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes 6 existing apartments above retail units that are owned by the site submitter and therefore assumed to be available for development.
Other	NA

Stage B Conclusion: 0.07ha is considered unsuitable for development on grounds of needing retain a ground floor pedestrian walkway along Sidwell Street. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the area of archaeological importance and the potential loss of a community facility.

East Gate

Site Overview

Site reference number: 52

Site description: A mixed use area on the eastern edge of the city centre, including retail, leisure, community and employment uses, existing homes, public car parks and the former Devon and Cornwall Constabulary Police Station and Magistrates Court. Part of the site is identified for mixed use redevelopment in Policy CP3 of the Exeter Core Strategy. East Gate is also identified for potential mixed use redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: A planning application to redevelop the Police Station and Magistrates court to provide purpose built student accommodation and co-living housing was recently refused planning consent (21/1564/OUT) and an appeal has been lodged. City Point has benefited from outline consent for redevelopment for retail use in the past (15/0791/OUT), but this has lapsed.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

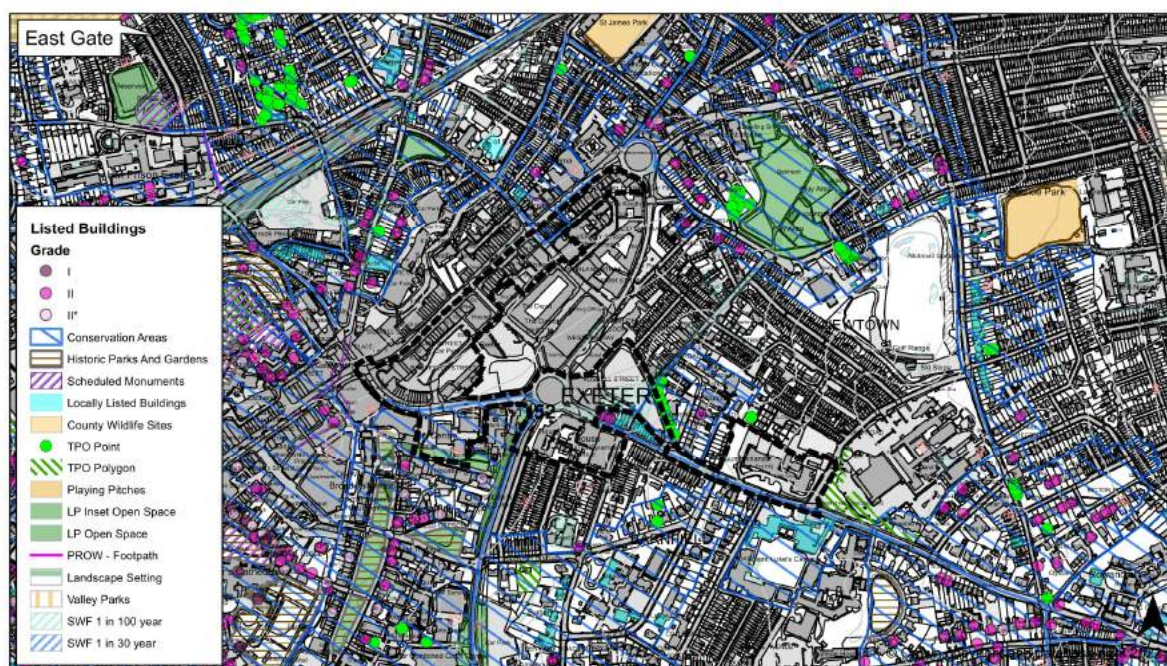
Total site area (ha): 9.90

Gross development area (ha): 9.90

Net development area (ha): NA

Housing capacity: 849 gross, 749 net

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and includes land within a Cirl Bunting Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Part of the site is within a conservation area, within which there are significant trees. There are also significant trees elsewhere on site. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The total site area includes two built sports facilities: the Pyramids Leisure Centre (now closed) and DanSci Dance Studio. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. The Pyramids is within the gross development area and this has been replaced by St Sidwells Point.
Open Space	NA

Open Space & Recreation Facilities Criteria	Assessment
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding, particularly the Triangle Car Park and nearby properties which have experienced frequent flooding. There is likely to be a culverted watercourse / sewer along Clifton Street. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site is within an area of archaeological importance. Any development proposals within this area must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: 13-15 Dix's Field, Chichester Place, 2-6 Barnfield Crescent, Sidwell Street Methodist Church and the Chapel at St Anne's Almshouses which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; Rougemont, the Underground Passages and City Walls, which are Scheduled Monuments; and Southernhay, Barnfield, Northernhay and Rougemont Gardens and Baring Crescent, which are Historic Parks and Gardens. Development proposals must be acceptable in heritage terms.
Conservation Area	The site includes land within three conservation areas: part of the Triangle Car Park is within Lower Summerlands conservation area; the Civic Centre is within Southernhay and the Friars conservation area; and nos. 126-134 Sidwell Street are within Sidwell Street

Historic & Built Environment Criteria	Assessment
	conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	Parts of the site are in existing employment use, including the Civic Centre. The 2022 Exeter Employment Study concludes that, as part of Southernhay, the Civic Centre is green in terms of its capacity to continue to meet future employment demand. The Study identifies City Point as a future employment site source, rating it as green in terms of its capacity to meet future demand for employment and identifying that it is deliverable within 5 to 10 years.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site includes the city centre bus station and there are additional bus stops serving a range of locations in close proximity, including along Sidwell Street and Heavitree Road. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is largely within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes public car parks (The Triangle and Bampfylde Street) which could be lost as a result of redevelopment and also includes the entry/exit point to Dix's Field multi-storey car park. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. Significant pedestrian / cycle improvements will be required where any high density developments comes forward. A contribution to electric bikes may be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road any houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	The site includes Exeter City Council's Civic Centre, Flying Start Children's Centre, Clarendon House, Monkey Suit public house and the former Devon and Cornwall Constabulary Police Station and Magistrates Court . The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be

Other Criteria	Assessment
	demonstrated that they are surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former uses.
Retail	The site includes a significant number of retail units and forms part of the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre.
Agricultural land	NA
Steep topography	NA
Existing homes	The site contains homes that are owned by the site submitter and homes that are not owned by the site submitter.
Other	Surface and combined sewers and gas pipes pass through the Triangle Car Park in a north-east/south-west direction. It is likely that these will need to remain within the site due to surrounding boundary constraints. However, local diversions could be completed to move some or all of these pipes to parts of the site that would not sterilise developable land.

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to masterplanning and surface water flood risk management.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the risk of surface water flooding, loss of car parking, the conservation area, the potential for land contamination and loss of community facilities and employment.

City Point, Bampfylde / Sidwell Street

Site Overview

Site reference number: 53

Site description: A largely level city centre site that includes the remaining derelict structures of the old city centre bus station, a City-Council-owned surface level car park and ranks of post-war retail units measuring up to three storeys in height, with some homes and offices in the upper stories. Bampfylde Street and Bude Street run through the site, which is bound by Sidwell Street to north-west, Cheeke Street and the new city centre bus station and St Sidwells Point Leisure Centre to the north-east and Paris Street to the south. The surrounding area includes a range of city centre uses including retail, leisure, employment and residential, with blocks of recent development to the north of the site extending up to seven storeys. The site forms part of the Grecian Quarter, which is identified for redevelopment in the Exeter Core Strategy. The site also forms part of East Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: The site has benefited from outline consent for redevelopment for retail use in the past (15/0791/OUT), but this has lapsed.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 2.10

Gross development area (ha): 2.10

Net development area (ha): NA

Housing capacity: 325 gross / 306 net

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.
Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Significant trees are located within site. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: 13-15 Dix's Field, Chichester Place and Sidwell Street Methodist Church which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; Rougemont, the Underground Passages and City Walls, which are Scheduled Monuments; and Southernhay, Barnfield and Northernhay and Rougemont Gardens, which are Historic Parks and Gardens. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to meet future demand for employment and is deliverable within 5 to 10 years.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1

Accessibility & Movement Criteria	Assessment
	km. Existing pedestrian and cycle links serving the site are for the most part good. The site includes the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Heavitree Road. In terms of rail provision, Central Station lies within 500 metres walking distance of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes Bampfylde Street public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential and / or employment development. The site is suitable for car-free and low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the

Infrastructure Capacity Criteria	Assessment
	education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the seven doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 6% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains the Monkey Suit public house. The NPPF is clear that local planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of this facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes c.30 retail units and is part of the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre.
Agricultural land	NA
Steep topography	NA
Existing homes	The site contains around 19 existing homes above retail units on Sidwell Street, which are owned by the site submitter and therefore assumed to be available for development.
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of car parking, the potential for land contamination and loss of a community facility and employment.

Triangle Car Park, Russell Street

Site Overview

Site reference number: 54

Site description: A City Council-owned surface car park located on the eastern edge of the city centre and bounded on all sides by highway. Beyond the highway to the west/north-west are offices, a hotel and a church, rising to 5 storeys in height in places. To the north east/east is an area of two-storey 19th century terraced homes, a public house and a church hall. To the south are two rows of three-storey 19th century buildings that include homes and commercial uses, beyond which is Heavitree Road. The site forms part of East Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

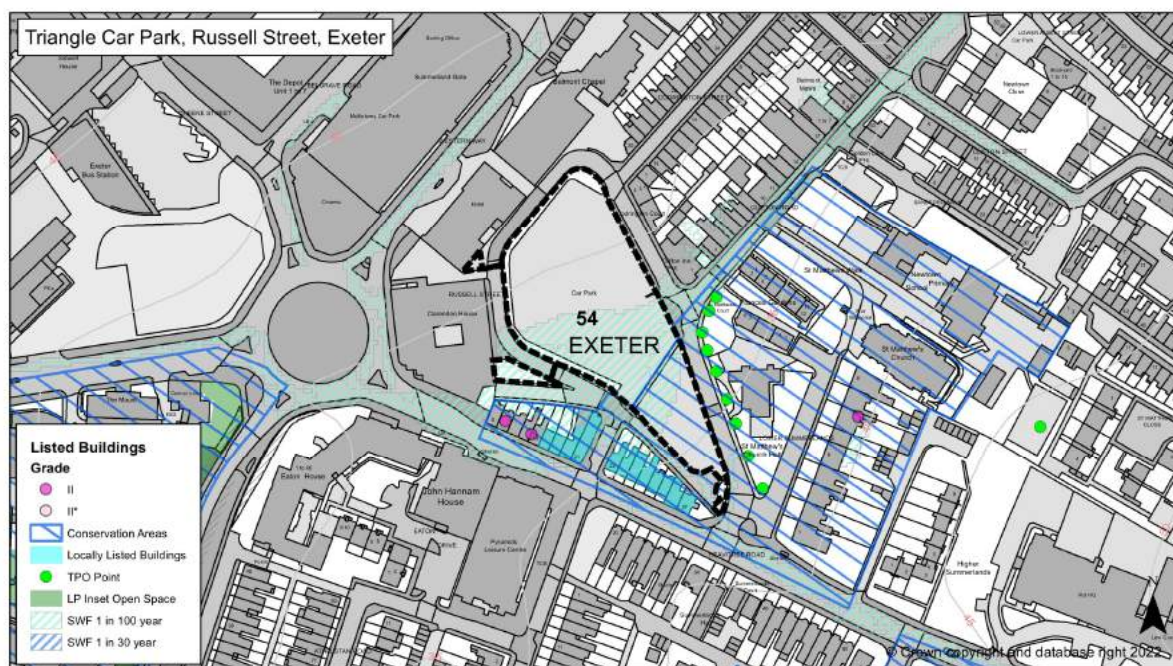
Total site area (ha): 0.67

Gross development area (ha): 0.67

Net development area (ha): NA

Housing capacity: 78

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Part of the site (0.13 ha) is within a conservation area, within which there are significant trees. There are also significant trees elsewhere on site. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding, with frequent major flooding of nearby properties. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Eaton Place, Eaton's Place and nos. 1-4 and 7-9 Lower Summerlands, which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	The south eastern part of the site is within Lower Summerlands conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The city centre bus station is within 500 metres walking distance and there are additional bus stops serving a range of locations in close proximity along Heavitree Road. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes the Triangle public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators.

Accessibility & Movement Criteria	Assessment
	Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. Localised pedestrian and cycle improvements and Clifton Road to Denmark Road pedestrian improvements will be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, this potential site is served by six doctors' surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential

Infrastructure Capacity Criteria	Assessment
	residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	Surface and combined sewers and gas pipes pass through the site in a north-east/south-west direction. It is likely that these will need to remain within the site due to surrounding boundary constraints. However, local diversions could be completed to move some or all of these pipes to parts of the site that would not sterilise developable land.

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to consideration of the surface water flood risk.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of car parking, surface water flooding and the conservation area.

Pyramids Leisure Centre, Heavitree Road

Site Overview

Site reference number: 55

Site description: The site lies on the eastern edge of the city centre and is occupied the Pyramids Leisure Centre, opened in 1941 and now closed, having been replaced by the new St Sidwells Point Leisure Centre. A small part of the western 'wing' of the site, fronting Heavitree Road, includes leisure centre uses on the ground floor and part of John Hannam House (an adjoining residential care home) above. The site is bound by Heavitree Road to the north, Denmark Road to the east, Athelstan Road to the south and John Hannam House to the west. The immediately surrounding area is primarily in residential use, extending from between two and four stories, with some commercial uses present on the opposite side of Heavitree Road. The site forms part of East Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

Relevant planning history: No relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

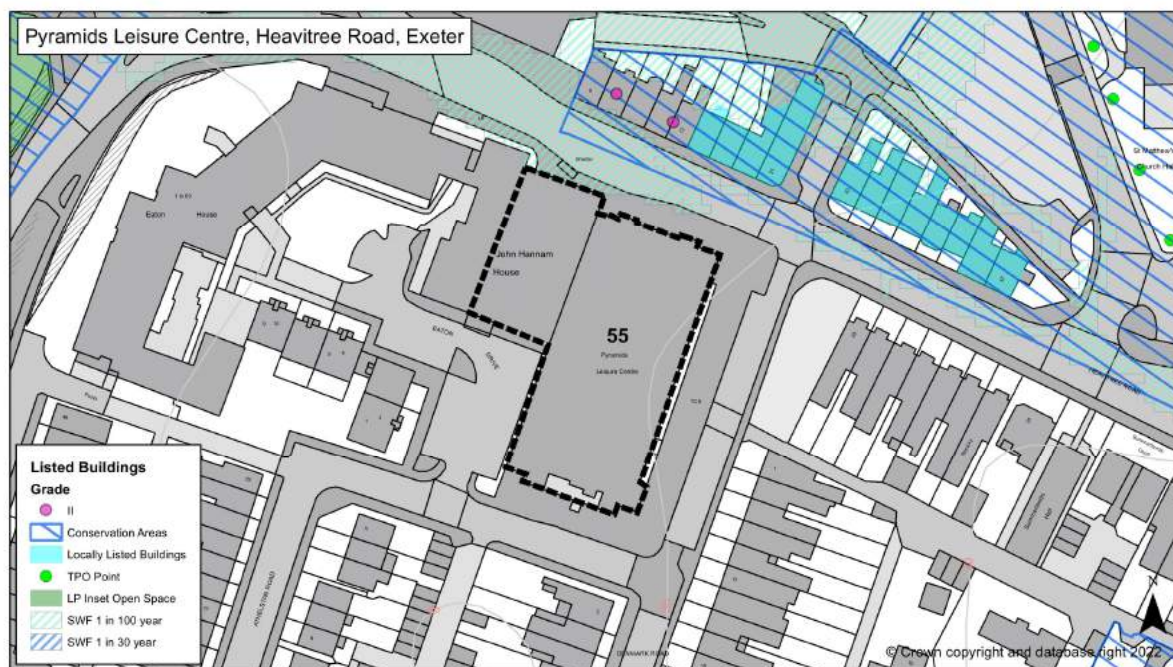
Total site area (ha): 0.23

Gross development area (ha): 0.23

Net development area (ha): NA

Housing capacity: 42

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Significant trees are located adjacent to the site. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The site includes the Pyramids Leisure Centre, which is now closed. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. St Sidwells Point has recently been completed and is intended as a replacement facility for the Pyramids.
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding and the adjoining area of Heavitree Road is also subject to frequent surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	There is likely to be a culverted watercourse / sewer along Denmark Road that runs through or very close to the site. This could need improving or, if the existing building is demolished and the site redeveloped, moving.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is opposite Eaton Place and Eaton's Place on Heavitree Road, which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site is within 500 metres walking distance of the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Heavitree Road. In terms of rail provision, Central Station lies within 1 km walking distance of

Accessibility & Movement Criteria	Assessment
	the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. Pedestrian/cycle improvements will be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, this potential site is served by six doctors' surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential

Infrastructure Capacity Criteria	Assessment
	residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site has no significant constraints.

Parr Street Car Park, Parr Street

Site Overview

Site reference number: 56

Site description: A City Council-owned surface car park located on the eastern edge of the city centre. The site is bounded by Western Way to the west, beyond which are two recently developed schemes of purpose built student accommodation of between four and five storeys. To the north of the site is a four storey post war block of flats set within an area of open space. Parr Street runs along the site's eastern boundary, beyond which is an area of predominantly two storey Victorian terraced houses.

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 1

Total site area (ha): 0.12

Gross development area (ha): 0.12

Net development area (ha): NA

Housing capacity: 5

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and a Cirl Bunting Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Significant trees are located on the perimeter of the site. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Visual Land Parcel Study	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: the Chapel at St Anne's Almshouses which is Grade II* Listed; and a number of Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are adequate, although access across Western Way could be improved. The site is within 500 metres walking distance of the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Summerland Street. In terms of rail provision, Central Station lies within 1 km walking distance of the site, providing access to both local and national services. The site is adjacent to the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes Parr Street public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car

Accessibility & Movement Criteria	Assessment
	Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	In order to achieve suitable highways access that allows for residential development, it will be necessary to tidy up the public realm of Parr street/Chute Street. A footway adjacent to Western Way will need to be provided. It will also be necessary to investigate crossing facilities to the city centre and / or at the Summerland Street/Western Way junction. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, this potential site is served by six doctors' surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change

Infrastructure Capacity Criteria	Assessment
	and a primary care contribution may be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is loss of car parking.

Fairbanks, 90 Polsloe Road

Site Overview

Site reference number: 58

Site description: Brownfield site comprising a former nursery (within the building fronting Polsloe Road), car parking and part of a day centre. Blackboy Road runs along the site's northern boundary and Polsloe Road forms the eastern boundary. The surrounding area is largely late nineteenth century residential, with a small number of shops, a pub and a cafe also located nearby.

Relevant planning history: An application to prior approval to convert the existing nursery to a dwelling was granted in 2021 (21/1238/PDCD).

Existing assessment: NA

Total site area (ha): 0.20

Gross development area (ha): 0.17

Net development area (ha): 0.17

Housing capacity: 13

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There is a significant tree in northern part of site which is in a conservation area. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used

Flood Risk, Drainage & Water Quality Criteria	Assessment
	where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	The site is within the Belmont conservation area. The buildings in this site are noted to make a positive contribution to the character of the conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. Central and St David's Railway Stations are also located near to the site. The site is partially within a Local Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential development, highway improvements to Polsloe Road alongside enhancements to active travel will be required. It will not be possible to obtain highways access from Blackboy Road. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	This potential site is primarily served by the six surgeries. These surgeries have an excess of capacity and are utilised at 94% as of January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change. Whilst it appears unlikely that based upon this area a developer contribution would not be required, due to all the other potential developments in the same area that share the same GP footprint, it is very likely that a primary care developer contribution will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains a day centre. The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued

Other Criteria	Assessment
	facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the day centre unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	Site is largely level.
Existing homes	Whilst the recently granted prior approval to convert the nursery to a dwelling does not appear to have been implemented, it is assumed that it will be. This part of the site (0.03ha) is therefore excluded from the gross site area.
Other	NA

Stage B Conclusion: Site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to highways access constraints.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the conservation area, potential land contamination and loss of a community facility.

Land at Hamlin Lane

Site Overview

Site reference number: 60

Site description: The site comprises a workshop and associated private garden and is adjacent to the Northbrook and Hamlin lane playing fields which lie to the east. Mid 20th century terraced housing adjoins to the west and to the north is an access road and railway line.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.15

Gross development area (ha): 0.13

Net development area (ha): 0.13

Housing capacity: 13+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.02 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. This area is greenfield and is therefore discounted from having redevelopment potential on flood risk grounds.

Conclusion: Around 0.02 ha of the site is unsuitable for housing development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), 0.02 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has development potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	The remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	The Environment Agency have commented that: a raised finished floor level may provide a feasible solution to river and surface water flood risk on the site; Mincinglake Stream is an ordinary Watercourse and therefore a development margin will be required; and the flow route for Pinhoe Road flooding needs to be improved, including road alterations in Hamlin Lane in order to divert water away from any development.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. The site is directly opposite Polsloe Bridge Railway station. The nearest local centre as designated in the adopted Local Plan is approximately 50 m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. A contribution will be required for a north-south strategic cycle route.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The eight GP surgeries that serve these potential sites have capacity problems as of January 2022 and are already 2% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Heavitree area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA

Other Criteria	Assessment
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The area of the site that has passed the Stage A assessment has also passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to more detailed consideration of flood risk and its implications for highways access.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the risk of surface water runoff, flood risk, highways access and potential land contamination.

Land between 106 Hamlin Gardens & 65 Carylton Gardens

Site Overview

Site reference number: 61

Site description: A largely flat site comprising existing highway (including on-street parking spaces) and residual landscaping. The site is situated in a post war suburban location, between 2 and 3 storey homes to the south and Mincinglake Stream to the north, beyond which is Hamlin Lane Playing Fields.

Relevant planning history: The site has full planning consent for redevelopment of the existing parking facilities to provide a 4 storey apartment block comprising 11 2-bed homes and 10 1-bed homes with associated parking and communal amenity space. Development is nearing completion.

Existing assessment: Planning consent (from which the yield is derived)

Total site area (ha): 0.20

Gross development area (ha): 0.20

Net development area (ha): NA

Housing capacity: 22

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and a Cirl Bunting Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Significant trees are located adjacent to the site. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The northern end of the site is at risk from surface water flooding and is a surface water flooding flow route. Development will need to be carefully designed and must include a drainage strategy to deal with existing surface water flows within the site and any potential increase

Flood Risk, Drainage & Water Quality Criteria	Assessment
	in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	Mincinglake Stream is an ordinary watercourse and a development margin will therefore be required.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are adequate. The site is within 500 metres of bus stops Hamlin Gardens and 1 km of bus stops on Polsloe Road, that serve a range of locations. In terms of rail provision, Polsloe Station lies within 500 metres walking distance of the site, providing access to local services. The nearest local centre as designated in the adopted Local Plan is approximately 400m away.
Car Parks	The site includes on-street car parking spaces serving the surrounding residential area.
Transport requirements	In order to achieve suitable highways access that allows for residential development, contributions towards strategic cycle routes into Exeter, pedestrian / cycle improvements to the Hamlin lane/Pinhoe Road junction and bus links will be required. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the eight doctors' surgeries that serve this potential site have capacity problems as of January 2022 and are already 6% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA

Other Criteria	Assessment
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has full planning consent for residential development.

Clifford Close

Site Overview

Site reference number: 63

Site description: A mid 20th Century housing estate of 33 bungalows set within amenity open space. A rail line runs along the site's southern boundary, Vaughan Road adjoins to the west and the Northbrook adjoins to the east. The surrounding area is otherwise residential.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 1.54

Gross development area (ha): 1.37

Net development area (ha): 1.10

Housing capacity: 66+ gross, 33+ net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.17 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. Most of the area is garden land (i.e. greenfield) and is therefore discounted from having redevelopment potential on flood risk grounds.

Conclusion: Around 0.17 ha of the site is unsuitable for housing development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is home to Eurasian Badger, which is a legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are some significant trees on site that should be incorporated into any proposed development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site includes areas of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	Of the site area that has passed the Stage A Assessment, around 0.12 ha is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential test set out in PPG is adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	The remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding.
Surface Water Flooding	The site is known to be at risk from surface water flooding, therefore development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	The Environment Agency has commented that there is a significant risk of river and surface water flooding on the eastern part of site associated with the Northbrook. There is a high blockage risk under the adjoining railway tunnel. River corridor improvements and a raised first floor level will be required in affected areas of the site.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. The site is 850m from Polsloe Bridge Railway station. The nearest local centre as designated in the adopted Local Plan is approximately 300m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	In order to achieve suitable highways access that allows for residential development, works may be required to Hospital Lane and its junction with Hill Barton Road will need looking at, potentially reverting the mini roundabout to a standard T-junction. DCC will also require contributions towards strategic cycle routes into Exeter; and towards pedestrian/cycle connections to the north east towards Leypard Road. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The seven GP surgeries that serve these potential sites have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Mincinglake and Whipton area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes 33 existing homes owned by the site submitter. It is assumed that these homes are available for redevelopment.
Other	NA

Stage B Conclusion: The area of the site that has passed the Stage A assessment has also passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to flood risk mitigation.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints include areas within flood zones 2 and 3 and loss of open space.

Whipton Community Hospital, Hospital Lane

Site Overview

Site reference number: 64

Site description: A brownfield site currently used as a community hospital. The hospital offers a range of services and clinics which enable people to be cared for closer to home and in their own community. The site comprises two parcels, divided by Hospital Lane. It is located within a predominantly residential area, with residential development adjoining to the north, west and south. The site's eastern boundary is formed by the B3181 (Hill Barton Road), beyond which is St Luke's Church of England School. There is a supermarket to the north-east of the site.

Relevant planning history: A planning application for new hospital buildings on the site was recently granted consent (23/0366/FUL).

Existing assessment: UCS Phase 2

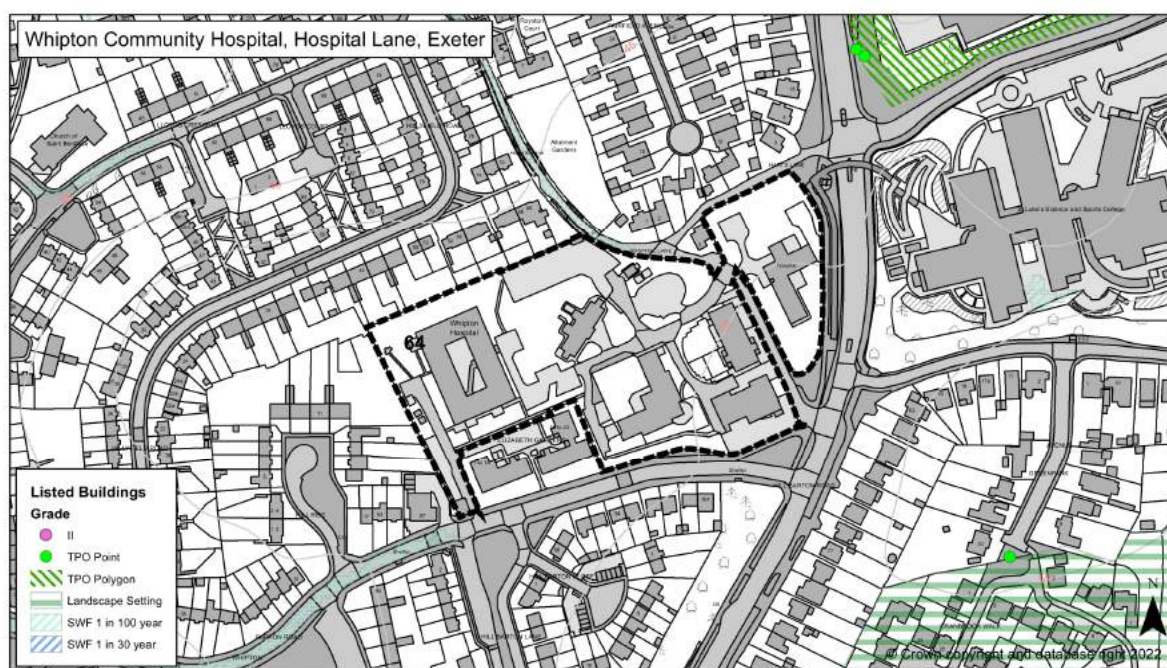
Total site area (ha): 2.10

Gross development area (ha): 2.10

Net development area (ha): 1.76

Housing capacity: 88-132

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species (including Dot Moth, Wall, Mottled Rustic and Small Emerald). The site is also within a Greater Crested Newt Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on site which should be incorporated into any development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c. 1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Whipton Barton Road with a bus stop adjacent to the site. Polsloe Bridge Station is about 1.5 km distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is approximately 400m away.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential development, works may be required to Hospital Lane and its junction with Hill Barton Road will need looking at, potentially reverting the mini roundabout to a standard T-junction. DCC will require contributions towards strategic cycle routes into Exeter and Travel Plan contributions if development exceeds 50 homes. The site is not suitable for car-free or low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	Part of the site lies within the Met Office safeguarding zone, where consultation is required for any building structure or works exceeding 15.2m above ground level.
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The seven GP surgeries that serve these potential sites have capacity problems as of January 2022. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Mincinglake and Whipton area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site consists of Whipton Community Hospital. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the Hospital unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of a Hospital. Also of note is possible land contamination.

Land at Cumberland Way

Site Overview

Site reference number: 66

Site description: Greenfield land comprising two fields. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for predominantly residential development in the adopted Monkerton Hill Barton masterplan.

Relevant planning history: Site has detailed planning consent for 68 dwellings (22/1656/RM).

Existing assessment: N/A

Total site area (ha): 1.78

Gross development area (ha): 1.78

Net development area (ha): 1.42

Housing capacity: 68

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There is an established hedgerow within site and a significant tree group to the west of the site boundary. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used

Flood Risk, Drainage & Water Quality Criteria	Assessment
	where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops located adjacent to the site. Pinhoe Railway Station is also located near to the site. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is not suitable for low-car development. DCC would like a pedestrian route along the site frontage to be provided as part of any development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The GP surgeries that serve this potential site have capacity problems and as of January 2022 are under capacity by 23%. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Pinhoe area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Site gently slopes down towards the east.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to challenges with topography and viability.

Rating and Overall Conclusion
Green: The site already has outline planning consent for residential development.

Grenadier Emperor, Grenadier Road

Site Overview

Site reference number: 67

Site description: The site comprises employment buildings to the south and open grassland to the north and lies within one of the city's established employment area (Exeter Business Park). It also forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026). In the adopted Monkerton Hill Barton Masterplan, the northern area of the site is identified as structural landscaping and the southern area is identified for predominantly employment development.

Relevant planning history: Employment buildings on the southern part of the site were developed under 05/1906/RES and 07/0050/RES.

Existing assessment: NA

Total site area (ha): 2.22

Gross development area (ha): 2.22

Net development area (ha): 1.32

Housing capacity: 66

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Hedgerow trees around the perimeter of site will require consideration if the site is to be developed. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	The northern section of the site is located within the formerly proposed Monkerton Ridge Park.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The greenfield part of the site is identified as a structural landscape in the adopted Monkerton Hill Barton masterplan.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to continue to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also located near to the site. The nearest local centre as designated in the adopted Local Plan is approximately 900m away.
Car Parks	NA
Transport requirements	DCC Highways have concerns with the existing vehicular access from Pinn Lane. The site is not suitable for low-car or car-free development. A pedestrian/cycle link onto Pinn lane would be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely. The HELAA Panel noted the potential noise impact from the M5 motorway.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The GP surgeries that serve this potential site have capacity problems and as of January 2022 are under capacity by 23%. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Pinhoe area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.

Other Criteria	Assessment
Steep topography	0.5 ha of the site to the north of Emperor House and Swallowtail House has a gradient greater than 1:6. This area of the site is likely too steep to be developed for housing or employment use.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan including the proposed Monkerton Ridge Park and loss of employment. Also of note is the loss of best and most versatile agricultural land, noise and highways access.

Grenadier Land 29, Grenadier Road

Site Overview

Site reference number: 68

Site description: The site comprises a mixture of brownfield and greenfield land, including car parking, open grassland and scrubland. It lies within one of the city's established employment areas (Exeter Business Park) and also forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026). It is identified for predominantly employment development in the adopted Monkerton and Hill Barton Masterplan.

Relevant planning history: Site has outline permission for employment uses and car parking under 20/0238/OUT.

Existing assessment: N/A

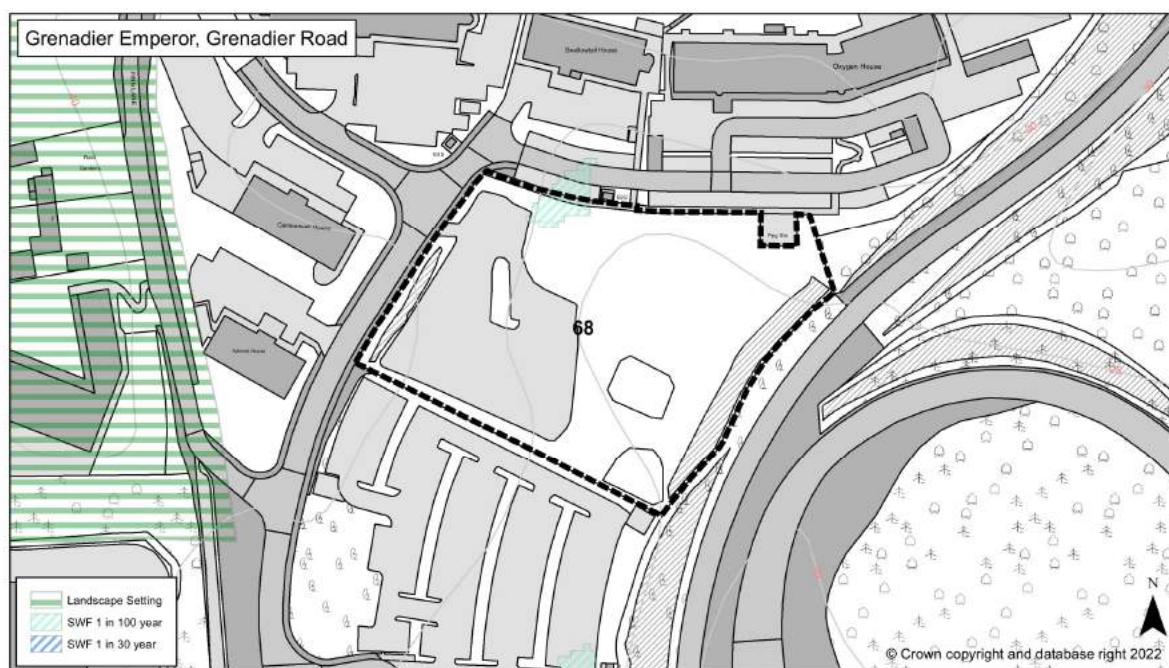
Total site area (ha): 0.94

Gross development area (ha): 0.94

Net development area (ha): 0.75

Housing capacity: 38

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are low/moderate quality trees around the perimeter of the site that are not expected to cause a major constraint to development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes a small area of land at risk from surface water flooding to the north. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage

Flood Risk, Drainage & Water Quality Criteria	Assessment
	Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site has a permission for employment use. The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to meet future demand for employment and is deliverable within 5 years.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also located near to the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	DCC Highways have concerns with the existing vehicular access from Pinn Lane. The site is not suitable for low-car or car-free development. A pedestrian/cycle link onto Pinn lane would be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA

Health & Safety Criteria	Assessment
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely. The HELAA Panel noted the potential noise impact from the M5 motorway.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The GP surgeries that serve this potential site have capacity problems and as of January 2022 are under capacity by 23%. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Pinhoe area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network. Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.

Other Criteria	Assessment
Steep topography	0.3 ha of the site to the east adjacent to the junction has a gradient greater than 1:6. This area of the site is likely too steep to be developed for housing or employment use.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan, noise, highways access and loss of best and most versatile agricultural land.

Magdalen Road Car Park

Site Overview

Site reference number: 69

Site description: A City-Council owned 100-space surface car park located on the south eastern edge of the city centre. The site slopes from south to north and is set below Western Way which adjoins to the west and the curtilages of homes and other buildings which lie to the north and east. Magdalen Road runs along the site's southern boundary.

Relevant planning history: No relevant recent planning history.

Existing assessment: Strategic Brownfield Sites Study

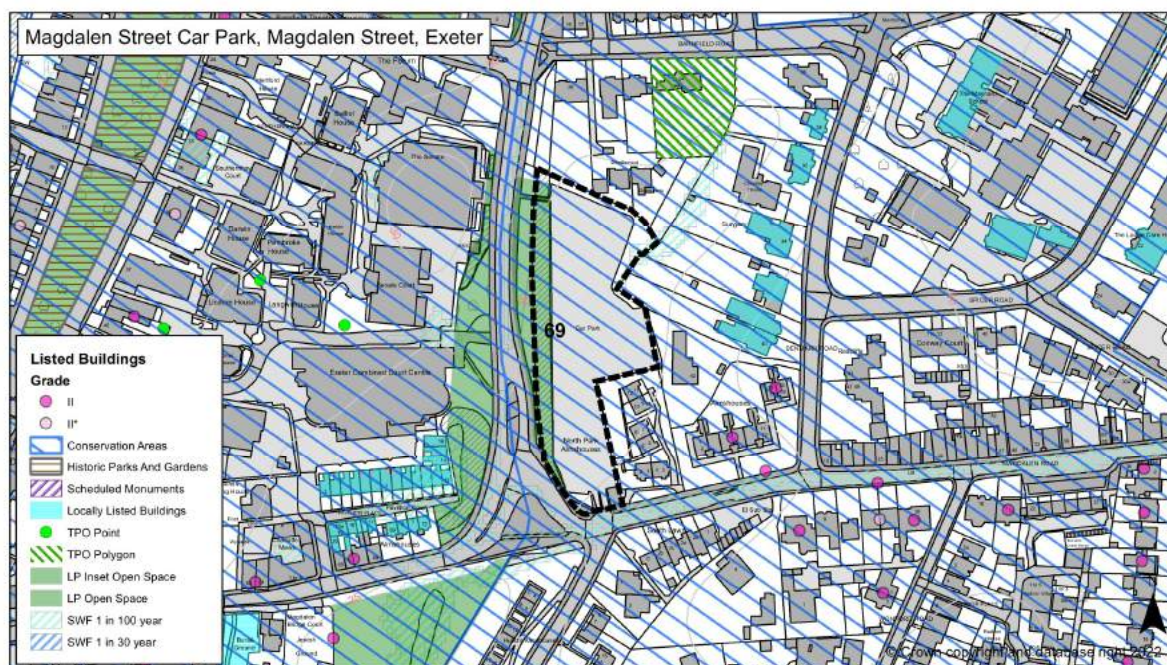
Total site area (ha): 0.65

Gross development area (ha): 0.40

Net development area (ha): 0.40

Housing capacity: 40-60

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and contains significant mature trees which will need to be safeguarded. Development proposals must be informed by a tree survey and constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site is a natural bowl shape and is at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage

Flood Risk, Drainage & Water Quality Criteria	Assessment
	Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	There are two large culverts running under the site (3.5m), at least one of which is a watercourse. These will either need to be protected or moved during the course of any development, with cost implications. It is not possible to build (including providing undercroft parking) within proximity of a culvert.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: Magdalen Almshouses, the Wall of Magdalen Almshouses, 65-68 Magdalen Street and 6 Magdalen Road which are all Grade II Listed Buildings; and to Barnfield Historic Park and Garden. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within St Leonards conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there is not a secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The city centre bus station is located within a five minute walk and other bus stops lie in close proximity. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon

Accessibility & Movement Criteria	Assessment
	County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	New access will need to be created from Western Way and there is a large level difference to consider. The site is suitable for car-free or low-car development. DCC Highways will request a developer contribution towards or delivery of shared mobility vehicles.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the ten doctors surgeries that serve this potential site have capacity problems as at January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a

Infrastructure Capacity Criteria	Assessment
	developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	Several runs of existing combined sewers pass through the site and will need to remain within the site boundary due to surrounding constraints. Local diversions / rationalisation of the combined sewers could be undertaken, for example involving interception at the boundary and running a new diverted line around the western boundary, in order to maximise the developable area. Surface water sewers passing through the site are large in diameter and deep. The potential site layout will need to work around these surface water sewers, or at least one line will need to be re-aligned in order to reduce developable land loss. It is likely that the existing underground electricity cable running through the site can be re-routed to enable development.

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, but the yield is likely to be lower than assessed due to flood risk constraints and the presence of underground infrastructure and culverts.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the presence of underground utilities infrastrucutre and culverts, surface water flood risk, loss of car parking and the conservation area.

Land known as Mount Radford Lawn

Site Overview

Site reference number: 70

Site description: Mount Radford Lawn is a greenfield site within the urban area consisting of open space/playing fields in recreational use. The site is elevated slightly above road level and is bounded on three sides by a stone wall with railings above (on the west side a hedge marks the boundary with residential gardens). The surrounding area is largely residential with Victorian/Georgian dwellings to the north, 1970's and modern dwellings to the west, St Leonards Church of England Primary School to the east and the ERADE site, currently being redeveloped for residential use, to the south. The central part of the site is grass (a designated playing pitch) and around the boundaries a number of mature trees contribute to the visual amenity of the area. The site has been designated an Asset of Community Value.

Relevant planning history: A planning application to build 7 new build dwellings, associated landscaping, amenity and vehicular access was refused in 2019 (19/1047/FUL).

Existing assessment: NA

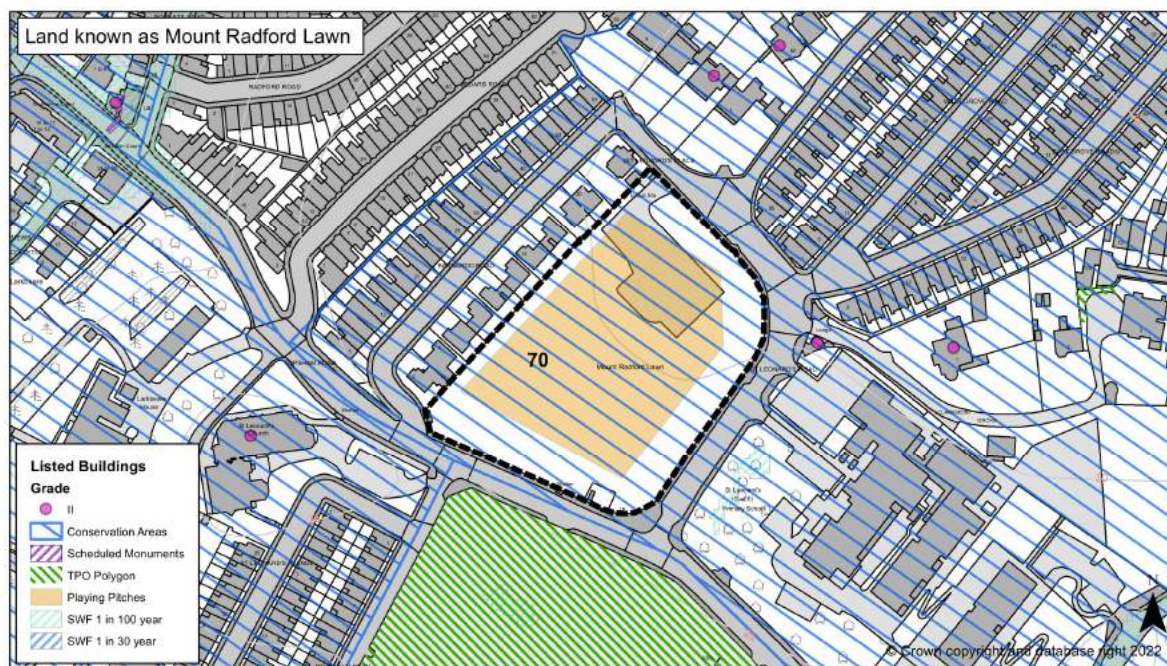
Total site area (ha): 1.04

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site also includes hedgerows on, or next to the site, which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	The site is close to two areas of Deciduous Woodland.
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is within a conservation area and includes significant trees. Development proposals must be informed by a tree survey and constraints plan

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	The site is an operational playing pitch. A new Playing Pitch Strategy is being prepared by the Council, but the NPPF is clear that sports and recreational land should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Other sports facility (built / outdoor)	NA

Open Space & Recreation Facilities Criteria	Assessment
Open Space	The site is an area of recreational open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to 1-9 St Leonards Place, and Claremont Lodge, which are grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within St Leonards conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area. The St Leonards Conservation Area Appraisal and Management Plan identifies the site as an area of open space that makes a positive contribution to the character of the Conservation Area. Therefore the site is discounted from having housing development potential.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c. 1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent to the site. Exeter Central Station is about 1.5km distant and offers good access to rail services. The site is 350m away from the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential and / or employment development. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the

Infrastructure Capacity Criteria	Assessment
	education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is served by six GP surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.1ha of the site, fronting onto Topsham Road, has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing.
Existing homes	NA
Other	NA

Stage B Conclusion: The site has failed the stage B Assessment on grounds that it comprises open space that makes a positive contribution to the character of a Conservation Area.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage B suitability assessment.

Gordons Place Car Park, Gordons Place

Site Overview

Site reference number: 71

Site description: A City Council owned surface car park located adjacent to Heavitree High Street and Heavitree District Centre. The car park consists of 24 pay and display spaces, and 24 residents parking spaces. The site is relatively flat although the western area slopes down from east to west. The access road, Gordon's Place, also serves a number of residential properties and access to the Ship and Pelican public house car park cuts across the site. The site is bound by residential properties, the Ship and Pelican public house, Heavitree Conservative Club, a vehicle repair garage, and Gordon's Place highway.

Relevant planning history: A 12.5m telecoms pole recently installed under prior notification 17/1048/PNT.

Existing assessment: Urban Capacity Study Phase 1

Total site area (ha): 0.12

Gross development area (ha): 0.12

Net development area (ha): 0.12

Housing capacity: 1 - 7

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area, with small trees on south and east of site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to The Ship and Pelican Public House which is Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Heavitree conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to walking and cycling links and is served by numerous bus stops predominantly along Heavitree Road. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is adjacent to the site.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. The site also provides 24 car parking spaces for local residents. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	DCC Highways advise that a TRO for the residents parking zone will be required and it will be necessary to tidy up the cycle infrastructure on

Accessibility & Movement Criteria	Assessment
	Sivell Place. Travel Plan contributions will be sought. Minimal car parking should be aimed for: the site is suitable for low car development and may be suitable for car free development. Suitable for low car / potential for car free.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The eight GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 2% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the stage B assessment

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are loss of car parking and the conservation area.

Belle Isle Depot, Belle Isle Drive

Site Overview

Site reference number: 72

Site description: Brownfield depot station in nursery use, set within Belle Isle Park and the Riverside Valley Park.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.84

Gross development area (ha): 0.84

Net development area (ha): 0.67

Housing capacity: 33

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the emerging Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. However, the site is brownfield and therefore is not discounted from having development potential on development strategy grounds.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.84 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no trees within site, but there are significant trees adjacent to site including deciduous woodland (PHI). A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Exe Estuary and Farmlands and Main cities and towns.
Valley Parks	The site is within Riverside Valley Park. Exeter's valley parks make an important contribution to the City's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities. However, the site is previously developed and is not open to the public.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	PROW Exeter footpath 49 passes adjacent to the site along the northern edge.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has development potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues although it should be possible to address these if the red line site area is enlarged to incorporate other adjoining land in the same ownership. The site is in flood zone 3a (part 3b alongside river), but benefits from the EA flood scheme (SOP=Q100yr - not for new development). The site is a flood flow route and could be partially raised to allow for new development (some land lowering may be required nearby). Safe access and egress will be required. There are also two water storage tanks outside the site boundary that will need to be considered.
Flood Zone 1	NA
Surface Water Flooding	Site includes a large area in the SWF 1 in 30 year risk zone. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present along the Exe Estuary Trail and the site is served by bus stops located nearby. The nearest railway station is Marsh Barton 800m to the south. The site is 850 m away from the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	New vehicular access and an improved crossing of the Exe Estuary Trail will be required. The site is suitable for car-free development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
Health	The ten GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the St David's area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	Site is relatively flat.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's location in flood zone 3. Also of note is the risk of surface water runoff, the nature recovery network, potential for land contamination, location in the valley park and the site's landscape sensitivity (although the site is brownfield).

91-97 Wonford Street

Site Overview

Site reference number: 73

Site description: A rank of four mid 20th century buildings comprising two 2-storey homes sandwiched between single storey retail units, with private gardens to the rear. The site is bound on most sides by highway and lies within a residential area, with some community and leisure uses to the south.

Relevant planning history: Full consent for redevelopment to provide a two storey building of 11 flats, a take-away on ground floor, parking, access to highway and associated works was granted in 2010, but was not implemented (09/1644/FUL).

Existing assessment: Urban Capacity Study Phase 1

Total site area (ha): 0.09

Gross development area (ha): 0.09

Net development area (ha): 0.09

Housing capacity: 7+ gross, 5+ net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are a number of trees on site, but these should not be a major constraint to development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	There is a major surface water flood risk on the site, associated with a flow route from Wonford Street and Dryden Rd. The finished floor level and pavement of any development will need to be raised, which will alter the street scene.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good, although there are no doctor or dental surgeries within 1 km. Pedestrian and cycle connectivity is reasonable and the site is close to a number of bus stops. However, there is no train station within east walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential development, access and pedestrian improvements will be required. Localised improvements to improve public transport, cycle and pedestrian facilities will be required (particularly active travel improvements around junctions). The site is not suitable for car-free development, but is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve these potential sites have a capacity problem as of January 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures. To mitigate this capacity issue, it is likely that a developer contribution will be requested for the potential sites in and around the Priory area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains the Wonford & St Paul's Youth & Community Project. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the Community Project unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.

Other Criteria	Assessment
Retail	The site includes a small takeaway. The NPPF requires Exeter Planning authorities to ensure that established shops are retained for the benefit of the community.
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes two existing homes owned by the site submitter. It is assumed that these homes are available for redevelopment.
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable, potentially with a higher yield than assessed.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the potential for land contamination, surface water flood risk and potential loss of a community facility.

Chestnut Avenue

Site Overview

Site reference number: 75

Site description: A play area, amenity open space and twelve maisonettes situated in a residential area.

Relevant planning history: Planning consent to demolish four maisonettes has been implemented (11/1657/PRAP).

Existing assessment: NA

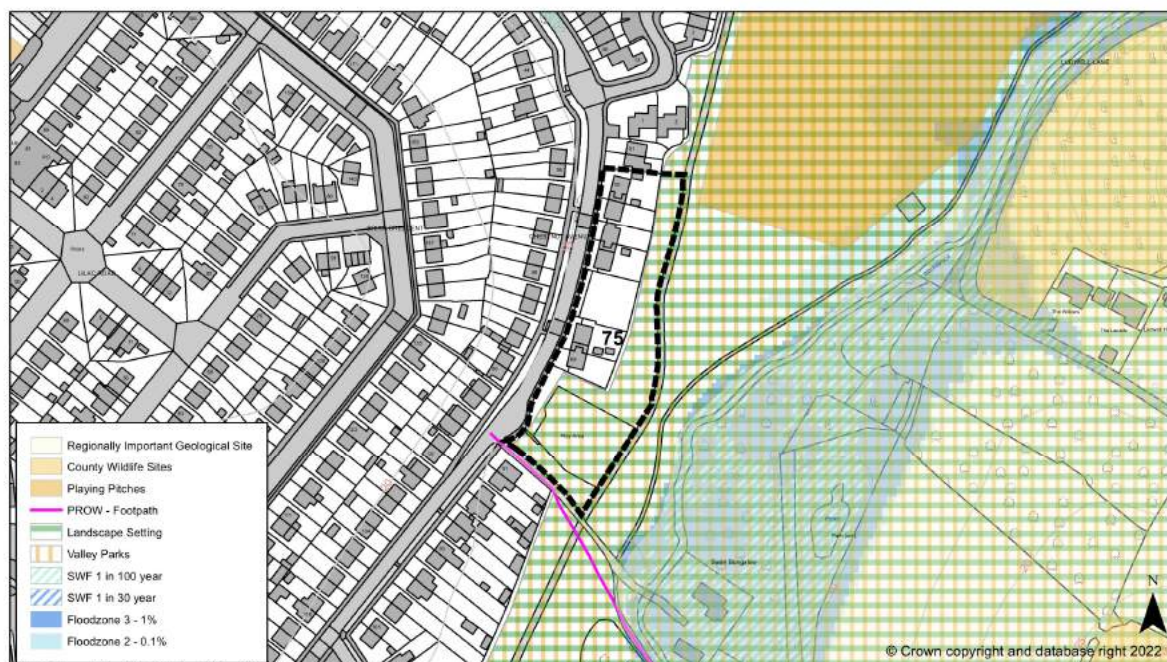
Total site area (ha): 0.53

Gross development area (ha): 0.23

Net development area (ha): 0.18

Housing capacity: 34+ gross, 26+ net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the area of the site within Ludwell Valley Park is within landscape that has a high sensitivity to new housing development. Therefore this part of the site (0.30ha) is discounted from having development potential because development is contrary to the new strategy. In terms of the rest of the site, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Around 0.30ha of the site is unsuitable for housing and employment development as it is contrary to the Full Draft Plan's development strategy. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains trees, but these should not be a major constraint to development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	The site's play area and open space is within Ludwell Valley Park. Exeter's valley parks make an important contribution to the City's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities. However, this area of the site has already been discounted at stage A.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site's play area and amenity open space comprise public open space, but they have already been discounted from having development potential at stage A.

Open Space & Recreation Facilities Criteria	Assessment
Public Rights Of Way	Site is adjacent to PROW footpath 18.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. However, there is no rail station, dental or doctors surgeries in easy walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Existing highways access is suitable to allow for residential development. The site may be suitable for car-free development and is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve these potential sites have a capacity problem as of January 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures. To mitigate this capacity issue, it is likely that a developer contribution will be requested for the potential sites in and around the Priory area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes twelve existing homes owned by the site submitter. It is assumed that these homes are available for redevelopment.
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The area of the site that has passed the stage A assessment has development potential but is subject to moderate constraints that should be possible to mitigate (e.g. potential land contamination).

Bishop Westall Road

Site Overview

Site reference number: 76

Site description: A play area and amenity open space set within a residential area adjacent to Ludwell Valley Park.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.37

Gross development area (ha): 0.37

Net development area (ha): 0.30

Housing capacity: 15+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the perimeter of the site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site includes a children's play area and is also an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	The site is adjacent to PROW footpath 18.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present, there are shops, a primary and secondary school, doctor and dental surgeries within 1km walking distance and the site is served by bus stops located nearby. However, there is no train stations within any easy walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 200m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is not suitable for car-free development, but is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve these potential sites have a capacity problem as of January 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures. To mitigate this capacity issue, it is likely that a developer contribution will be requested for the potential sites in and around the Priory area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA

Other Criteria	Assessment
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of an existing play area.

Land off Ringswell Avenue

Site Overview

Site reference number: 77

Site description: The site is a thin strip of land that widens to a small triangular shape adjacent to Ringswell Avenue. The site is currently trees and scrub, and gently slopes from north to south. It is bound by residential properties and both Ringswell Avenue and Ribston Avenue highways.

Relevant planning history: Adjacent a site being developed to provide 60 homes and associated works (planning reference 19/1406/FUL).

Existing assessment: NA

Total site area (ha): 0.19

Gross development area (ha): 0.19

Net development area (ha): 0.19

Housing capacity: 9

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site contains a badger sett, is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. A badger sett has been recorded on the site. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site comprises mixed scrub.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of recreational open space, albeit that it is in private ownership. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	There is a DCC Exeter Surface Water Management Plan (Northbrook catchment) covering the site. Options are being developed to reduce surface water flood risk within this area, although there are no specific plans within this site. Development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km and limited jobs and shops within 1km. The site has access to walking and cycling links and is served by bus stops along Honiton Road. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Improvements to pedestrian/cycling linkages and promoting modal change will be required. Considered sustainable development with safe and suitable access despite there being a change to two

Accessibility & Movement Criteria	Assessment
	vehicular access points. Vehicular access from Ringswell Avenue is subject to a 20mph speed limit and the junction meets the visibility requirements and is therefore acceptable in principle. Vehicular access from Ribston Avenue previously proposed the continuation of the road onto Ribston Avenue itself (from a stub end). Ribston Avenue is also subject to a 20mph speed limit. It is expected that the extension of the 20mph zone would be extended into the development site.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The seven GP surgeries that serve this potential site have an excess of capacity as of January 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduces that capacity considerably. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	The HELAA Panel noted the potential for overlooking from the new housing development that has recently been completed on land to the south.

Stage B Conclusion: Site has passed the stage B assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although with a potentially lower yield than assessed due to the need to considering overlooking from the adjoining new housing scheme.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the loss of existing open space and ecology. Also of note is the potential for land contamination.

Park and Ride Site, Digby Drive / Car park north of Digby Drive

Site Overview

Site reference number: 79

Site description: Flat park and ride car park that serves RD&E Hospital, located within a largely residential area. The site is surrounded by trees.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

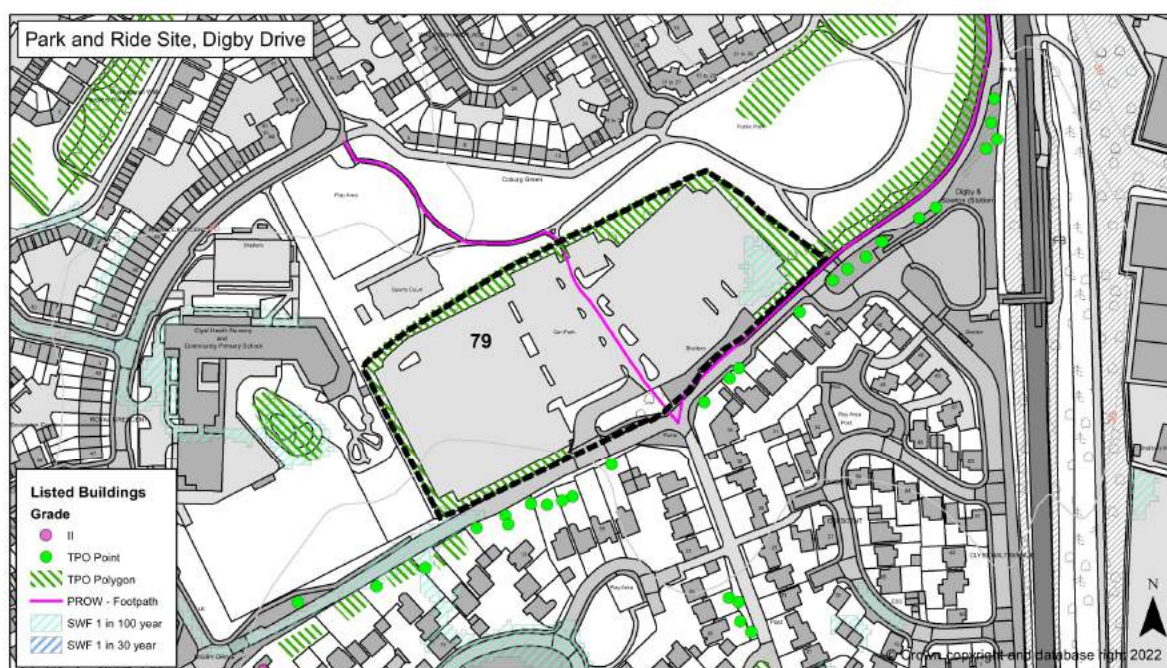
Total site area (ha): 1.5

Gross development area (ha): 1.28

Net development area (ha): 1.02

Housing capacity: 61

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees (including TPO) on the perimeter of site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 15 runs through the centre of the site.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding but this should be able to be designed out. Development must be informed by a drainage strategy to deal with existing surface water flows

Flood Risk, Drainage & Water Quality Criteria	Assessment
	through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good although there is not a GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Digby Drive and Clyst Halt Avenue. Digby and Sowton railway station is within 500m of the site. The nearest local centre as designated in the adopted Local Plan is approximately 2,000m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential and / or employment development. Development would generate less trips/ traffic than existing usage. The feasibility of finding a suitable alternative location for the existing park and ride will require detailed investigation. The site is suitable for low car but not suitable for car free development. There will be a requirement for active travel permeability through the site and in respect of onward connections. Requirement for active travel permeability through site and onward connections.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	The site adjoins an existing primary school. Devon County Council will not support the development of this site if it should hamper the school's expansion or create safeguarding issues. Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The seven GP surgeries that serve this potential site have an excess of capacity as of January 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduces that capacity considerably. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA

Other Criteria	Assessment
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.22ha of the site is unsuitable for housing and employment on grounds of TPOs on site.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of the existing park and ride facility. Also of note is a small area at risk from surface water runoff.

Former overflow car park, Tesco, Russell Way

Site Overview

Site reference number: 80

Site description: The majority of this site comprises a relatively flat car park previously used to serve an adjoining Tesco store at peak times. The site steeply slopes at its edge to Russell Way.

Relevant planning history: Site benefits from outline consent for non-food retail under 17/1962/OUT.

Existing assessment: NA

Total site area (ha): 0.69

Gross development area (ha): 0.37

Net development area (ha): 0.37

Housing capacity: 18

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees (including TPO) across the majority of site. This area is not suitable for development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good although there is no GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Russell Way. Digby and Sowton railway station is within 1km of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,400m away.
Car Parks	NA
Transport requirements	In order to achieve suitable highways access that allows for residential and/or employment development, a right of access from Tesco internal road layout will be required. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The seven GP surgeries that serve this potential site have an excess of capacity as of January 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduces that capacity considerably. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA

Other Criteria	Assessment
Retail	NA
Agricultural land	NA
Steep topography	0.04 ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is the bank adjacent to Russell Way. A further 0.01 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is the bank adjacent to Russell Way.
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.32ha of the site is unsuitable for housing and employment on grounds of gradient in excess of 1:3 (0.01ha) and TPOs (0.31ha). The remainder of the site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: Not including the discounted areas, the site has no significant constraints.

Land adjacent Tesco Store, Russell Way

Site Overview

Site reference number: 81

Site description: A triangular shaped site containing significant trees, used for recreation. Private, but open and publically accessible and located to the east of a superstore.

Relevant planning history: Planning consent 17/1871/FUL for a 2 to 4 storey extra care home was refused on grounds of size, layout, harm to Local Nature Reserve, harm to ecological value of site, loss of open space and concern regarding light, outlook, noise and privacy resulting in poor quality of residential amenity.

Existing assessment: NA

Total site area (ha): 1.08

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and is within a Cirl Bunting Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	A proportion of the site, on the southern boundary, is identified as being part of a wider Site of Local Interest for Nature Conservation and is also a component of a wider wildlife corridor along the A379 that connects the rural areas of East Devon with the Ludwell Valley Park. The strategic importance of this corridor is set out in the Exeter Area and East Devon Growth Point's Green Infrastructure Strategy – Phase II (dated 2009).
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is covered by an Area TPOs and is therefore unsuitable for development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the

Open Space & Recreation Facilities Criteria	Assessment
	development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good although there is no GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Russell Way. Digby and Sowton railway station is within 1km of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,400m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Vehicular access will only be acceptable north of the new crossing of Russell Way. Access should give priority to pedestrians and cyclists. Dependent upon the number of trips likely to be generated by development this may have an impact on the highway. Access is likely to require an extension of an existing island in the middle of Russell Way to facilitate a 'left in, left out' approach for safety. One of the pedestrian paths onto Russell Way should be at least 3m wide. Suitable connections between the site and the A379 and Tesco should be secured. Given the site's proximity to the city centre and cycle routes, cycle parking standards should be exceeded. The development is required to have a Travel Plan in order to promote non-car based travel.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development. The HELAA Panel expressed concern about noise issues on the site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.

Infrastructure Capacity Criteria	Assessment
Health	The seven GP surgeries that serve this potential site have an excess of capacity as of January 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduces that capacity considerably. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.02 ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is the bank adjacent to Russell Way. A further 0.05 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is the bank adjacent to Russell Way.
Existing homes	NA
Other	NA

Stage B Conclusion: The site is unsuitable for housing and employment on grounds of being covered by TPO trees and steep topography.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
The site has not been given a rating as it failed the stage B suitability assessment.

Russell Way / Land south of Russell Way

Site Overview

Site reference number: 82

Site description: The site comprises a long strip of wooded land bisected by Russell Way and bound by A379 to the south. Late 20th residential development adjoins to the north.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 1.96

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	A proportion of the site, on the southern boundary, is identified as being part of a wider Site of Local Interest for Nature Conservation and is also a component of a wider wildlife corridor along the A379 that connects the rural areas of East Devon with the Ludwell Valley Park. The strategic importance of this corridor is set out in the Exeter Area and East Devon Growth Point's Green Infrastructure Strategy – Phase II (2009).
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees across the site, with an area TPO covering 0.64ha. This area is discounted from having any development potential.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is

Open Space & Recreation Facilities Criteria	Assessment
	surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Van Buren Place which is Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good although there is no GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Russell Way. Digby and Sowton

Accessibility & Movement Criteria	Assessment
	railway station is within 1km of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,500m away.
Car Parks	NA
Transport requirements	Achieving suitable highways access that allows for residential and/or employment development will be challenging and require stopping up of the highway. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The seven GP surgeries that serve this potential site have an excess of capacity as of January 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduces that capacity considerably. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the

Infrastructure Capacity Criteria	Assessment
	potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.2ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is a thin strip running the majority of the length of the site.
Existing homes	NA
Other	The site contains a gas point. The site's shape may not be conducive to residential development.

Stage B Conclusion: Around 0.64 ha of the site is unsuitable for housing and employment on grounds of a group TPO. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is not achievable on grounds of challenging highways access and there being little developable area left once steeply sloping and wooded areas are discounted. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the achievability test.

Land at St Bridget Nurseries, Old Rydon Lane / St Bridget Nurseries, Old Rydon Lane

Site Overview

Site reference number: 83

Site description: This site comprises St Bridget Nurseries, a greenfield site that is already allocated for development in the Exeter Core Strategy (Newcourt Strategic Allocation). The wedge shaped site is to the north of Old Rydon Lane and abuts the A379 to the north. The site slopes down from north-east to south-west. Whilst the field to the west of site is largely free from development, there are various buildings on the remainder of the site including the main public sales buildings, greenhouses, sheds and other outbuildings. The site is bounded by mature hedgerows and there are a significant number of mature specimen trees within the site.

Relevant planning history: An outline application to demolish existing buildings and structures and to develop up to 350 homes, infrastructure and open space has been granted consent (22/0537/OUT).

Existing assessment: Strategic Brownfield Sites Study

Total site area (ha): 13.77

Gross development area (ha): 13.12

Net development area (ha): 7.87

Housing capacity: 350

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There is contains significant trees and hedges, although no TPO'd trees. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road, although the closest bus stop is c.500m walk. Newcourt Station is just over 500m distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is approximately 800m away.
Car Parks	NA
Transport requirements	Primary access is currently via two priority junctions along Old Rydon which is in the form of a country lane that could only be used as an access route for a small number of homes (or secondary/emergency access to the site). Depending upon land availability/ownership, a new primary access will be needed from the four arm roundabout on Newcourt Way. An access spur from this roundabout has already

Accessibility & Movement Criteria	Assessment
	been constructed. Modelling of impacts on the roundabout and on the signals on the A379 will be required. Impacts on the Bridge Road/Topsham Road roundabout will also need to be investigated. Development will need to take into account the works on Old Rydon Lane as part of the Holland Park phase 3 development. This includes the extension of the one-way system eastbound from Holland Park phase 3 to Newcourt Way. A contraflow cycle route over the same length will also be provided. The potential opportunity for, and effects of, making the entire length of Old Rydon Lane from the A379 to Newcourt Way operate as a one-way system should be assessed. Existing pedestrian provision within the vicinity of the site is limited, with no footway on either side of Old Rydon Lane. A strategy to provide significantly enhanced public transport infrastructure to serve the site will be required. Development also presents an opportunity to provide enhanced cycle connections to the existing railway station at Newcourt, and to the Sowton and city centre employment zones to the north and west through further development of the E9 route. The site may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new

Infrastructure Capacity Criteria	Assessment
	special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is about 50% agricultural land; grade 2 and 3a (with the other 50% being non-agricultural/brownfield). The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	The site includes 3 existing homes assumed to be owned by the site submitter. It is assumed that these homes are available for redevelopment.
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site is identified for residential development in the Core Strategy and has outline planning consent for residential development.

Garages at Lower Wear Road

Site Overview

Site reference number: 84

Site description: Garages set within a mid 20th Century residential area.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.23

Gross development area (ha): 0.23

Net development area (ha): 0.18

Housing capacity: 9+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There is a hedgerow adjoining the site's north eastern access point, but no other significant trees on site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	There is a minor surface water flood risk on the site, comprising a potential flow route. Development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present, there are shops, a primary and secondary school, doctor and dental surgeries within 1km walking distance and the site is served by bus stops located nearby. However, there are no train stations within any easy walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site is not suitable for car-free development, but may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.

Health & Safety Criteria	Assessment
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is a small area at risk from surface water runoff.

Land to the east side of Glasshouse Lane / Land at Glasshouse Lane

Site Overview

Site reference number: 85

Site description: Public open space located in a residential area.

Relevant planning history: A planning application to develop 18 homes on the site was made in 1993 and subsequently withdrawn (93/0153/OUT).

Existing assessment: NA

Total site area (ha): 0.33

Gross development area (ha): 0.33

Net development area (ha): 0.33

Housing capacity: 17+

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site is an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development. The site may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	The site falls within the Waste Consultation Zone for Countess Wear Waste Water Treatment Works. Given the location and scale of

Health & Safety Criteria	Assessment
	development, it is unlikely to constrain the operation of the WWTW and, therefore, the Waste Planning Authority has no objections.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorb much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to major significant that may be difficult to mitigate. The key constraint is the loss of open space.

Wear Barton Playing Fields, Wear Barton Road

Site Overview

Site reference number: 86

Site description: Flat playing pitch with recently developed changing rooms. This site was part of a larger site that is currently under construction for 101 homes, a football pitch, a 5 aside playing pitch, changing rooms and amenity open space (planning references: 16/0849 and 18/1081). The sports recreation facilities provided on this site were intended to replace the playing pitches and recreation open space that had previously existed on the wider site.

Relevant planning history: Planning applications 16/0849/OUT and 18/1081/RES for the development of up to 101 houses, a new sports pitch and changing facility, public open space including children's play areas and associated highways and drainage infrastructure.

Existing assessment: NA

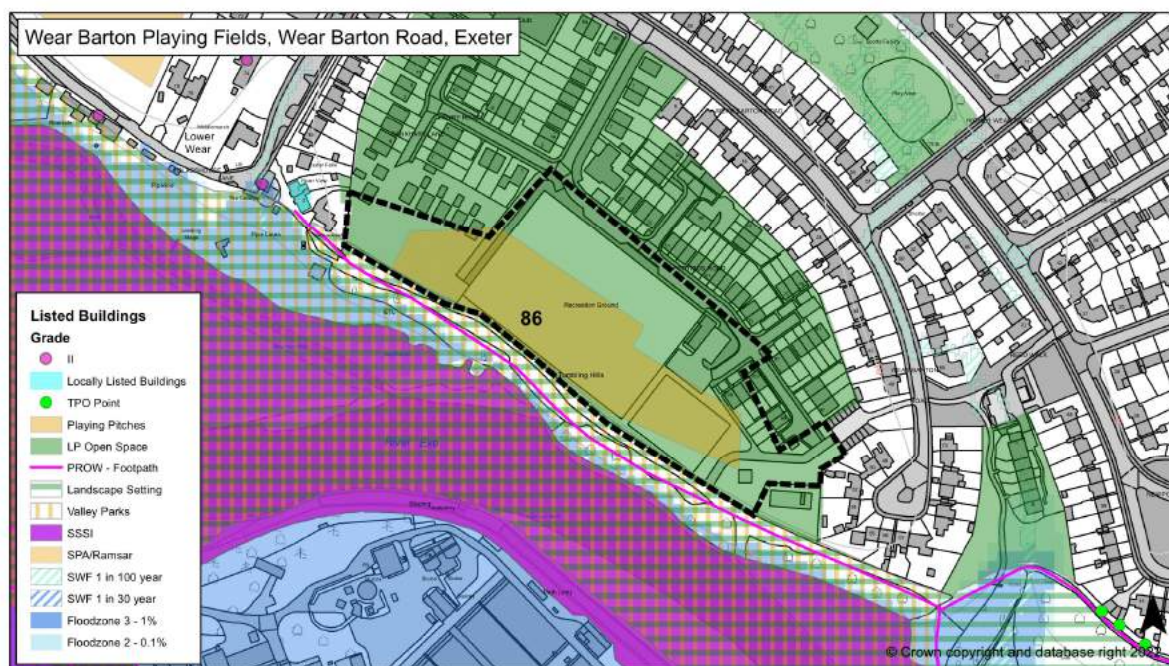
Total site area (ha): 1.75

Gross development area (ha): 1.75

Net development area (ha): 1.40

Housing capacity: 70

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and is within a Cirl Bunting Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand mudflats habitat.
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no significant trees on site.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Exe Estuary and Farmlands and main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	The site includes a temporarily closed playing pitch. Sport England comment that the submitter has not delivered the on and off site sports and open space facility mitigation works that were agreed to under planning applications 18/1081 and 16/0649, which saw significant playing field loss at the site.. A new Playing Pitch Strategy is being prepared by the Council, but the NPPF is clear that sports and recreational land should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Other sports facility (built / outdoor)	The site includes a built sports facility (new changing room block). The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly

Open Space & Recreation Facilities Criteria	Assessment
	shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Open Space	The site is an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	Exeter Footpath 20 runs along the southern edge of the site.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency advise that the River Exe Surface Water drainage outfall is difficult to design for the site.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to walking and cycling links and is served by numerous bus stops. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is approximately 1,100m away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential and / or employment development. Suitable access is available as part of wider site's development. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	This site falls within the Waste Consultation Zone for Countess Wear Waste Water Treatment Works. Whilst there are existing residential properties within this WCZ, the Waste Planning Authority is concerned that this site will introduce a number of new residential properties closer to the WWTW adding constraint to the waste facility. Living conditions for residents in this area are likely to be impacted upon by the operations (odour, noise) at this waste site and, therefore, any proposals must be supported by suitable assessments to demonstrate any potential impacts can be adequately mitigated. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	The site is crossed by a high voltage power line and includes 1 pylon towards the south of the site. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. New community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the stage B assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Red: The site is subject to severe constraints that are not considered to be conducive to development. The key constraint is the loss of playing pitches and open space. Also of note is the objections received from the waste authority.

Land at Seabrook Farm, Topsham

Site Overview

Site reference number: 88

Site description: Greenfield site bound by the M5 motorway, Topsham Millennium Woodland, existing residential development and a golf course. The site forms part of the Newcourt Strategic Allocation in the Exeter Core Strategy.

Relevant planning history: The site forms part of a larger site granted outline consent (11/1291/OUT) for up to 700 dwellings and supporting infrastructure including: primary school, community facilities; local store; care home/s; access; recreation and open space facilities. The site comprises the only part of the outline area that does not yet benefit from reserved matters consent.

Existing assessment: N/A

Total site area (ha): 11.5

Gross development area (ha): 11.32

Net development area (ha): NA

Housing capacity: 232 (700 consented under 11/1291 minus 468 already completed or benefiting from outline consent)

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.18 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential. The Environment Agency advise that this area can be used as GI/public open space/Valley park etc.

Conclusion: 0.18 ha of the site is unsuitable for housing and employment development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and is within a Cirl Bunting Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	0.12ha of the site is an Unconfirmed Wildlife Site.
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand mudflats habitat.
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees within and adjacent to the site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	Outline consent 11/1291 includes provision of an area of recreational open space and a play park within this site. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for

Open Space & Recreation Facilities Criteria	Assessment
	alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The remaining area of the site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good although there is not a GP surgery or secondary school within 1km. Cycle and walking routes are nearby. Bus stops along Exeter Road are within 1km. Newcourt Railway station is within 1km but would access requires improved pedestrian / cycle links. The nearest local centre as designated in the adopted Local Plan is approximately 1,600m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Arrangements for suitable access are set out in the outline consent.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	The site is crossed by high voltage power lines and includes 4 pylons, 1 on the north-western boundary adjacent to Newcourt Road and 3 in the centre. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only

Infrastructure Capacity Criteria	Assessment
	allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 2 and 3a agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Excluding the 0.18 ha discounted at Stage A on flood risk grounds, the remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has outline planning consent for residential development.

Sandy Gate

Site Overview

Site reference number: 89

Site description: A mixed use site located on the eastern edge of the city close to junction 30 of the M5 and Sandy Park Rugby Ground. Land uses include a employment, education, agriculture, retail, a motorway services, hotel and park and ride facility. The site is identified for redevelopment in the Council's Liveable Exeter Programme. The area of site to the south of the A379 is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

Relevant planning history: No relevant recent planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

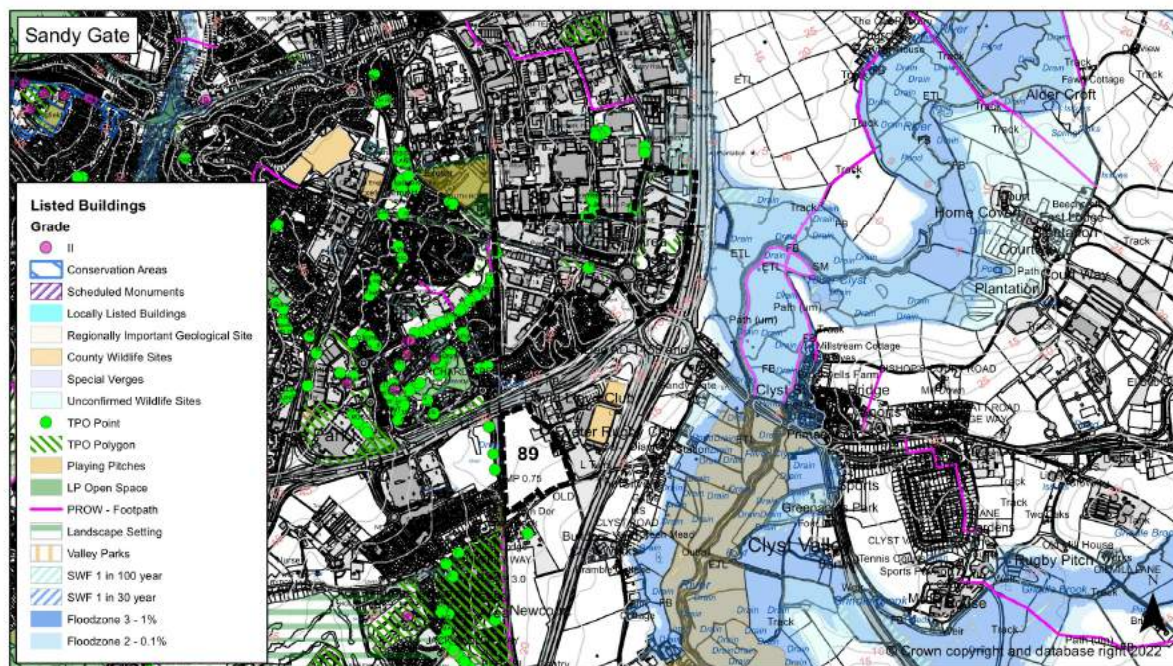
Total site area (ha): 39.95

Gross development area (ha): 36.60

Net development area (ha): NA

Housing capacity: 500

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	0.15ha of the site is part of a RIGS.
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees within and adjacent to the site, including TPOs on around 2.05ha. This area is discounted from having any development potential. A tree survey and constraints plan will be required .

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	1.24ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The rest of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency advise that there are significant surface water flooding issues along Sidmouth Rd, within the park and ride, along Kestrel Way and into Moor Lane. Space for a flow route will need to be designed into any redevelopment. Surface water issues at Sowton lagoon may also need addressing.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	Much of the brownfield part of the site (barring the park and ride and motorway services) is in employment use. The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Bus stops along Sidmouth Road are within

Accessibility & Movement Criteria	Assessment
	1km. The nearest local centre as designated in the adopted Local Plan is approximately 1,900m away.
Car Parks	NA
Transport requirements	The feasibility of relocating the motorway services and finding a suitable alternative location for the park and ride will require detailed investigation. National Highways will need consulting. A detailed assessment and strategy will be required. The site is not suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation

Infrastructure Capacity Criteria	Assessment
	Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains Stansfield Academy school, and Exeter College's Devon and Exeter Construction Training Centre. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes local shops. The NPPF requires Exeter Planning authorities to ensure that established shops are retained for the benefit of the community.
Agricultural land	The site includes grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	2.64ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is spread throughout the site and largely consists of banks, including adjacent to Apple Lane and the railway embankment. A further 1.13ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is spread throughout the site and largely consists of banks, including adjacent to Apple Lane and the railway embankment.
Existing homes	NA
Other	NA

Stage B Conclusion: Around 3.35 ha of the site unsuitable for housing or employment development on grounds on containing TPO trees and topography. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are the existing motorway service station, the park and ride facility, employment uses and an area in flood zone 2. Also of note are areas with the potential for land contamination and the potential loss of community facilities.

Land at Sandy Park / Sandy Park Farm and Land at Old Rydon / Land east of Exmouth Branchline

Site Overview

Site reference number: 90

Site description: Largely greenfield site comprising gently sloping fields and Sandy Park Farm. The site is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation. The area to the north of Old Rydon Lane is part of the Sandy Gate site that is identified for development in the Council's Liveable Exeter Programme.

Relevant planning history: The area to the south of Old Rydon Lane was granted a resolution to approve outline consent for up to 392 homes in 2014, but the S106 Agreement has not been signed (14/1451/OUT).

Existing assessment: NA

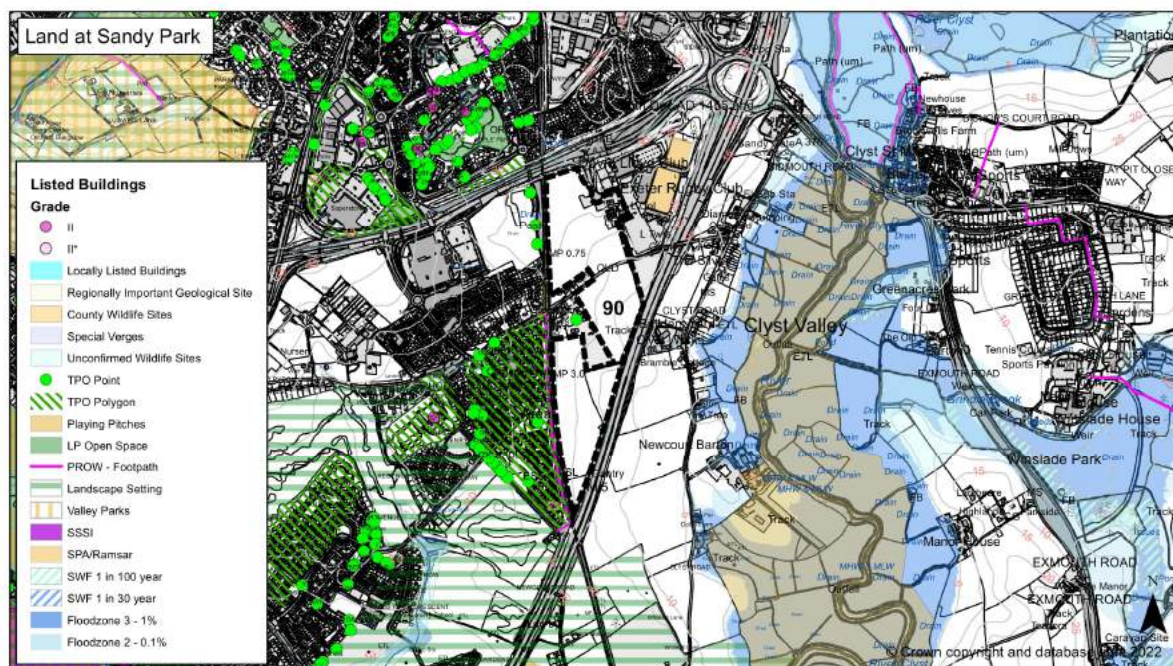
Total site area (ha): 19.83

Gross development area (ha): 19.83

Net development area (ha): 11.89

Housing capacity: 951 gross, 942 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and is within a Cirl Bunting Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees within and adjacent to the site. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with

Flood Risk, Drainage & Water Quality Criteria	Assessment
	existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 1km of the site but, with improved pedestrian/cycle links, access to some of these could be enhanced. Newcourt Railway Station is within 500m. The site has access to cycling links and some walking links. A bus stop is within 500m of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,900m away.
Car Parks	NA
Transport requirements	DCC Highways is concerned about the impact of development on the nearby Clyst Road/A376 junction and the resulting interaction with the A376 approach to the M5 junction. An upgraded Sandy Park junction may be required. Appropriate walking/cycling facilities to be provided on the section of Old Rydon Lane up to recently upgraded steps adjacent the railway bridge serving Newcourt station. Possible level access required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

Infrastructure Capacity Criteria	Assessment
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network. Some offsite works may be required.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	0.04ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is to the north of the site adjacent to the A379. A further 0.01ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is to the north of the site adjacent to the A379.
Existing homes	The site includes 9 existing homes located at Sandy Park Farm adjacent to Sandy Park rugby ground which are assumed to be owned by the submitter.
Other	NA

Stage B Conclusion: Around 0.01 ha of the site is unsuitable for housing and employment on grounds of gradient. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site is identified in the Core Strategy for residential development.

Land at Newcourt Road, Topsham

Site Overview

Site reference number: 91

Site description: Reasonably flat triangular parcel of greenfield land bound by the Exmouth - Exeter railway line, M5 motorway and Newcourt Road.

Relevant planning history: Use of land as allotments was granted under reference 18/1204/FUL.

Existing assessment: NA

Total site area (ha): 1.73

Gross development area (ha): 1.73

Net development area (ha): 1.38

Housing capacity: 28-48

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and is within a Cirl Bunting Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges on boundaries and adjacent to the site. A tree survey and tree constraints plan is required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used

Flood Risk, Drainage & Water Quality Criteria	Assessment
	where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good but would require improved cycling and walking links to enhance access. There is no GP surgery or secondary school within 1km. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1.5km. Access to bus services along Exeter Road, and Topsham and Newcourt railway stations could be improved if direct pedestrian / cycle provision were made available.
Car Parks	NA
Transport requirements	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact on Exeter Road will need to be assessed. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site is not suitable for low-car development. Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels are close to objective.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	The site is crossed by a high voltage power line and includes 1 pylon towards the south of the site. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and

Infrastructure Capacity Criteria	Assessment
	acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the loss of best and most versatile agricultural land, high voltage powerlines, highways access and the site's landscape sensitivity.

Land to the east of Newcourt Road

Site Overview

Site reference number: 92

Site description: This flat greenfield site comprises a large field in agricultural use, bounded by hedgerows. It contains two small storage buildings along the boundary with Newcourt Road. The Exeter-Exmouth rail line runs along the rear of the site (to the east); to the north is a plant nursery and to the south is Yeomans Gardens. Newcourt Road runs along the site's western boundary, along which there is some 'ribbon' residential development and beyond which is a playing field and the M5 motorway.

Relevant planning history: Northern part of site (1.4ha): 21/1940/OUT - outline application for 30 homes and associated infrastructure has been granted consent and a reserved matters application for 30 homes is pending consideration (23/0885/RES).

Existing assessment: NA

Total site area (ha): 2.56

Gross development area (ha): 1.46

Net development area (ha): 1.17

Housing capacity: 30

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes hedgerows on, or next to the site, which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	A site of Local Interest for Nature Conservation runs along the road to the front of the site.
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains significant trees and hedges, although no TPO'd trees. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good but would require improved cycling and walking links to enhance access. There is no GP surgery or secondary school within 1km. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is c.1km away. Access to bus services along Exeter Road, and Topsham and Newcourt railway stations could be improved if direct pedestrian / cycle provision were made available.
Car Parks	NA
Transport requirements	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact on Exeter Road will need to be assessed. Walking/cycling should be prioritised and contributions towards a pedestrian link over the

Accessibility & Movement Criteria	Assessment
	nearby railway to join Newcourt Road and Clyst Road may be sought. The site is not suitable for low-car development. Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer

Infrastructure Capacity Criteria	Assessment
	contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is mainly grade 2 agricultural land (with a small part being non-agricultural). The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent for the northern part of the site has advised that the site will be available for development in years 1-5. The owner of the southern part of the site has advised that the site is not available for development and it is therefore discounted from having any development potential. This is reflected in the gross site area.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: (available part of the site only) the site already has outline planning consent for residential development.

Yeomans Gardens, Newcourt Road

Site Overview

Site reference number: 93

Site description: This site has in the past been used as a nursery and still contains a number of greenhouses and sheds, many in a poor state of repair. The western part of the site, including remaining buildings, is now used for storage. There is a small residential barn conversion on site. Part of the site (to the southern boundary) is currently used as a construction compound by Strongvox for their adjoining development (porta cabins etc. are associated with this use). The site contains a number of shrubs and trees, which are also a feature of the site boundaries. Newcourt Road (a no-through road) and the Exeter-Exmouth rail line run respectively along the site's western and eastern boundaries, beyond which lie open fields. Open fields lie to the north.

Relevant planning history: A planning application for 16 homes has been granted consent (22/0269/FUL).

Existing assessment: NA

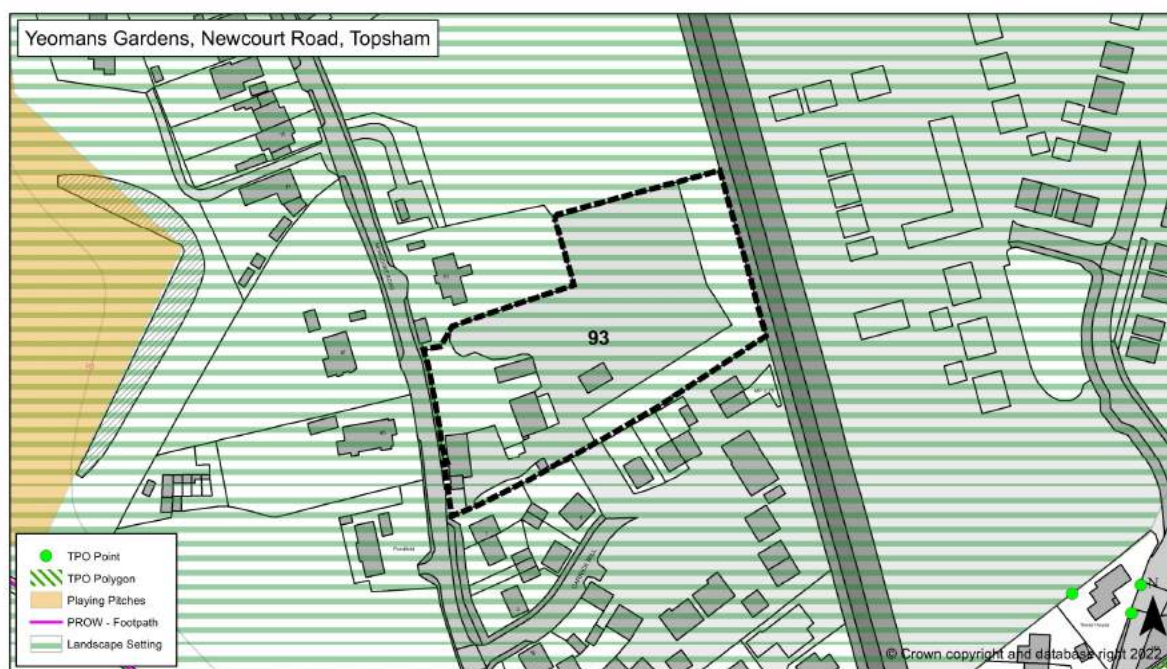
Total site area (ha): 0.72

Gross development area (ha): 0.72

Net development area (ha): 0.58

Housing capacity: 16

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes hedgerows on, or next to the site which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	A site of 'Local Interest for Nature Conservation' runs along the road to the front of the site.
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains established trees and hedges. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1km. Walking and cycle links are attractive. There is an excellent bus service on Topsham Road and access could be improved if direct pedestrian provision were made. Newcourt Station and Topsham Stations are both about 1km distant and offer good access to rail services.
Car Parks	NA
Transport requirements	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact of

Accessibility & Movement Criteria	Assessment
	development on Exeter Road will require assessment. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site offers the potential for low-car development, although potentially not car-free.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer

Infrastructure Capacity Criteria	Assessment
	contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	The site includes around 3 existing homes. It is assumed that these are owned by the site submitter.
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has full planning consent for residential development.

Land to the west of Newcourt Road

Site Overview

Site reference number: 94

Site description: This flat largely greenfield site comprises a bungalow (Pondfield) with adjacent agricultural field to the west of Newcourt Road. To the rear of Pondfield, within the site, are a number of outbuildings/sheds. The site is enclosed by hedgerows and there are large mature trees to the western and eastern site boundaries. The site is accessed from Newcourt Road and immediately opposite residential development is under construction. To the south of the site is Topsham Golf Academy and to the north is further ribbon development along Newcourt Road.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 1.41

Gross development area (ha): 1.41

Net development area (ha): 1.13

Housing capacity: 23-40 gross, 22-39 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes hedgerows on, or next to the site which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	A site of Local Interest for Nature Conservation runs along the road to the front of the site.
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains established trees and hedges, although no TPOs. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 60 adjoins the eastern and southern boundaries of the site.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1 km. Walking and cycle links are attractive. There is an excellent bus service on Topsham Road and access could be improved if direct pedestrian provision were made. Newcourt Station and Topsham Stations are both about 1km distant and offer good access to rail services.
Car Parks	NA
Transport requirements	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact of development on Exeter Road will require assessment. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and

Accessibility & Movement Criteria	Assessment
	Clyst Road may be sought. The site offers the potential for low-car development, although potentially not car-free.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health

Infrastructure Capacity Criteria	Assessment
	care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	The site includes 1 existing home assumed to be owned by the site submitter. It is assumed that this home is available for redevelopment.
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of best and most versatile agricultural land, highways access and the site's landscape sensitivity.

Land at Topsham Golf Academy / Five Acres

Site Overview

Site reference number: 95

Site description: This large flat site comprises the Topsham Golf Academy, an existing golf driving range. The site is accessed from Exeter Road between Five Acres (a bungalow) and Broom Park Nurseries. It is bounded by hedgerows, with some trees along the northern boundary. To the south on the opposite side of Exeter Road, and to the east, there is residential development.

Relevant planning history: The site's application history relates to its use as a golf driving range.

Existing assessment: NA

Total site area (ha): 2.81

Gross development area (ha): 2.81

Net development area (ha): 1.69

Housing capacity: 34-59

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes hedgerows on, or next to the site which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies the site as being within an area to maintain and expand Mudflats.
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains significant trees and hedges, but no TPOs. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The site is an outdoor sports facility. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Open Space	NA
Public Rights Of Way	Exeter Footpath 60 runs along the northern boundary of the site.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1 km. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent to the site. Newcourt Station and Topsham Stations are both about 1km distant and offer good access to rail services.
Car Parks	NA
Transport requirements	Developments with access onto Exeter Road should give priority to pedestrians / cyclists. National Cycle Network Route 2 runs along the southern site boundary and its use should be promoted as part of any

Accessibility & Movement Criteria	Assessment
	development. Improvements to pedestrian / cycle links over the motorway to Newcourt train station via the bridge on Newcourt Road will be required. The site offers the potential for low car development, although potentially not car-free.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer

Infrastructure Capacity Criteria	Assessment
	contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	There is a restrictive covenant on the title register for the site, which may affect its availability for development.

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to the restrict covenant.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of a sports facility. Also of note are the loss of best and most versatile agricultural land, the nature recovery network, the legal covenant and the site's landscape sensitivity.

Land at Clyst Road, Topsham

Site Overview

Site reference number: 96

Site description: The site comprises a number of agricultural fields. Aside from an orchard and field boundary hedgerows, the site is devoid of significant natural features. Electricity power lines and associated pylons run across the approximate centre of the site in an east west direction. The site is bounded to the west by the Exeter-Exmouth branch railway line, to the east and north by further agricultural land, and to the south by a recently consented residential development. The site is currently accessed via Whitehall Lane which is an unmade track. The site has no direct boundary with public highway. The immediately surrounding area currently has a semi-rural character, although with the field to the south currently being developed for housing, the railway line to the west and the M5 motorway visible to the north, the surroundings are increasingly influenced by urban features and it is on the edge of the urban settlement.

Relevant planning history: 21/0894/OUT for up to 100 dwellings was refused planning consent and was subsequently allowed on appeal.

Existing assessment: NA

Total site area (ha): 5.62

Gross development area (ha): 5.62

Net development area (ha): 3.37

Housing capacity: 100

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and is within a Cirl Bunting Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	The site includes traditional orchard priority habitat. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand coastal and floodplain grazing marsh habitat.
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges within and on the site boundaries. A tree survey and tree constraints plan is required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
Landscape Setting	Site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA

Open Space & Recreation Facilities Criteria	Assessment
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good but would require improved cycling and walking links to enhance access. There is not a GP surgery or secondary school within 1km. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1.5km. Access to bus services along Exeter Road, and Topsham and Newcourt railway stations could be improved if direct pedestrian / cycle provision were made available.

Accessibility & Movement Criteria	Assessment
Car Parks	NA
Transport requirements	The Highway Authority has concerns with the sustainability of this site and how the development will help meet targets for modal shift and carbon reduction. Infrastructure secured through the adjoining Apsham Grange site is not suitable to support further development off Clyst Road. A mobility hub will be required at an early stage to provide attractive alternatives to the car and improve connectivity with existing sustainable transport links. Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact on Exeter Road will need to be assessed. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site is not suitable for low-car development. Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment is not likely to be required, however an air quality impact assessment may be required depending on scale of development.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	The site is crossed by high voltage power lines and includes 3 pylons, 2 pylons and associated power lines run across the approximate centre of the site in an east west direction, and 1 pylon located on the northern boundary. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a

Infrastructure Capacity Criteria	Assessment
	new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 2 and 3a agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to highways access constraints.

Rating and Overall Conclusion
Green: The site already has full planning consent for residential development.

Land to the east of Clyst Road

Site Overview

Site reference number: 97

Site description: A largely greenfield site to the north of Topsham, comprising a number of fields subdivided by trees and hedgerows. The site also includes one home and a number of buildings in employment use within an area adjoining Clyst Road.

Relevant planning history: Various consents relating to the existing commercial units on site.

Existing assessment: NA

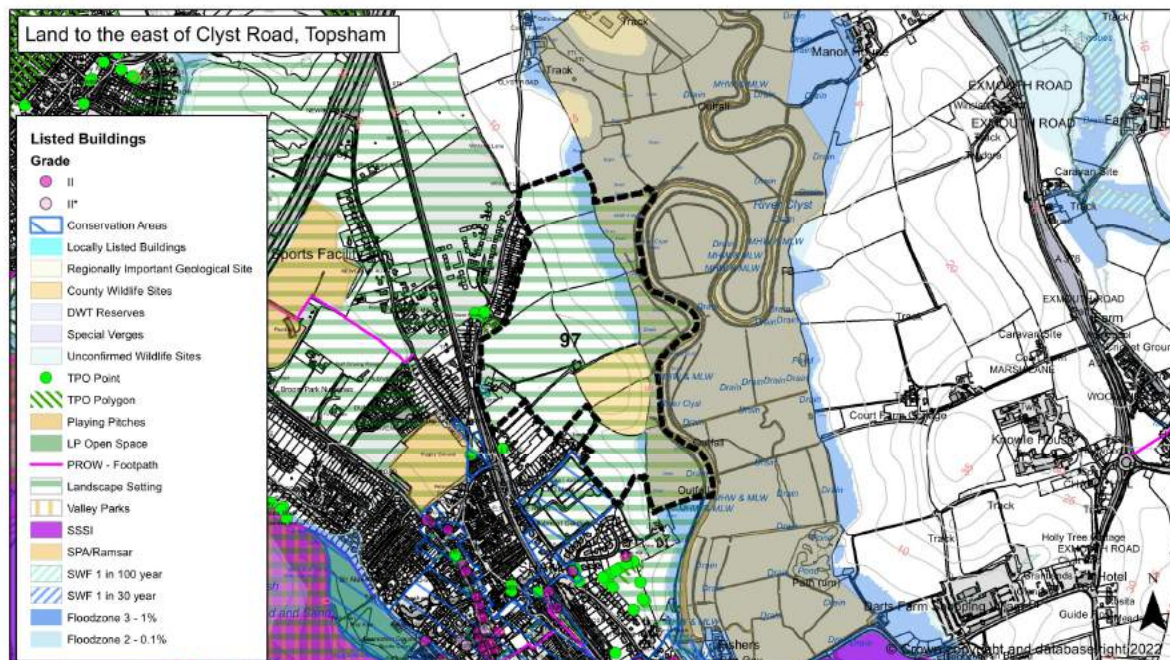
Total site area (ha): 30.34

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site is within landscape that has a high and high/medium sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 9.26ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy. 9.26ha of the site has failed to pass the Stage A Assessment on flood risk grounds.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is not achievable. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage A suitability and achievability assessments.

Land on the south side of Monmouth Street, Topsham / Mays Field, Topsham

Site Overview

Site reference number: 98

Site description: Greenfield site comprising agricultural fields and some woodland in the north-east, located on the edge of Topsham.

Relevant planning history: No recent relevant planning history.

Existing assessment: NA

Total site area (ha): 3.99

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site is within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is not achievable due to potential highways access constraints.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage A suitability and achievability tests.

Mount Howe Field, Topsham

Site Overview

Site reference number: 99

Site description: Greenfield land comprising a single large agricultural field.

Relevant planning history: No recent relevant planning history.

Existing assessment: NA

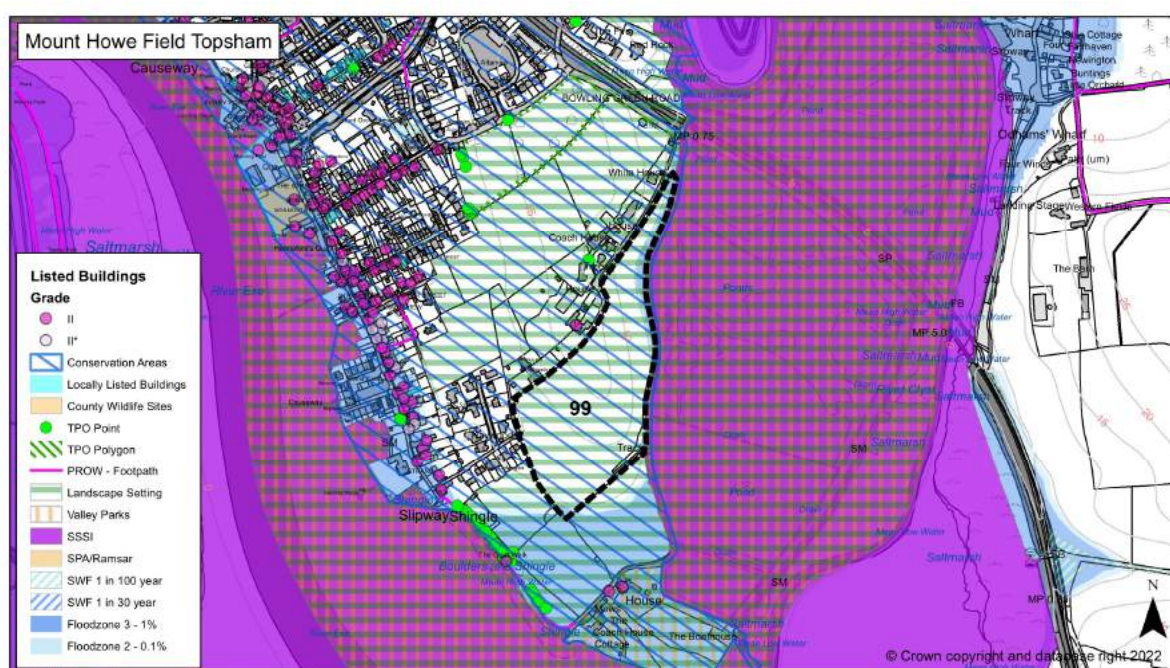
Total site area (ha): 4.03

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site is within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.27 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is not achievable due to flood risk and potential highways access constraints.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the achievability test.

Fever & Boutique, 12 Mary Arches Street

Site Overview

Site reference number: 100

Site description: This city centre site comprises a nightclub. The existing two storey flat roofed brick building fills the entire site, is unattractive and makes no contribution to the urban landscape of the Conservation Area. Opposite (to the north/east) is Mary Arches surface car park, Elm House offices and St Mary Arches Church (grade I listed). Adjacent (to the south east) is a public house. To the rear are homes (grade II and II* listed) and associated open space.

Relevant planning history: Relevant history relates to the nightclub use.

Existing assessment: NA

Total site area (ha): 0.07

Gross development area (ha): 0.07

Net development area (ha): 0.07

Housing capacity: 11+ gross, 10 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees adjacent the site (west). A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as 'Main cities and towns'.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used

Flood Risk, Drainage & Water Quality Criteria	Assessment
	where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	The site is within the Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c.500m/5mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500m and offers good access to rail services.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes 1 home which is assumed to be owned by the site submitter and therefore available for redevelopment.
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the conservation area and the potential for land contamination.

182-184, 185-186 and 3-6 North Street, Exeter

Site Overview

Site reference number: 101

Site description: This city centre site comprises commercial units (shops and vacant units) with four residential units above.

Relevant planning history: Planning consent for a change of use of floors one upwards 28 apartments (24 net) was granted in 2019 (23/0326/FUL).

Existing assessment: N/A

Total site area (ha): 0.08

Gross development area (ha): 0.08

Net development area (ha): 0.08

Housing capacity: 28 gross, 24 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no significant trees on site.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used

Flood Risk, Drainage & Water Quality Criteria	Assessment
	where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	The site is within the Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area. The site comprises an imposing four storey building with a Victorian gothic appearance and is located on a prominent corner. Although some of that character has been lost at the ground floor level, nevertheless, the building is locally listed and within a conservation area and therefore should be retained.
Local Listed Buildings	The site consists 182-184, 185-186 Fore Street and 3-6 North Street, which are locally listed. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c.500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500m and offers good access to rail services.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA

Other Criteria	Assessment
Existing homes	The site includes 4 existing flats which are owned by the site submitter and therefore assumed to be available for redevelopment.
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site already has full planning consent for residential development.

Civic Centre, Paris Street

Site Overview

Site reference number: 102

Site description: Flat site occupied by the Civic Centre and Flying Start Children's Centre. Buildings on the site comprise two mid 20th century office blocks of 4 storeys, with a single storey extension and car parking to the rear. The site is bound by Paris Street to the north and Dix's Field to the west and south and is surrounded by a range of city centre uses. The site forms part of East Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No recent relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.68

Gross development area (ha): 0.68

Net development area (ha): NA

Housing capacity: 101

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. The site is also within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees, particularly to the south west, although these are not a major constraint to development. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to 13-15 Dix's Field, Chichester Place and 2-6 Barnfield Crescent, which are grade II*, together with a number of grade II listed buildings Southernhay and Barnfield historic parks and gardens and the City Wall, which is a scheduled monument, are also located in the vicinity. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site includes land in employment use (offices). The 2022 Exeter Employment Study concludes that, as part of Southernhay, the site is green in terms of its capacity to meet future demand for employment and is deliverable within 5 years. However the Study also identifies that the adjoining City Point area is suitable to house a number of governmental organisations within a Civic hub.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is located opposite the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Paris Street. In terms of rail provision, Central Station lies around 550m walking distance of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level is low and reflects the site as an individual development. However, it is within the East Gate site and so the risk level for East Gate should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site includes a Flying Start Children's Centre. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of

Other Criteria	Assessment
	this facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Suitability Assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the conservation area and the potential loss of a community facility and employment.

Clarendon House, Western Way

Site Overview

Site reference number: 103

Site description: This city centre site is occupied by Clarendon House, a mid/late 20th century office block of two to six storeys in height that also includes a Job Centre on the ground floor and private under-croft parking that is accessed from Russell Street. Land levels across the site drop from north to south. The site is bound by Western Way, Heavitree Road and Russell Street and is surrounded by a range of city centre uses.

Relevant planning history: No recent relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.25

Gross development area (ha): 0.25

Net development area (ha): NA

Housing capacity: 37

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. The site is also within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees adjacent to site, but these are not a major constraint. Opportunities should be taken to retain trees as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site is at risk of surface water flooding, with frequent flooding of nearby properties and the basement of Clarendon House itself. This will need to be mitigated. Development must be informed by a drainage strategy to deal with existing surface water flows through

Flood Risk, Drainage & Water Quality Criteria	Assessment
	the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Eaton Place and Eaton's Place, which are grade II listed buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site includes some offices. However, this is a standalone employment use that has not been assessed in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is located in close proximity to the city centre bus station and there are additional bus stops serving a range of locations nearby on Sidwell Street and Paris Street. In terms of rail provision, Central Station lies around 650m walking distance of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	Undercroft parking on the ground floor is privately owned.
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.

Health & Safety Criteria	Assessment
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the East Gate site and so the risk level for East Gate should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Suitability Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the potential for land contamination, surface water flood risk and the potential loss of employment.

Former Police Station and Central Devon Magistrates Court, Heavitree Road

Site Overview

Site reference number: 104

Site description: Vacant site of mid/late 20th century buildings of between one and four storeys in height that were most recently used as a police station and magistrates court. The site slopes gradually downhill from east to west and existing buildings are set back from the highway behind a landscaped frontage. The site is bound by Heavitree Road to the south and Gladstone Road to the east. Neighbouring uses include two to three storey homes, a scheme of purpose built student accommodation that is under construction, a supermarket and, to the south, the University of Exeter's St Luke's Campus.

Relevant planning history: An outline planning application (21/1564/OUT) to redevelop the site to provide purpose built student accommodation and co-living housing has been refused consent and is currently at appeal.

Existing assessment: Liveable Exeter Priority Sites document.

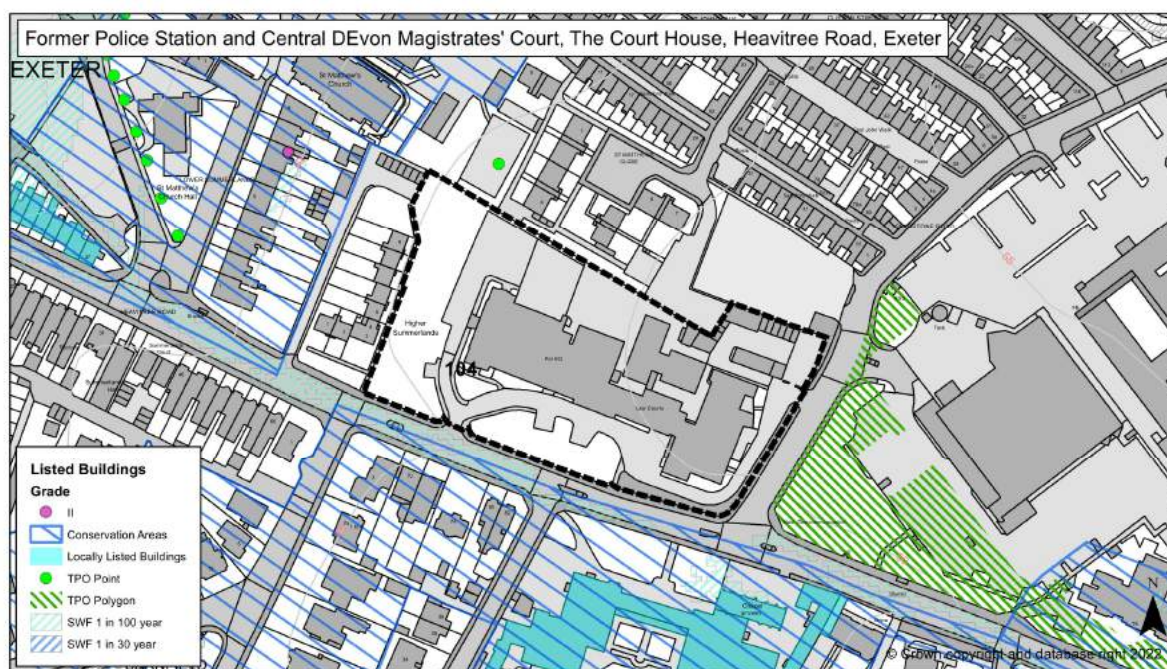
Total site area (ha): 1.28

Gross development area (ha): 1.28

Net development area (ha): NA

Housing capacity: 116

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. The site is also within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees mainly concentrated in the south and west areas of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints will be plan required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site adjoins land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to 1-4 and 7-9 Lower Summerlands, which are grade II listed buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site formerly included some offices. However, this is a standalone employment use that has not been assessed in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is located around 550m walk from the city centre bus station and there are additional bus stops serving a range of locations nearby on Heavitree Road. In terms of rail provision, Central Station lies around 1.1km walking distance of the site, providing access to both local and national services. The site is approximately 100m from city centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the East Gate site and so the risk level for East Gate should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site's primary and most recent use is as a community facility. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated

Other Criteria	Assessment
	that they are surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former uses.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Suitability Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints include potential contamination, the loss of a community facility and the proximity to listed buildings.

Honeylands, Pinhoe Road

Site Overview

Site reference number: 105

Site description: The site is adjacent to Pinhoe Road and consists of the former Honeylands Specialist Children's Centre. The main building is listed and there are a number of prefabricated adjoining buildings. The building is set within landscaped grounds with a number of attractive trees. Vehicular access is from Lamacraft Drive. The front boundary to Pinhoe Road is a stone wall with hedge above. Immediately to the east is Vranck House School and to the south and west is residential development.

Relevant planning history: A planning application to convert Honeylands to a care home with 64 bedrooms has consent (22/0313/FUL).

Existing assessment: NA

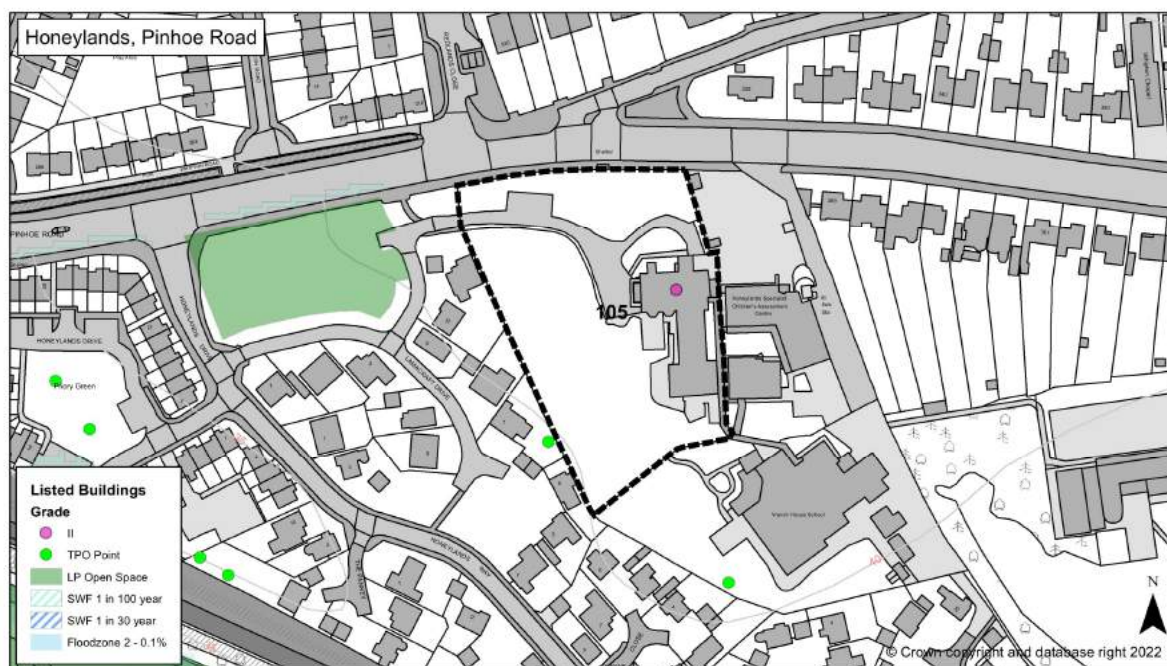
Total site area (ha): 0.73

Gross development area (ha): 0.73

Net development area (ha): 0.58

Housing capacity: Approximately 24 two bed flats

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on and adjacent the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that the site may be in a potential Critical Drainage Area (North or Pinn Brook).

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site includes Honeylands, which is grade II listed. It is expected that the listed building(s) would be retained and converted as part of any scheme of redevelopment. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Pinhoe Road with a bus stop adjacent to the site . Polsloe station is under 500m distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is approximately 150m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited. The site offers the potential for low-car development, although potentially not car-free.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains a former hospital. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the the facility unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development

Other Criteria	Assessment
	would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is the listed building and the potential loss of a community facility.

Land lying east of Pinn Lane

Site Overview

Site reference number: 106

Site description: Greenfield land largely comprising scrub which forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026).

Relevant planning history: No recent relevant planning history.

Existing assessment: NA

Total site area (ha): 0.25

Gross development area (ha): 0.24

Net development area (ha): 0.24

Housing capacity: 14

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains a TPO tree and therefore 0.01ha is considered to be unsuitable for development. There are other significant trees on the perimeter of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that the site may be within a Critical Drainage Area (Pinn Brook).

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to Monkton House, which is grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present along Tithebarn Lane and St Nicholas Close and the site is served by bus stops located nearby. The nearest railway station is Pinhoe Station 400m to the north. The nearest local centre as designated in the adopted Local Plan is approximately 600m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited. The HELAA Panel has questioned the ability to achieve highways access to the site, as it may rely on third party land.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.

Health & Safety Criteria	Assessment
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required before it is possible to identify whether the site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	The site is largely level.

Other Criteria	Assessment
Existing homes	NA
Other	NA

Stage B Conclusion: 0.01ha of the site is unsuitable for residential development on grounds of containing a TPO. The rest of the site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to potential highways access constraints.

Rating and Overall Conclusion
Yellow: Not including the discounted areas, the site has development potential but is subject to significant constraints that should be possible to mitigate. The key constraint is the loss of best and most versatile agricultural land. Also of note are potential highways access constraints.

Land south of Gypsy Hill Lane

Site Overview

Site reference number: 107

Site description: Greenfield land comprising a single large agricultural field. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for predominantly structural landscaping in the adopted Monkerton Hill Barton masterplan.

Relevant planning history: No recent relevant planning history.

Existing assessment: NA

Total site area (ha): 0.58

Gross development area (ha): 0.58

Net development area (ha): 0.46

Housing capacity: 28

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the perimeter of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	The site is located within the proposed Monkerton Ridge Park.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site is identified as a structural landscaping in the adopted Monkerton Hill Barton masterplan.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also located 700m away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Site is gently slopes down towards the south. The HELAA Panel has advised that this could reduce yield below the assessed level.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although topography could constrain yield below the assessed level.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan including the proposed Monkerton Ridge Park. Also of note are the loss of best and most versatile agricultural land and topography.

Hessary, Hollow Lane

Site Overview

Site reference number: 108

Site description: A single detached dwelling and garden. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is proposed as predominantly formal open space in the adopted Monkerton Hill Barton masterplan.

Relevant planning history: No relevant planning history.

Existing assessment: NA

Total site area (ha): 0.73

Gross development area (ha): 0.73

Net development area (ha): 0.58

Housing capacity: 35 gross, 34 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Dense tree cover could potential pose a major constraint to development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	The site is located within the formerly proposed Monkerton Ridge Park.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site is identified as a formal open space in the adopted Monkerton Hill Barton masterplan.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent. The site is served by bus stops located nearby although pedestrian footways are absent along Hollow Lane. Pinhoe Railway station is 700m away. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An ambient noise assessment will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	The site is largely level.
Existing homes	The site contains one home which is assumed to be owned by the submitter and therefore available for redevelopment.
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although existing trees could constrain yield below the assessed level.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan including the proposed Monkerton Ridge Park and existing trees on the site. Also of note are the loss of best and most versatile agricultural land and the met office safeguarding zone.

Land to the north, south and west of the Met Office

Site Overview

Site reference number: 109

Site description: Greenfield site comprising three fields. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for residential development with formal and informal open space in the adopted Monkerton Hill Barton masterplan.

Relevant planning history: Planning consent (21/1701/OUT) has been granted for up to 285 dwellings.**Existing assessment:** NA

Total site area (ha): 7.5

Gross development area (ha): 7.50

Net development area (ha): 4.50

Housing capacity: 285

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are hedges and small trees on the perimeter of site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	The northern section of the site is located within the proposed Monkerton Ridge Park.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	Parts of the site are identified as formal and informal open space in the adopted Monkerton Hill Barton masterplan.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources	NA
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Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Although hollow way is narrow with no pedestrian footways access can be achieved through adjacent development in the south. Pinhoe Railway Station is also located 800m away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	The site lies within the Met Office safeguarding zone, where consultation is required for any building structure or works above ground level.
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Due to the size or location of the site, development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Site is gently slopes down towards the south-east.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The benefits from outline planning consent for residential development.

88 Honiton Road

Site Overview

Site reference number: 110

Site description: Relatively flat parcel of land currently used as a car wash. St Nicholas Catholic Primary School playing fields lie to the north, to either side it is residential and Honiton Road runs along the southern boundary

Relevant planning history: An application for 10 homes was approved but not implemented (07/2633/FUL). A subsequent application for the same scheme was refused on design and amenity grounds, having been considered with respect to the Council's adopted Residential Design Guide (11/0509/EXT).

Existing assessment: UCS Phase 1

Total site area (ha): 0.30

Gross development area (ha): 0.16

Net development area (ha): 0.16

Housing capacity: 10

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees (area TPO) on the northern part of the site which is taken into account in the gross development area. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	There are surface water flood risks on parts of site (5%) and Honiton Road - the site is potentially within a critical drainage area (North Brook). Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any

Flood Risk, Drainage & Water Quality Criteria	Assessment
	potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km, and limited job opportunities and shops within 1km. The site has access to walking and cycling links and is served by bus stops along Honiton Road. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is approximately 1,200m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	The site adjoins an existing primary school. Devon County Council will not support the development of this site if it should hamper the school's expansion or create safeguarding issues. Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.14ha of the site is unsuitable for housing and employment on grounds of a group TPO. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: Not including the discounted areas, the site has no significant constraints.

Sowton Park and Ride, Sidmouth Road

Site Overview

Site reference number: 111

Site description: A park and ride facility run by Devon County Council. The site is within Sandy Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: Planning history relates to Park and Ride and associated works.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 2.06

Gross development area (ha): 2.06

Net development area (ha): 1.24

Housing capacity: 123

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the perimeter of site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	There is a surface water flood risk at the eastern end of the site (plus from Sidmouth Road). A clear flow route to Falcon Road/Harrier Way needs to be created. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage

Flood Risk, Drainage & Water Quality Criteria	Assessment
	Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources	NA
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Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	N/A
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Digby and Sowton rail station and bus stops along Sidmouth Road providing a range of bus services are within 500m. The nearest local centre as designated in the adopted Local Plan is approximately 2,000m away.
Car Parks	NA
Transport requirements	The feasibility of finding a suitable alternative location for the park and ride will require detailed investigation. The site is not suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An air quality assessment will be required to consider: whether existing ambient air quality levels in this area are suitable for development; whether emissions from development on the site could be adequately mitigate; and what the impact of the loss of the park and ride facility on air quality would be.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (high) reflects the site as an individual development. However, it is within the Sandy Gate site and so the risk level for Sandy Gate should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.106ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. These areas are predominantly verges.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the stage B assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Sandy Gate site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the loss of the existing Park and Ride facility and surface water flooding.

DOA & Exeter Mobility Centre, Wonford Road

Site Overview

Site reference number: 112

Site description: A flat site that has recently been cleared of buildings and is being used by the NHS for car parking. It also contains some landscaping. Wonford Road runs along the northern boundary, on the opposite side of which is the Nuffield Hospital. Recent residential development adjoins to the east and south. To the west is a modern Church, plus associated parking.

Relevant planning history: Most recent application relates to the provision of a car park for hospital employees. A retrospective application for the existing car park is pending consideration (21/1918/FUL).

Existing assessment: NA

Total site area (ha): 0.82

Gross development area (ha): 0.72

Net development area (ha): 0.57

Housing capacity: 28

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees (TPOs) on and adjacent the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	There is a surface water flood risk the through middle/eastern side of the site related to a culverted minor watercourse that runs through the site (spring in Nuffield Hospital). The Environment Agency advise

Flood Risk, Drainage & Water Quality Criteria	Assessment
	that it may be possible to divert the watercourse in order to re-establish a natural flow. Underground leaks and basement flooding have been recorded in areas to the south of the site. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	N/A
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services and facilities is generally good although there is not a secondary school within 1km. Cycle and walking routes are nearby. It is located on the E9 cycle route. Bus stops are located adjacent to the site along Wonford Road and a larger range of bus services are located along Barrack Road within 500m. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.1ha of the site is unsuitable for housing and employment on grounds of TPOs. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to addressing surface water flood issues.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the loss of the existing NHS car parking facility and surface water flooding.

Land south of the A379

Site Overview

Site reference number: 113

Site description: Greenfield land largely comprising scrub, with some tree cover adjacent to Ikea. Site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified in the adopted Newcourt Masterplan for residential development.

Relevant planning history: Site is now under construction following the granting of benefits from consent for 184 dwellings, (21/0496/FUL).

Existing assessment: NA

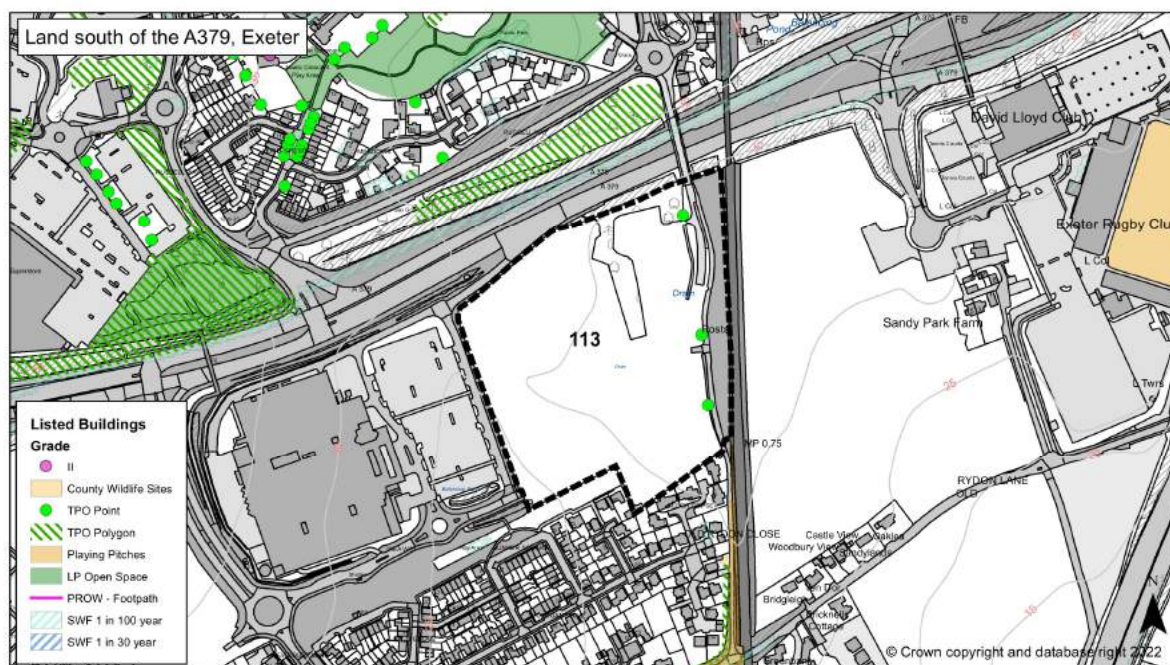
Total site area (ha): 54.05

Gross development area (ha): 54.05

Net development area (ha): 32.43

Housing capacity: 184

Employment capacity: Considered in Exeter Employment Study



Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the perimeter of the site. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used

Flood Risk, Drainage & Water Quality Criteria	Assessment
	where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is identified as an employment allocation in the 2022 Exeter Employment Study, which concludes that it is green in terms of its capacity to continue to meet future demand for employment and deliverable in years 1-5.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present along Tithebarn Lane and St Nicholas Close and the site is served by bus stops located nearby. The nearest railway station is Pinhoe Station 400m to the north. The nearest local centre as designated in the adopted Local Plan is approximately 1,700m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site may include grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	Site is largely level but includes a bowl of terraced land.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Green: The site has consent for housing development.

Corner of Retreat Drive and Exeter Road, Topsham

Site Overview

Site reference number: 114

Site description: Brownfield land comprising hardstanding used for storage.

Relevant planning history: Site has two extant permissions - one for a commercial building (20/0938/FUL) and another for 10 dwellings (17/1656/FUL).

Existing assessment: NA

Total site area (ha): 0.10

Gross development area (ha): 0.10

Net development area (ha): 0.10

Housing capacity: 10

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees on the perimeter of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	Site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Land Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. Topsham Railway Station is also located 1km away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA

Health & Safety Criteria	Assessment
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	The site is largely level.
Existing homes	NA
Other	The HELAA Panel queried the existence of a restrictive covenant affecting the site. However, a check with the site's land registry details indicates that there is no restrictive covenant in place that would prevent development.

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to the existence of a restrictive covenant. However, see above.

Rating and Overall Conclusion
Green: The site already has outline planning consent for residential and employment development.

Land at Retreat Drive, Topsham

Site Overview

Site reference number: 115

Site description: Brownfield land comprising hardstanding used for storage.

Relevant planning history: Site has an extant permission for a commercial building (20/0938/FUL) and for 17 residential units (22/0268/FUL).

Existing assessment: NA

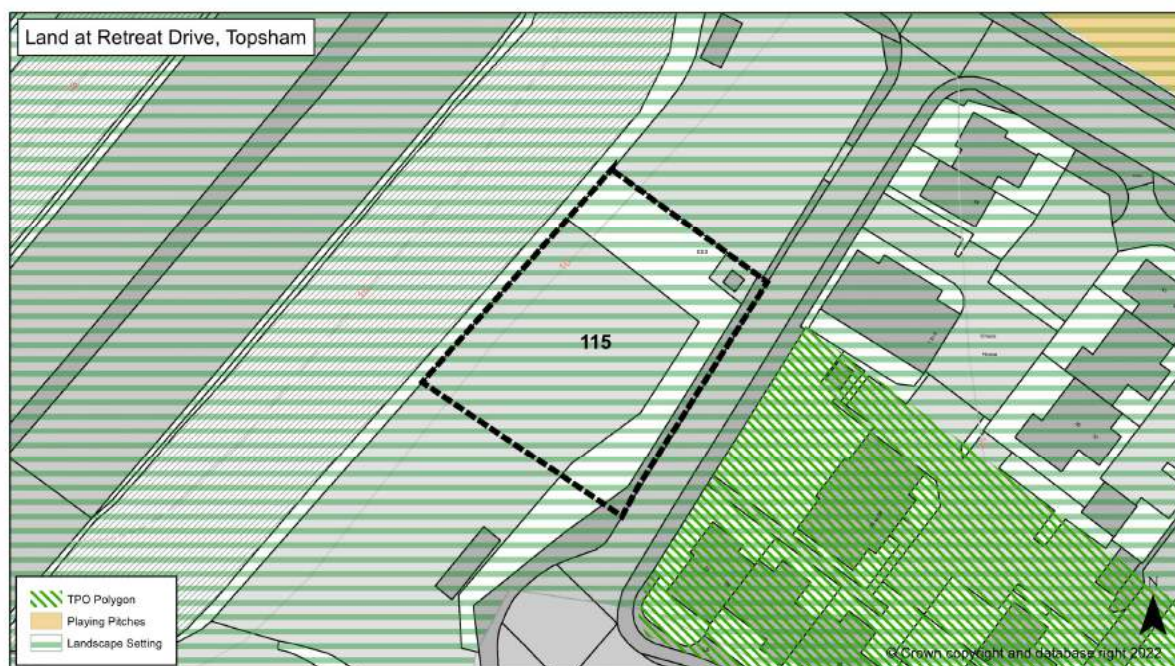
Total site area (ha): 0.12

Gross development area (ha): 0.12

Net development area (ha): 0.12

Housing capacity: 17

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on and adjacent to the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	Site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. Topsham Railway Station is also located 1km away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	Contamination is expected to be widespread on this site. A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA

Health & Safety Criteria	Assessment
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Water Lane on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	The site is largely level.
Existing homes	NA
Other	The HELAA Panel queried the existence of a restrictive covenant affecting. However, a check with the site's land registry details indicates that there is no restrictive covenant in place that would prevent development.

Stage B Conclusion: Site has passed stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to the existence of a restrictive covenant. However, see above.

Rating and Overall Conclusion
Green: The site already has planning consent for residential development.

Land at Water Lane

Site Overview

Site reference number: 116

Site description: A largely flat site situated between the Exe Canal and a mainline railway that includes traditional employment uses with many buildings in a poor state of repair, a large electricity distribution station and a social club. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. The site also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: Previous planning applications for piecemeal redevelopment within the site have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach for the Water Lane area. An outline planning application (23/1007/OUT) has recently been submitted for residential-led mixed use redevelopment of the site.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 4.48

Gross development area (ha): 4.48

Net development area (ha): NA

Housing capacity: 780

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for a direct pollution pathway to the nearby Exe Estuary SPA.

Flood Zone 3b: 3.49 ha of the site is within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. The site is also within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies 1.5ha of the southern part of the site as being within an area to maintain and expand coastal and flood plain grazing marsh.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on perimeter of site. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 23 runs just outside part of the site's eastern boundary with Water Lane. Exeter Footpath 25 runs across the site,

Open Space & Recreation Facilities Criteria	Assessment
	linking Water Lane with Marsh Barton via an underpass beneath the railway line.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), around 0.42 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	The remaining area of the site is in flood zone 1 and has a low probability of experiencing fluvial flooding.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that in order for the site to be redeveloped, major access and egress problems will need to be addressed. Access and egress points will need to be created either to the north (over the river at the Quayside) or to the south over the railway line and via a raised route to an existing old railway line running through Marsh Barton. A strategic approach must be taken to address all flood risk issues.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the site is red in terms of its capacity to meet future demand for employment, stating that the area would suit a

Employment Criteria	Assessment
	residentially led, mixed use redevelopment including ancillary leisure and retail.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor at present. Whilst job opportunities are available within the site and in nearby locations, there are no food shops, schools, doctors or dental surgeries within walking and cycling distance of the southern part of the site. The northern and central areas of the site are within 1km walking and cycling distance of a food shop, a primary school and a dental surgery, but doctors surgeries are located further afield. Existing pedestrian and cycle links serving the site are adequate but could be improved. The northern part of the site is within 500m walking distance of bus stops along Water Lane, with further bus stops within 1 km along Alphington Road; however there is no convenient provision serving the remaining parts of the site. In terms of rail provision, the northern part of the site is within 1km walking and cycling distance of St Thomas Station and the southern part of the site is in close proximity to the new Matford Station, which is under construction. Both stations provide access to local services. The nearest local centre as designated in the adopted Local Plan is approximately 500m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	Contamination is expected to be widespread on this site. A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	The site is partially within two Waste Consultation Zones relating to the Exton Road Household Waste Recycling Centre (HWRC) and a Clinical Waste Transfer Station. Any proposals within the consultation zones must be supported by suitable assessments to demonstrate any potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses.
Installations handling hazardous substances	Part of the site is within the consultation zone of the Isca House Holder Station, which handles/has handled hazardous substances. The Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
HSE Major Hazard Pipelines	The site includes the clearance zone of a major gas pipeline that runs just outside the site to the north, associated with a nearby gas holder station. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable

Health & Safety Criteria	Assessment
	development. This constraint is taken into account in the site's potential yield.
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Water Lane on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	The site is crossed by a high voltage power line leading to an adjoining electricity distribution facility. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (medium) reflects the site as an individual development. However, it is within the Water Lane site and so the risk level for Water Lane should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains Willeys Social Club. The NPPF is clear that local authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the

Other Criteria	Assessment
	development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B Suitability Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Water Lane site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses, flood zone 3 and waste uses near to the site. Also of note is the presence of a major hazard pipeline, current access to services and facilities and the potential loss of a community facility.

Isca House, Haven Road

Site Overview

Site reference number: 117

Site description: Flat site on the southern bank of the River Exe/Canal basin, within a mixed-use area. Two operational low-pressure gas holders that occupied a large portion of the site have been demolished. The remainder of the site contains a Pressure Regulating Station, associated pipeline, areas of hardstanding, car parking and various storage and office buildings. Surrounding land uses include a coach/car park to the west, industrial buildings and a number of homes. The Exeter Canal runs along the site's north-eastern boundary and Water Lane runs along its southern boundary. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. The site also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: No recent relevant planning applications for the site. However, previous planning applications for piecemeal redevelopment within the wider Water Lane area have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach for the Water Lane area

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 4.00

Gross development area (ha): 4.00

Net development area (ha): NA

Housing capacity: 312

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for a direct pollution pathway to the nearby Exe Estuary SPA.

Flood Zone 3b: The site is entirely within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG. Any planning application will need to be accompanied by a flood risk assessment.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. The site is also within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on site. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA

Open Space & Recreation Facilities Criteria	Assessment
Public Rights Of Way	Exeter Footpath 23 runs just outside part of the site's eastern boundary with Water Lane.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	The site is known to be at risk from surface water flooding, therefore development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that in order for the site to be redeveloped, major access and egress problems will need to be addressed. Access and egress points will need to be created either to the north (over the river at the Quayside) or to the south over the railway line and via a raised route to an existing old railway line running through Marsh Barton. A strategic approach must be taken to address all flood risk issues.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to a number of grade II listed buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	The site includes the fragments and gateway to no. 62 Haven Road and the Gas Works Former Manager's House/Office, which are locally listed structures. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	The 2022 Exeter Employment Study concludes that the Water Lane area is red in terms of its capacity to meet future demand for employment, stating that it would suit a residentially led, mixed use redevelopment including ancillary leisure and retail.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor at present. Whilst job opportunities are available within the site and in nearby locations, facilities such as food shops, schools, doctors and dental surgeries are at least 1km away. Existing pedestrian and cycle links serving the site are adequate but could be improved. The site is within 500m walking distance of bus stops along Water Lane, with further bus stops within 1km along Alphington Road. In terms of rail provision, it is within around 1.2km walking and cycling distance of both St Thomas Station and the new Matford Station, which is under construction. Both stations provide access to local services. The nearest local centre as designated in the adopted Local Plan is approximately 600m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	Contamination is expected to be widespread on this site. A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	The site is within the consultation zone of the Isca House Holder Station, which handles /has handled hazardous substances. The Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
HSE Major Hazard Pipelines	A major gas pipeline runs through the site associated with the gas holder station. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable development. This constraint is taken into account in the site's potential yield.
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable

Health & Safety Criteria	Assessment
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (medium) reflects the site as an individual development. However, it is within the Water Lane site and so the risk level for Water Lane should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	The site includes a former gas holder station. The gas holders have been demolished, but some operational kit remains on site. This will need to be relocated, either elsewhere within the gas holder station site or to an alternative location within the wider Water Lane site.

Stage B Conclusion: The site has passed the Stage B Suitability Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Water Lane site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses and flood zone 3. Also of note is a major hazard pipeline and current access to services and facilities.

Links House, 156 Grace Road Central

Site Overview

Site reference number: 118

Site description: This brownfield site is located within the eastern part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use as a carpet distributor with low rise buildings across the site. The site is level and bounded by Grace Road Central to the east and other low rise light industrial units to the north, south and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: No recorded planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

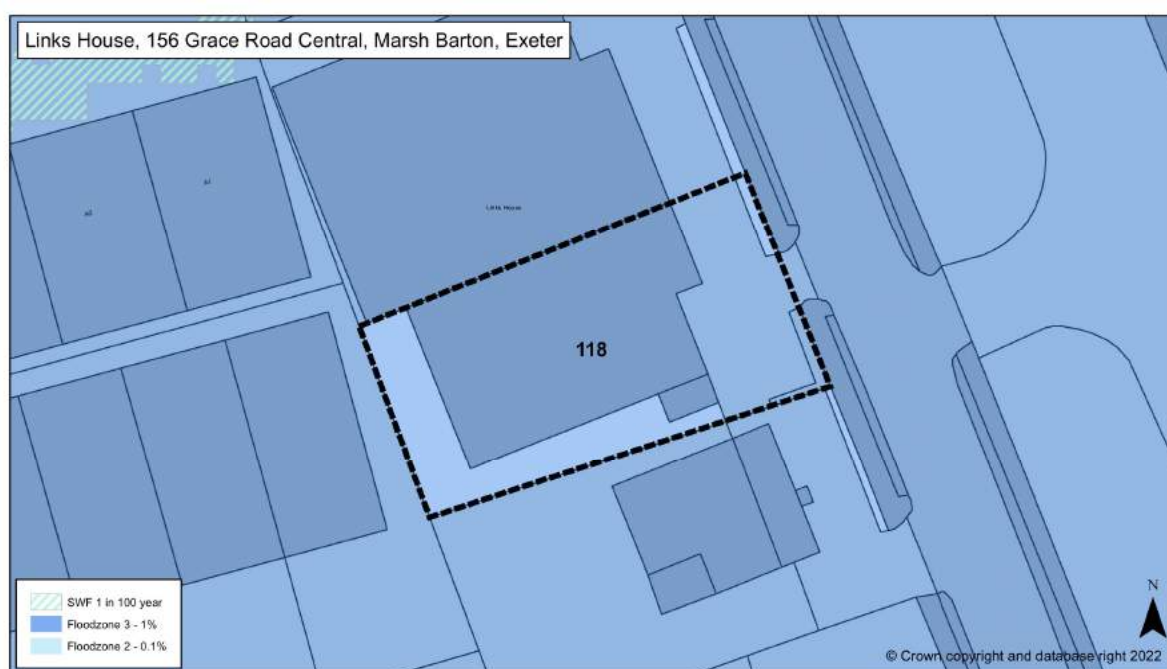
Total site area (ha): 0.11

Gross development area (ha): 0.11

Net development area (ha): 0.11

Housing capacity: 13

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The whole site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand coastal and floodplain grazing marsh (around the Alphinbrook).
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no significant trees on site.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. There are major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Strategic approach required for all flood risk issues. The Alphin Brook may require minor improvements. Land in this flood

Flood Risk, Drainage & Water Quality Criteria	Assessment
	zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding from flow route and drains. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	Marsh Barton has major safe access and egress problems, but an old the railway line may help to provide a solution if raised routes can be created throughout area.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Marsh Barton area is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket less than 1km away. The site is within

Accessibility & Movement Criteria	Assessment
	1km of Alphington Primary School and West Exe for secondary. Walking and cycle links from the site are provided by access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 200m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,600m away.
Car Parks	NA
Transport requirements	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site is likely to be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers this area to be a strategically significant in terms of waste management for Exeter and the wider area and, therefore, it should not be constrained by non-waste development in close proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. This site is within the Waste Consultation Zone for the Exeter EfW Facility. Residential properties are highly likely to be impacted upon from noise, odour, traffic etc. generated by the operations at these waste sites and, therefore, this site is considered to not be suitable for residential development. It is unlikely these impacts could be mitigated to an acceptable level by any future residential development. The Waste Planning Authority objects to the loss or constraint of any waste management facility and, therefore, it would be necessary to deliver replacement sites at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Marsh Barton on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
Clean water	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Marsh Barton site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include flood zone 3, waste uses near to the site and loss of employment.

Falcon House, Falcon Road

Site Overview

Site reference number: 119

Site description: Brownfield site occupied by Falcon House, a two storey building and associated car parking that is owned by Exeter College. The site forms part of Sandy Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No recent relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.58

Gross development area (ha): 0.58

Net development area (ha): 0.46

Housing capacity: 46

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the perimeter of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Most of the site is affected by surface water risk (from the adjoining Park and Ride site). A clear flow route to Falcon Road/Harrier Way will need to be created. Development must be informed by a drainage strategy to deal with existing surface water flows through

Flood Risk, Drainage & Water Quality Criteria	Assessment
	the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	N/A
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Digby and Sowton rail station and bus stops along Sidmouth Road are within 500m. The nearest local centre as designated in the adopted Local Plan is c.2,400m away.
Car Parks	NA
Transport requirements	Comments are awaited from DCC Highways. The site is unlikely to be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Sandy Gate site and so the risk level for Sandy Gate should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	The site contains an education facility. The NPPF is clear that local authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the education facility unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA

Other Criteria	Assessment
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: The HELAA Panel has advised that development of the site is achievable.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are surface water flooding and the potential loss of a community facility and employment.

22 Marsh Green Road

Site Overview

Site reference number: 120

Site description: This brownfield site is located within the central part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use as the Devon Disability Collective which includes offices and light industrial workshops, with low rise buildings across the site. The site is level and bounded by Marsh Green Road East to the south, Trusham Road to the west, and other low-rise light industrial units to the north and east. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: Varied planning history with a number of applications permitted for employment-related uses and ancillary development

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.52

Gross development area (ha): 0.52

Net development area (ha): 0.42

Housing capacity: 50

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The whole site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the perimeter of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. There are major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new

Flood Risk, Drainage & Water Quality Criteria	Assessment
	development. A strategic approach will be required for all flood risk issues including linking to Water Lane over the railway. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	Marsh Barton has major safe access and egress problems, but an old the railway line may help to provide a solution if raised routes can be created throughout area.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Marsh Barton area is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 1.75km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full

Accessibility & Movement Criteria	Assessment
	range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket approximately 500m away. The site is within 1km of Alphington Primary School and West Exe for secondary. Walking and cycle links directly from the site are limited although there is cycle access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 500m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,200 m away.
Car Parks	NA
Transport requirements	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car use development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	This site lies within two Waste Consultation Zones; one for Exeter's EfW Facility and the other in relation to metals recycling. Any proposals in this area must be supported by suitable assessments to demonstrate any potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Marsh Barton on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.

Health & Safety Criteria	Assessment
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
Clean water	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 15+.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Marsh Barton site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are flood zone 3 and loss of employment. Also of note are the waste consultation zone and surface water runoff.

RGB Exeter, Alphinbrook Road

Site Overview

Site reference number: 121

Site description: This brownfield site is located within the western part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use as a builders' merchants including offices, light industrial units and areas of hardstanding. The site is level and irregular in shape, bounded by Alphin Brook Road to the south and other low-rise light industrial units to the north, east and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: Varied planning history with a number of applications permitted for employment-related uses and ancillary development

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 1.40

Gross development area (ha): 1.40

Net development area (ha): 1.12

Housing capacity: 134

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees adjacent to the site. A tree survey and constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 26 runs from just south of the southwest corner of the site along the Alphinbrook.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	The site is entirely within flood zone 2 although there are significant potential flood issues associated with the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. A strategic approach will be required for all flood risk issues. Land in flood zone 2 has a

Flood Risk, Drainage & Water Quality Criteria	Assessment
	medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Marsh Barton area is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket approximately 500m away. The site is within approximately 500m of Alphington Primary School and West

Accessibility & Movement Criteria	Assessment
	Exe for secondary. Walking and cycle links are provided along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 750m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,400 m away.
Car Parks	NA
Transport requirements	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Marsh Barton on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision

Infrastructure Capacity Criteria	Assessment
	of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-though mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
Clean water	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 15+.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Marsh Barton site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are flood zone 2 and loss of employment.

1-9 Alphin Brook Road

Site Overview

Site reference number: 122

Site description: This brownfield site is located within the western part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use including as a distributor of car parts within light industrial units. The site is level and triangular in shape, bounded by Alphin Brook Road to the north, other low-rise light industrial units to the east and the Alphin Brook to the south. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: No relevant recent planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.46

Gross development area (ha): 0.46

Net development area (ha): 0.37

Housing capacity: 44

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

Flood Zone 3b: An area of 0.38 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand coastal and floodplain grazing marsh (around the Alphinbrook).
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on and adjacent the site. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 26 runs adjacent to the southern boundary of the site along the Alphinbrook.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), the rest of the site is in flood zone 2. Significant potential flood issues associated with the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Strategic approach required for all flood risk issues. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements which may require a buffer area in the site (can be car parking or green space - but not buildings).
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The site has major safe access and egress problems due to flood risk

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Marsh Barton area is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket approximately 500m away. The site is within approximately 500m of Alphington Primary School and West Exe for secondary. Walking and cycle links are provided along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 750m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,550m away.
Car Parks	NA
Transport requirements	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Marsh Barton on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
Clean water	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Marsh Barton site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that should be possible to mitigate. The key constraints include that it is partially within flood zone 3 and also includes land in flood zone 2 and loss of employment.

CP Arts, Alphin Brook Road, Exeter

Site Overview

Site reference number: 123

Site description: This small, brownfield site is located within the eastern part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use with a combination of low rise buildings and car parking across the site. The site is level and rectangular in shape, bounded by Alphin Brook Road to the north and other low rise light industrial units to the south, east and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: No relevant recent planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 0.36

Gross development area (ha): 0.36

Net development area (ha): 0.29

Housing capacity: 35

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

Flood Zone 3b: The whole site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are low quality trees on north part of the site, adjacent to Alphinbrook Rd. Trees should not be a major constraint to development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new

Flood Risk, Drainage & Water Quality Criteria	Assessment
	development. Strategic approach required for all flood risk issues. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The site has major safe access and egress problems due to flood risk

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Marsh Barton area is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket less than 1km away. The site is within

Accessibility & Movement Criteria	Assessment
	1km of Alphington Primary School and West Exe for secondary. Walking and cycle links from the site are provided by access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 200m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,650m away.
Car Parks	NA
Transport requirements	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	This site is adjacent to the Exeter EfW Facility, within the Waste Consultation Zone. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers Exeter EfW Facility to be strategically significant in terms of waste management for Exeter and the wider area and should not be constrained by non-waste development in close proximity. Residential properties in this area are likely to be impacted upon by the operations at this waste site and therefore it is considered the southern part of this site is not currently suitable for residential development. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. The Waste Planning Authority objects to the constraint of this strategic waste management facility and, therefore, it would be necessary to deliver a replacement site at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of

Health & Safety Criteria	Assessment
	activities on Marsh Barton on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
Clean water	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Marsh Barton site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are flood zone 3, loss of employment and waste uses near to the site.

1-5 Elm Units, Grace Road South

Site Overview

Site reference number: 124

Site description: This small, brownfield site is located within the eastern part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use in low rise buildings across the site. The site is level and broadly square in shape, bounded by Grace Road South to the east, other low rise light industrial units to the north and west and the Alphin Brook to the south. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

Relevant planning history: No relevant recent planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

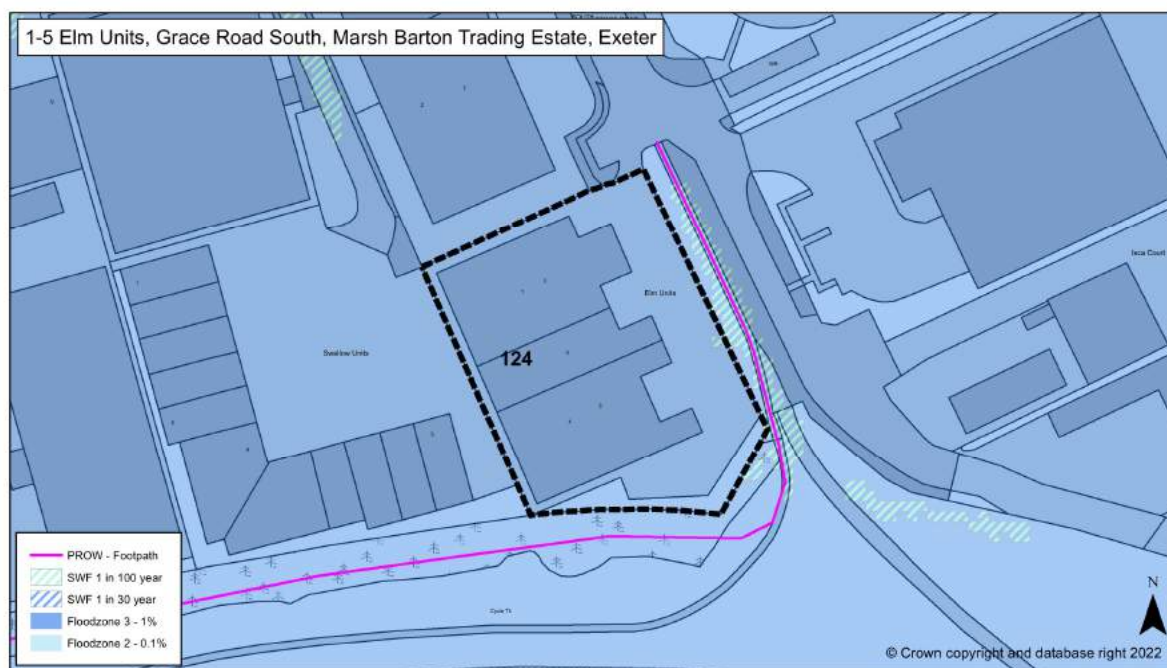
Total site area (ha): 0.29

Gross development area (ha): 0.29

Net development area (ha): 0.23

Housing capacity: 28

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

Flood Zone 3b: The whole site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees on the southern and eastern perimeter. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 26 runs adjacent to the eastern and southern boundaries of the site along the Alphinbrook.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Strategic approach required for all flood risk issues including linking to Water Lane over railway. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements which may require a buffer area in the site (can be car parking or green space - but not buildings).
Flood Zone 1	NA
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The site has major safe access and egress problems due to flood risk

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Marsh Barton area is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket less than 1km away. The site is within 1km of Alphington Primary School and West Exe for secondary. Walking and cycle links from the site are provided by access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 200m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,800m away.
Car Parks	NA
Transport requirements	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	This site is adjacent to the Exeter EfW Facility, within the Waste Consultation Zone. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers Exeter EfW Facility to be strategically significant in terms of waste management for Exeter and the wider area and should not be constrained by non-waste development in close proximity. Residential properties in this area are likely to be impacted upon by the operations at this waste site and therefore it is considered the southern part of this site is not currently suitable for residential development. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. The Waste Planning Authority objects to the constraint of this strategic waste management facility and, therefore, it would be necessary to deliver a replacement site at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
Installations handling hazardous substances	Part of the site is within the consultation zone of the Isca House Holder Station, Haven Road which handles hazard substances. The

Health & Safety Criteria	Assessment
	Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable. An assessment of the impact of activities on Marsh Barton on ambient air quality will also be required.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
Health	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
Clean water	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

Other Criteria	Assessment
Community facility	NA

Other Criteria	Assessment
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to a strategic approach being taken to address the wider Marsh Barton site's constraints through masterplanning and phasing.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are flood zone 3, loss of employment and waste uses near to the site. Also of note is the major hazard pipeline.

Land behind 66 Chudleigh Road

Site Overview

Site reference number: 125

Site description: Greenfield site, the southern half of which is allocated for development in the Exeter Core Strategy as part of the South West Alphington Strategic Allocation.

Relevant planning history: No relevant planning history.

Existing assessment: NA

Total site area (ha): 0.68

Gross development area (ha): 0.68

Net development area (ha): 0.54

Housing capacity: 11 to 20

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees on and adjacent the site. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services and facilities is generally good although there is not a secondary school within 1km. Cycle and walking routes are nearby, link access to these would need to be provided. Bus stops are located within 500m. The new Marsh Barton railway station is located within 2km of the site. The new Matford Brook all through school is also located within 2km. It is a similar distance to West Exe secondary school. The nearest local centre as designated in the adopted Local Plan is approximately 2,300m away.
Car Parks	NA
Transport requirements	Comments are awaited from DCC Highways. The site is unlikely to be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA

Health & Safety Criteria	Assessment
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	A noise assessment is unlikely to be required.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that the development of the site is achievable.

Rating and Overall Conclusion
Green: The site has no significant constraints and half of the site has been previously allocated for development.

Aldens Farm West, Alphington

Site Overview

Site reference number: 126

Site description: The site comprises open fields to the south of existing residential properties. The boundaries of the individual fields are demarcated by existing hedgerows with some mature trees. The eastern boundary is delineated by an existing hedgerow towards but not alongside Chudleigh Road. The western edge of the site adjacent to Shillingford Road contains existing hedgerows. The southern boundary of the site contains an existing hedgerow alongside Markham Lane with land further to the south of the site designated for future housing development located within Teignbridge District Council's administrative area. The site is part of the South West Alphington Strategic Allocation in the Exeter Core Strategy.

Relevant planning history: Residential development permitted under reference 15/0641/OUT. A reserved matters application for 182 homes has been granted consent (22/1454/RES) and the site is under construction.

Existing assessment: N/A

Total site area (ha): 4.01

Gross development area (ha): 4.01

Net development area (ha): 2.41

Housing capacity: 182

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant trees and hedges on and adjacent to the site. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport (bus only), services and facilities is generally good although there is no secondary school within 1km. Cycle and walking routes are nearby, link access to these would need to be provided. Bus stops are located within 500m. The new Marsh Barton railway station is located within 2km of the site. The new Matford Brook all through school is also within 2km. It is a similar distance to West Exe secondary school. The nearest local centre as designated in the adopted Local Plan is approximately 2,200m away.
Car Parks	NA
Transport requirements	Comments are awaited from DCC Highways. The site is unlikely to be suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
Waste water	Due to size or location, development of the site is likely to cause serviceability issues on the receiving sub catchment of the wastewater network. Further detailed evaluations will be required.
Clean water	It will be necessary to consider the impact of development across the growth area upon on the clean water system.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site is grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.

Other Criteria	Assessment
Steep topography	0.04ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is located in the south western corner.
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B Assessment

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that the development of the site is achievable.

Rating and Overall Conclusion
Green: The site has reserved matters planning consent for residential development and is under construction.

Appendix B – Site Assessments (undertaken for Second Edition HELAA)

Knowle Hill, Dawlish Road

Site Overview

Site reference number: 127

Site description: The site comprises an agricultural greenfield site on the south-eastern edge of Exeter, with boundaries demarcated by hedgerows and some mature trees. Dawlish Road runs along the south-western boundary.

Relevant planning history: No relevant planning history.

Existing assessment: N/A

Total site area (ha): 0.93

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new development strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Exeter Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA

Historic & Built Environment Criteria	Assessment
Conservation Area	NA
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage A suitability assessment.

Land on the west side of Barley Lane (2)

Site Overview

Site reference number: 128

Site description: Greenfield site on the western fringe of Exeter, bisected by Barley Lane which is essentially a country lane. The site comprises a number of fields, separated and bound by hedgerows, some mature trees and an area of woodland. It is currently designated as landscape setting. The site adjoins late 20th century residential development to the south and east, with open fields and woodland abutting to the north and west. It is rural in character and appearance.

Relevant planning history: No relevant planning history.

Existing assessment: N/A

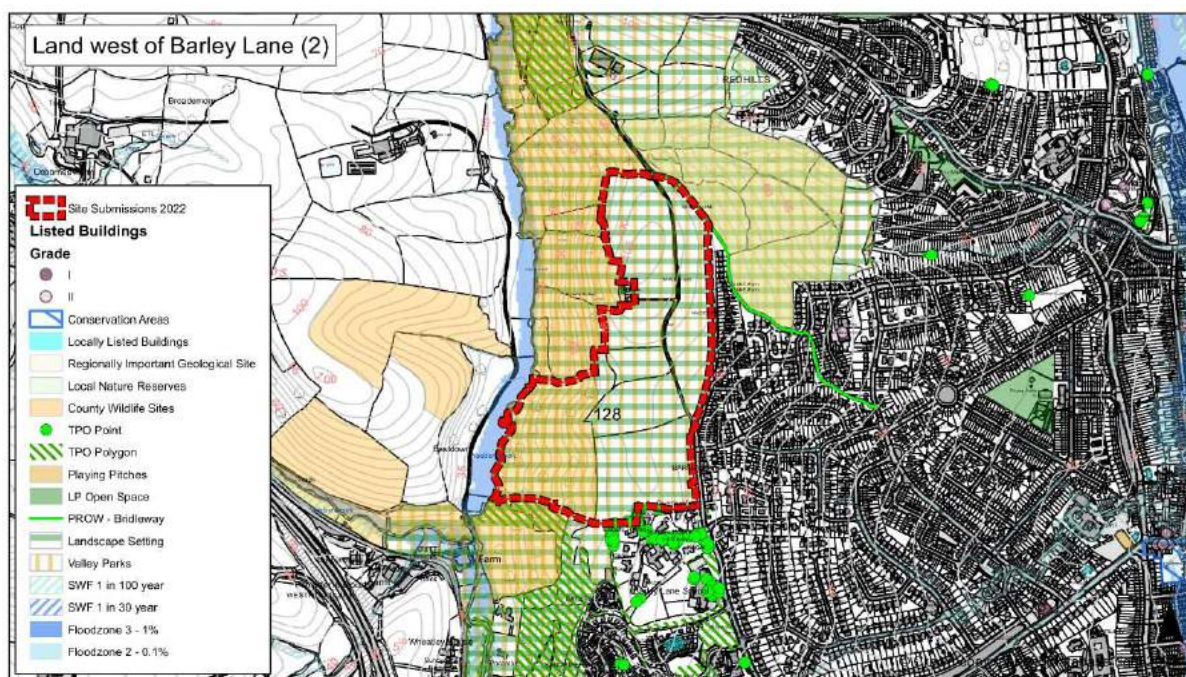
Total site area (ha): 17.34

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new development strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.2ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. This area is therefore discounted from having development potential.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the Full Draft Exeter Plan's development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 6 for the Panel's assessment of a smaller version of the site.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage A suitability assessment.

Newbery Car Breakers

Site Overview

Site reference number: 129

Site description: Brownfield site on the western fringe of Exeter. Currently used as a car scrapyards.

Relevant planning history: Has a series of expired permissions for residential development ranging from the early 2000s up to 2018 (17/1928/OUT for 5 dwellings). The most recent application on the site for 6 dwellings was refused consent by the City Council on grounds of failure to provide pedestrians and cyclists with safe access to and from the site and failure to promote sustainable modes of transport, resulting in a car-dependent environment. The applicant has lodged an appeal (22/0756/FUL).

Existing assessment: NA

Total site area (ha): 0.31

Gross development area (ha): 0.31

Net development area (ha): 0.31

Housing capacity: 6

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the emerging Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. However, the site is brownfield and therefore is not discounted from having development potential on development strategy grounds.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. The site is within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are mature TPO'd trees surrounding the site. A tree survey and constraints plan will be required to guide the design process. Particular consideration should be given to root protection areas, shading and perceived threats from mature trees in proximity to proposed dwellings.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
Landscape Setting	The site is located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as upper farmed and wooded valley slopes.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor. There are currently no grocery stores, doctors or dental surgeries or significant job opportunities within 1 km of the centre of the site, although there is a bus stop on Redhills which is within walking distance. The nearest primary school is located around 850m walking distance away and Exeter St David's station which is located around 1.5km distant. The site is not currently served directly by pedestrian or cycle links and local topography is not conducive to encouraging cycling and walking. The nearest local centre as designated in the adopted Local Plan is approximately 700m away. Planning application 22/0756/FUL was refused consent by the City Council on grounds of failure to provide pedestrians and cyclists with safe access to and from the site and failure to promote

Accessibility & Movement Criteria	Assessment
	sustainable modes of transport, resulting in a car-dependent environment.
Car Parks	NA
Transport requirements	The Highway Authority (DCC) raised no objection to the development of 5 dwellings (which has previously been granted planning consent) or 6 dwellings (which was refused at committee on (24 April 2023) on this site.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant accessibility constraints that may be difficult to mitigate.

Vulcan Works, Water Lane

Site Overview

Site reference number: 130

Site description: This relatively flat site comprises a collection of light industry and office space units that are generally in a poor state of repair, albeit with an ongoing programme of improvement works. Water Lane runs along the northern boundary and a mainline railway runs close to the southern boundary. Surrounding land uses include an electricity distribution hub to the west, industrial buildings and a coach/car park. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. It also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: Various planning consents relating to existing uses.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 1.89

Gross development area (ha): 1.79

Net development area (ha): 1.51

Housing capacity: 343

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The entire site is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: The entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. The site is also within a Greater Crested Newt Consultation Zone. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are no significant trees on site.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The 2022 Exeter Employment Study concludes that the Water Lane area is red in terms of its capacity to meet future demand for employment, stating that it would suit a residentially led, mixed use redevelopment including ancillary leisure and retail.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally poor at present. Whilst job opportunities are available within the site and in nearby locations, facilities such as food shops, schools, doctors and dental surgeries are at least 1km away. Existing pedestrian and cycle links serving the site are adequate but could be improved. The site is around 200m from bus stops along Water Lane, with further bus stops within 600m along Alphington Road. In terms of rail provision, it is within around 1 km walking and cycling distance of both St Thomas Station and the new Matford Station. Both stations provide access to local services. The nearest local centre as designated in the adopted Local Plan is approximately 1km away.
Car Parks	NA
Transport requirements	The site has the potential for low car development. A Transport Assessment/Plan will be required. Proposals will be required to take

Accessibility & Movement Criteria	Assessment
	into account and complement the infrastructure and proposals for the rest of the Water Lane area and details of planned vehicular movements and vehicular access into the wider network will be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	The southern third of the site is within a Waste Consultation Zone relating to the Exton Road Household Waste Recycling Centre (HWRC). As the Waste Disposal Authority and Waste Planning Authority, Devon County Council has advised that any proposals must be supported by suitable assessments to demonstrate that any potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses.
Installations handling hazardous substances	The site is within the consultation zone of the Isca House Holder Station, which handles/has handled hazardous substances. The Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
HSE Major Hazard Pipelines	The site includes the clearance zone of a major gas pipeline that runs just outside the site to the north, associated with a nearby gas holder station. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable development. This constraint is taken into account in the site's potential yield.
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the

Infrastructure Capacity Criteria	Assessment
	expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	The risk level (medium) reflects the site as an individual development. However, it is within the Water Lane site and so the risk level for Water Lane should also be noted.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.1 ha of the site is unsuitable for housing and employment on grounds of being part of the clearance zone for a major gas pipeline. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 15 for the Panel's assessment of Water Lane, within which this site is located.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses, flood zone 3, waste uses near to the site and the proximity of a major hazard pipeline.

Exbridge House, 26 Commercial Road (2)

Site Overview

Site reference number: 131

Site description: A relatively flat site set below Western Way. Exbridge House consists of offices and, together with parking, encompasses the majority of this site. The site is bound by highways and a steep bank between the property and Western Way. Adjacent to the site is the Grade II listed The Bishop Blaize public house. The site is part of West Gate, which was identified for redevelopment in the Council's Liveable Exeter Programme.

Relevant planning history: No relevant planning history.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

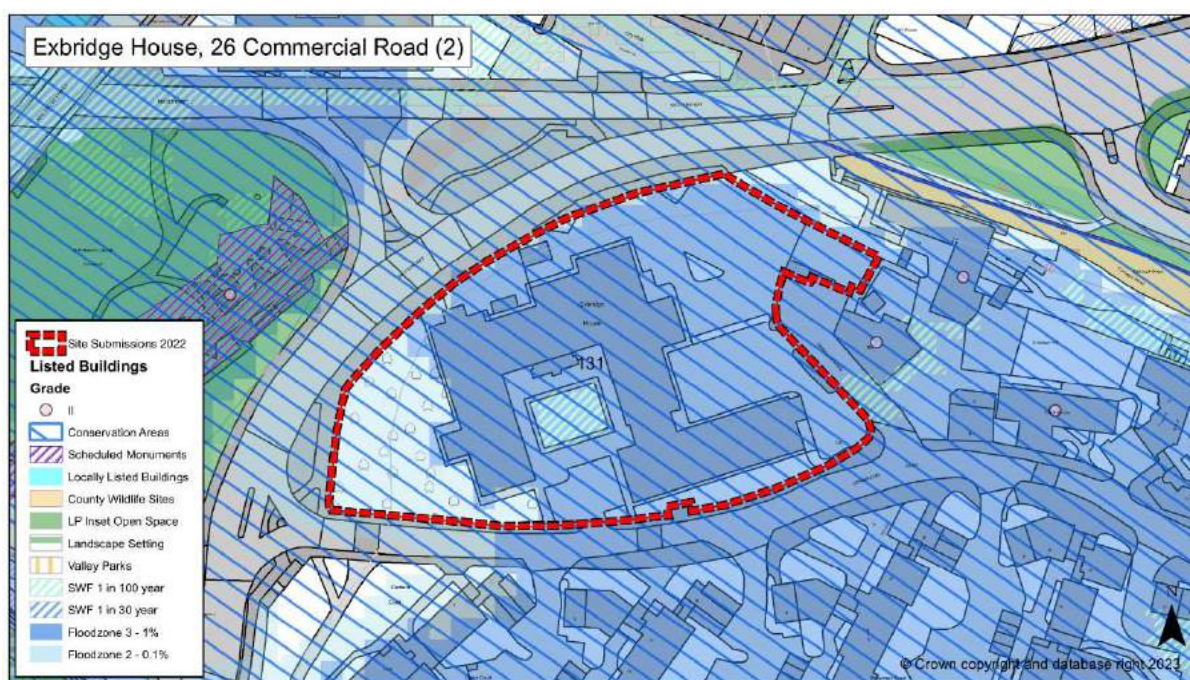
Total site area (ha): 0.70

Gross development area (ha): 0.65

Net development area (ha): 0.52

Housing capacity: 114

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.6ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: The entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and there are significant trees on the site boundaries. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), the site is entirely in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if

Flood Risk, Drainage & Water Quality Criteria	Assessment
	the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that the site has major flood risk issues from the River Exe and leats. The new EA flood defence scheme provides a standard of protection of only Q100yrs. A strategic flood risk approach will be required. Ground floor and single storey homes will not be acceptable, undercroft parking may be suitable. Achieving safe access and egress will be possible but problematic.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	The site is within an area of archaeological importance. Any development proposals must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	NA
Listed Buildings	The site is in close proximity to The Bishop Blaize Public House which is Grade II listed, Cricklepit Mill which is Grade II listed and Old Exe Bridge Scheduled Monument Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Riverside conservation area. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	The site is in employment use. The site is assessed in appendix C of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to good walking and cycling links. St Thomas train station is located within 500m of the site and it is served by numerous bus stops. The site is considered to have good access for all modes of transport. The site is adjacent the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Vehicles travelling into Exeter will have to travel via Exe Bridges. A transport assessment/travel plan will be needed to demonstrate movements. The site's existing use already generates a level of movements and has a signalled junction to Exe Bridges. Existing highways access is likely to be suitable to allow for residential development, although there is a need to ensure no detrimental impact upon Exe Bridges and the existing junction. The site is suitable for car-free or low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision

Infrastructure Capacity Criteria	Assessment
	of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The ten GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.01ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is an arc shaped strip adjacent to Western Way. A further 0.05ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is an arc shaped strip adjacent to Western Way.
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.05 ha of the site is unsuitable for housing on grounds of gradient. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 40 for the Panel's assessment of a smaller version of the site.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the site's partial presence in flood zone 3 and the potential loss of employment.

Larkbeare House, Topsham Road

Site Overview

Site reference number: 132

Site description: Larkbeare House is a two to three storey 19th century building set within extensive grounds that contain a large number of attractive mature trees and lawns which stretch from Topsham Road in the north down to the river Exe in the south. The grounds also include a coach house and stables in the northern part of the site and a timber building in the southern part of the site where former limekilns stood. The house is in employment use and includes a registry office. St Leonards Church lies to the east and houses adjoin to the west.

Relevant planning history: No relevant planning history.

Existing assessment: NA

Total site area (ha): 2.16

Gross development area (ha): 0.57

Net development area (ha): 0.46

Housing capacity: 8

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.04 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential.

Conclusion: 0.04 ha of the site is unsuitable for housing development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are significant and veteran trees on the site, including a line of Holm oaks along the eastern boundary. Loss of these trees would have a significantly detrimental impact upon the character and appearance of the conservation area. These trees must be safeguarded and so this area (1.59ha) is discounted from having any housing development potential. Development proposals for the rest of the site must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	Whilst the site contains a significant amount of open space, it is not accessible to the public.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	Excluding the area of the site that is in flood zone 3 (see Stage A Assessment), around 0.08 ha along the site's southern boundary is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The stone wall running along the site's southern boundary is Grade II Listed. There are also a number of Grade II Listed buildings in close proximity to the site, including St Leonards Church, Exe House and buildings along Colleton Hill and Melbourne Street. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Southernhay and The Friars conservation area. The Conservation Area Appraisal identifies the house as making a positive contribution to the character of the conservation area. Given that development proposals must conserve and / or enhance the character and appearance of the conservation area, it is assumed that conversion of the existing building(s) is likely to be the only suitable form of development on this site.
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	The building is in employment use. The site is assessed in appendix C of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good. The site is within c. 1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent to the site. Exeter Central Station is about 1.5km distant and offers good access to rail services. The site is 350m away from the City Centre.
Car Parks	NA
Transport requirements	Development proposals will need to be supported by a transport assessment and travel plan and development will need to utilise good public transport links and sustainable travel links. A financial contributions towards improving existing cycle links will be sought.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the

Infrastructure Capacity Criteria	Assessment
	education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is served by six GP surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: 1.59ha of the site is unsuitable for development on grounds of being within the canopy/influence of significant and veteran trees in a conservation area. The remainder of the site has passed the Stage B assessment. However, based on the conservation area assessment above, it is assumed that the only form of residential development likely to be acceptable on this site is the conversion of the existing buildings.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential (limited to conversion/change of use of the existing buildings) but is subject to significant constraints that may be difficult to mitigate. Key constraints include the proximity of protected trees, the site's location in a conservation area and the potential for loss of employment.

Matford Huts, Matford Road

Site Overview

Site reference number: 132

Site description: The southern part of this greenfield site has, until recently, been occupied by temporary buildings in office use and has now been conditioned to return to grass. The northern part of the site forms open space. The site is part of the County Hall campus which is accessible to the public and is adjacent to the Coaver Club and public playing pitches. It is bordered by trees.

Relevant planning history: Various planning consents relating to the site's temporary office use and works to trees in a conservation area.

Existing assessment: NA

Total site area (ha): 1.22

Gross development area (ha): 1.22

Net development area (ha): 0.98

Housing capacity: 59

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site is in a conservation area and there are significant mature trees across the site posing a major constraint to the development of areas not already occupied by existing buildings. The St Leonard's Conservation Area appraisal notes that the site include areas of important treescape. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of recreational open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the

Open Space & Recreation Facilities Criteria	Assessment
	development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is adjacent to listed buildings on the County Hall camp, with the main building being Grade II* Listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the St Leonards conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally good. The site is within c. 1km of most essential services and job opportunities and has good access to all transport modes. The site is very close to a primary school (150m), nursery (300m) and

Accessibility & Movement Criteria	Assessment
	a local centre (500m). Walking and cycle links are attractive. The site is served by several bus services to the City Centre and bus stops are very close. Exeter Central Station is about 1.5km distant and has good access. The site is 1200m away from the City Centre. There is a Co-Bikes dock on site. The site offers the opportunity for car-free or low-car development.
Car Parks	NA
Transport requirements	County Hall barriers will need to be moved back to allow access onto the site. Development will need to be accompanied by a transport assessment / travel plan to demonstrate the level of movements to and from the site.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.

Infrastructure Capacity Criteria	Assessment
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
Clean water	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the protected trees, the site's location in a conservation area and proximity to a listed building and the potential for loss of recreational open space.

Land north of Exeter / Land at Stoke Hill / Land east of Stoke Hill (2)

Site Overview

Site reference number: 134

Site description: Greenfield site to the north of the urban area, currently designated as landscape setting. The site comprises a significant area of land that rises up steeply to the north away from the urban area. It consists of four fields in arable use together with a triangular segment of a field further to the north (separated from the remainder of the site by a public right of way). The fields are bounded by mature hedge banks and there are many mature trees across the site. There is a large agricultural building to the west of the site, accessed from Stoke Hill. Accessed from the same point, but to the north and just outside the site, is a large detached residential property. The adjacent land to the south and west is Valley Park, and to the north and east is further agricultural land.

Relevant planning history: An outline application for up to 150 residential dwellings, community hub, access and associated infrastructure for part of this site was recently withdrawn (21/1291/OUT).

Existing assessment: NA

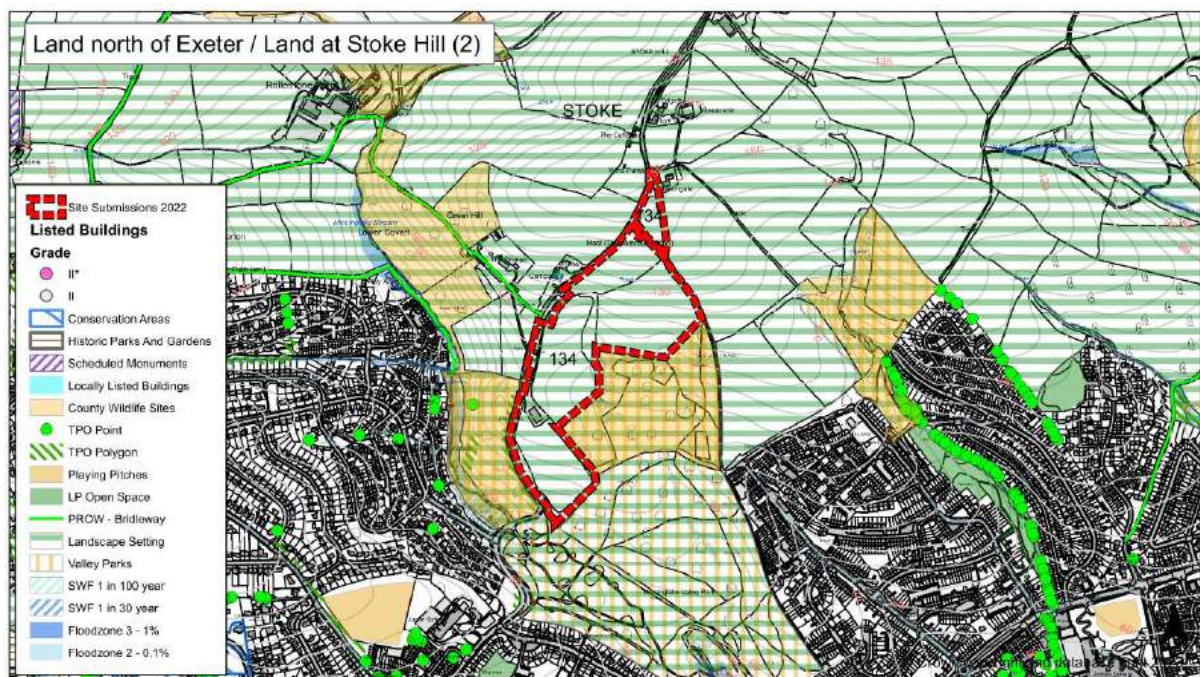
Total site area (ha): 9.82

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high sensitivity to new housing development. Therefore the site is discounted

from having development potential because development is contrary to the new development strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	N/A

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA

Other Criteria	Assessment
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 1-5.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 28 for the Panel's assessment of a similar version of the site.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage A suitability assessment.

Motorway Services, Sowton

Site Overview

Site reference number: 135

Site description: Brownfield site on south eastern edge of the city, currently used as motorway services.

Relevant planning history: No relevant recent planning history.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

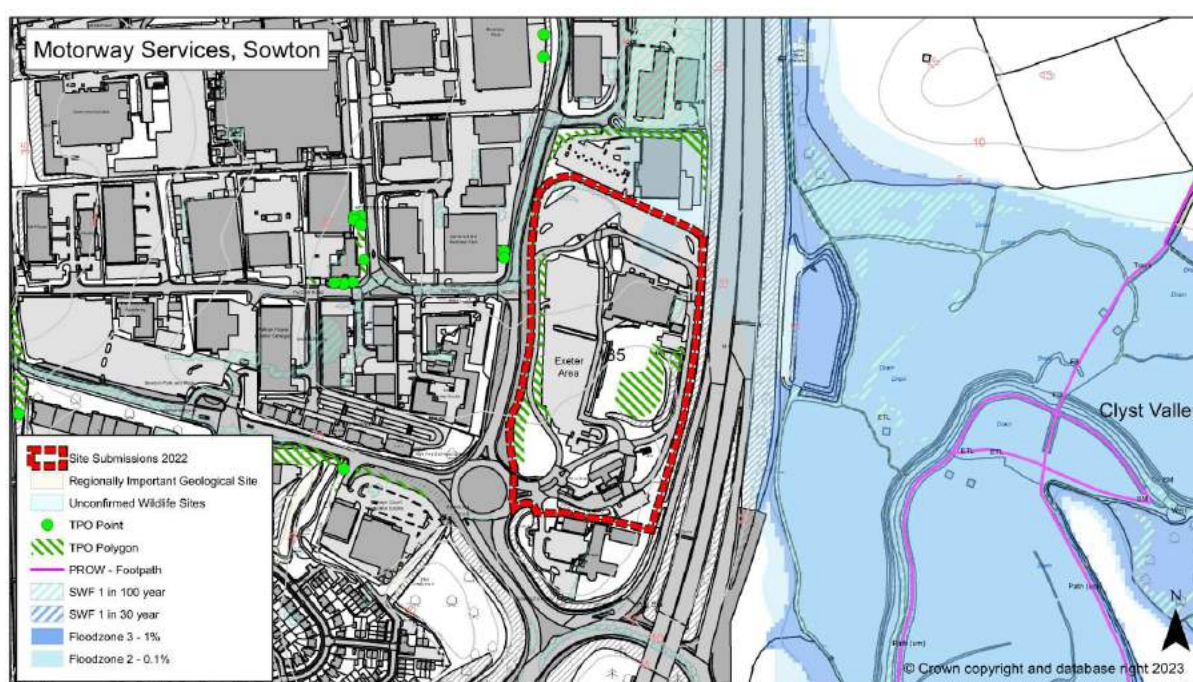
Total site area (ha): 5.28

Gross development area (ha): 4.66

Net development area (ha): 2.79

Housing capacity: 279

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are TPOd trees around the perimeter of the site. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	0.21ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	The site remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential

Flood Risk, Drainage & Water Quality Criteria	Assessment
	increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is assessed in appendix C of the HELAA as amber in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Bus stops along Sidmouth Road are within 1km. The nearest local centre as designated in the adopted Local Plan is approximately 1,900m away.
Car Parks	NA
Transport requirements	The feasibility of relocating the motorway services will require detailed investigation. National Highways will need to be consulted and a detailed transport assessment and strategy will be required. The site is not suitable for low-car development. It will be necessary to improve facilities for pedestrians and cyclists in the vicinity of the site, i.e. at the roundabout to the south west of the site and into Kestrel Way (across Moor lane) to allow journeys to employment, education sites and to the wider cycle network.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An Acoustic Design Statement and noise assessment will be required in order to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is in the catchment of 5 surgeries, all which have capacity problems as of January 2022. This catchment will also absorb much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA

Other Criteria	Assessment
Retail	The site includes local shops. The NPPF requires local planning authorities to ensure that established shops are retained for the benefit of the community.
Agricultural land	NA
Steep topography	0.13ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is located centrally.
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The Council is investigating availability.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 89 for the Panel's assessment of Sandy Gate, within which this site is located.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of the motorway services. Other constraints include the protected trees, surface water flooding and noise.

Land adjacent Ikea, Newcourt Way

Site Overview

Site reference number: 136

Site description: This greenfield site is located on the eastern side of the city. It is bounded by the A379 to the north, St Bridget Nurseries to the west, an IKEA retail store to the east and new residential development to the south. The site is already allocated in the Exeter Local Plan First Review for employment use and is also part of the Newcourt Strategic Allocation in the Exeter Core Strategy.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

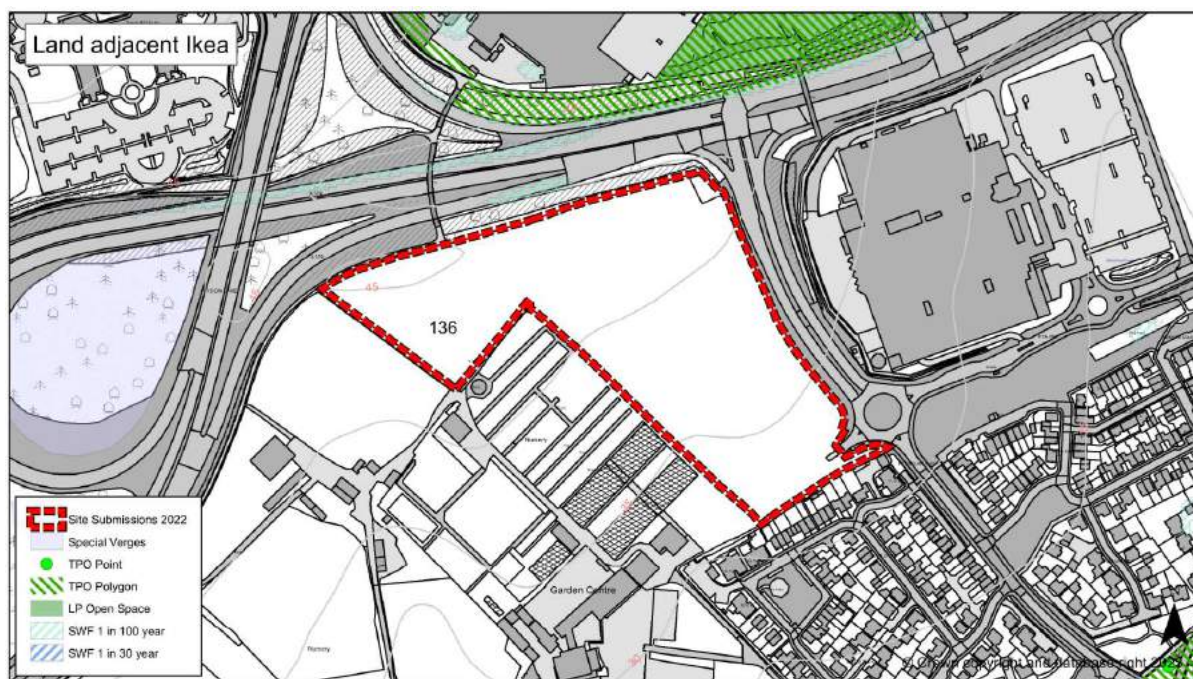
Total site area (ha): 4.18

Gross development area (ha): 4.18

Net development area (ha): 2.51

Housing capacity: 151

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Entire site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees and hedges on the site boundaries. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	0.21ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Development proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to meet future demand for employment, noting that it would suit out-of-town office development or could be of interest to distribution companies involved with urban logistics.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally poor. The site is within 1km of a range of job opportunities, but the nearest early years and primary school are around 1500m distant and the nearest GP is around 3000m distant. Walking and cycle links are attractive. The closest bus stop is around c.500m walk away, served by a good bus service heading into the city centre along Topsham Road. Newcourt Station is 1500m distant and has good access. The nearest local centre is approximately 2500 m away.
Car Parks	NA
Transport requirements	It will be necessary to connect this site to the development of St Bridget Nurseries land to the south west. The existing footway/cycleway needs to be extended along the site boundary to

Accessibility & Movement Criteria	Assessment
	the shared path alongside Ikea. An upgrade will be required to local bus services, through liaison with local bus operator.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The site includes 3.8 ha grade 1 and 0.38 ha grade 2 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of an employment allocation.

Land east of Clyst Road, Topsham (2)

Site Overview

Site reference number: 138

Site description: A largely greenfield site to the north of Topsham, comprising a number of fields subdivided by trees and hedgerows. The site is predominantly set back from Clyst Road lying behind Highfield, Sunhill Lane and Sunhill Avenue, and Topsham cemetery.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

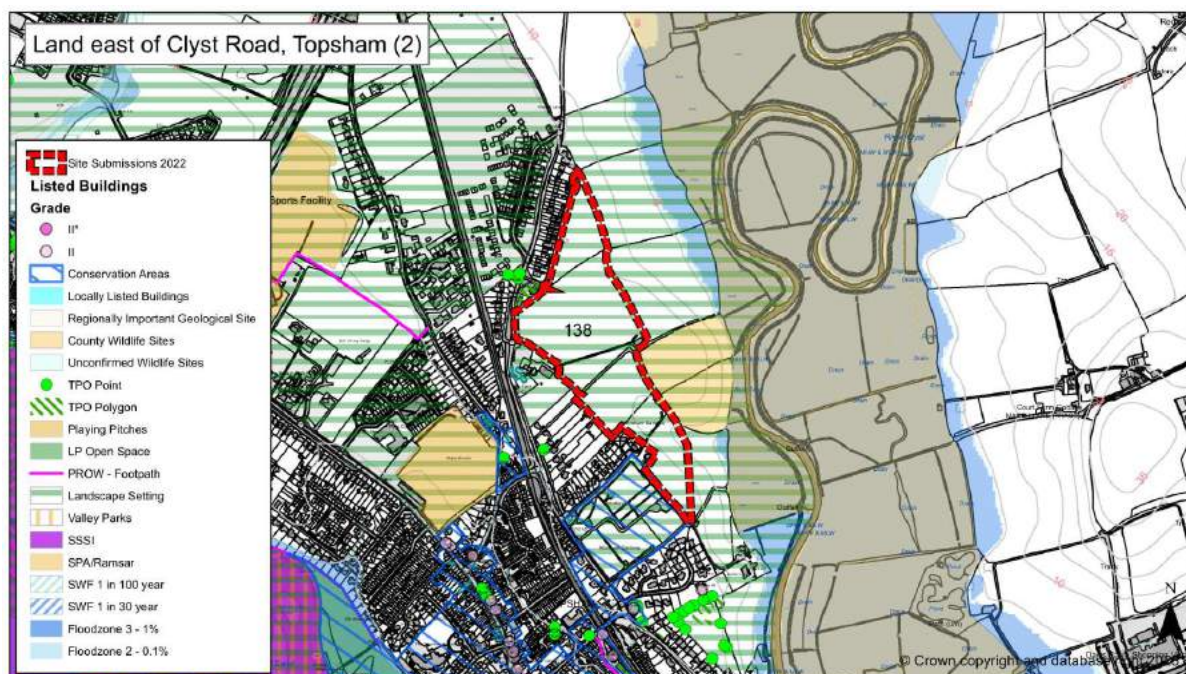
Total site area (ha): 8.50

Gross development area (ha): 0.00

Net development area (ha): 0.00

Housing capacity: 0

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Full Draft Exeter Plan sets out the proposed new development strategy for Exeter. The strategy is clear that sensitive landscapes will be protected from development. The Exeter Landscape Sensitivity Assessment 2022 concludes that the site lies within landscape that has a high/high-medium sensitivity to new housing development. Therefore the site is discounted from having development potential because development is contrary to the new development strategy.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: The site has failed to pass the Stage A Assessment as it is contrary to the development strategy.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	NA
SSSI Risk Impact Zone	NA
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	NA
Trees	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	NA
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	NA
Surface Water Flooding	NA
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	NA

Historic & Built Environment Criteria	Assessment
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety Criteria	Assessment
Contaminated land	NA
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	NA
Noise pollution	NA
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	NA
Health	NA
Waste water	NA
Clean water	NA

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 97 for the Panel's assessment of Sandy Gate, within which this site is located.

Rating and Overall Conclusion
The site has not been given a rating as it has failed the stage A suitability assessment.

Residual land at Newcourt

Site Overview

Site reference number: 139

Site description: Greenfield site comprising gently sloping fields. The site is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

Relevant planning history: Forms part of a larger site on the southern side of Old Rydon Lane that was granted a resolution to approve outline consent for up to 392 homes by Planning Committee in 2014. The S106 Agreement has not been signed (14/1451/OUT).

Existing assessment: NA

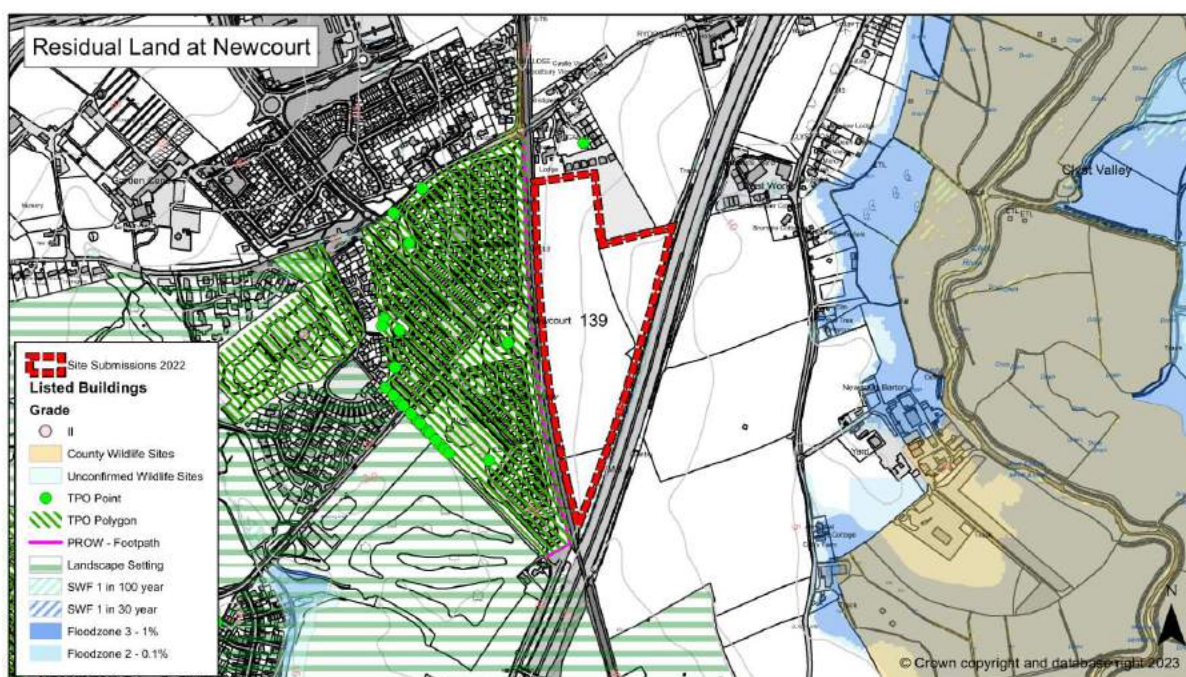
Total site area (ha): 7.50

Gross development area (ha): 7.50

Net development area (ha): 4.47

Housing capacity: 447

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone. The site is within a Cirl Bunting Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees and hedges on the site boundaries and intersecting parts of site. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 1km of the site, but with improved pedestrian/cycle links access to some of these could be enhanced. Newcourt Railway Station is within 500m. The site has access to cycling links and some walking links. A bus stop is within 500m of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,900 m away.
Car Parks	NA
Transport requirements	The development needs to demonstrate through a transport assessment and travel plan how and where the highway will be accessed. Suitable access will be needed across the railway for pedestrians and cyclists.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required in order to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems at January 2022. This catchment will also absorb much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery at the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. Potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA

Other Criteria	Assessment
Retail	NA
Agricultural land	The site includes grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 90 for the Panel's assessment of Sandy Gate, within which this site is located.

Rating and Overall Conclusion
Green: The site is allocated for residential development in the Exeter Core Strategy.

Land north of Old Rydon Lane

Site Overview

Site reference number: 140

Site description: Relatively flat greenfield site including Sandy Park Farm, located adjacent to Sandy Park rugby stadium, the A379, Old Rydon Lane and the Exmouth branch railway line. The site is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

Relevant planning history: No relevant recent planning history.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

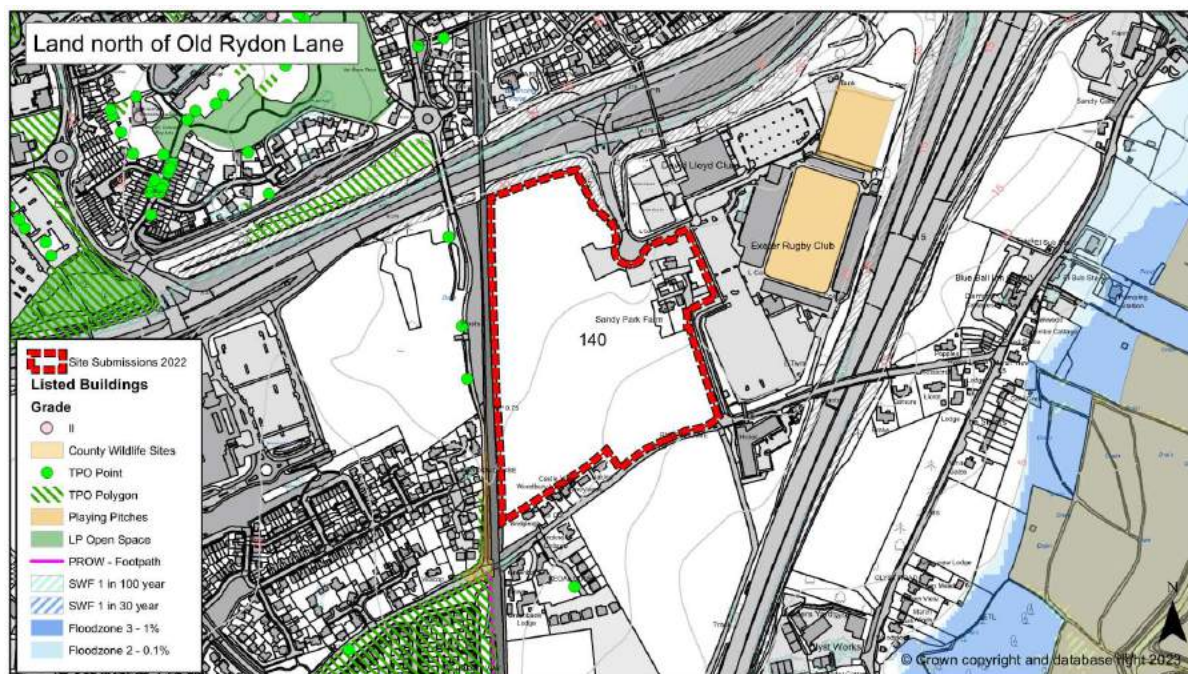
Total site area (ha): 7.78

Gross development area (ha): 7.77

Net development area (ha): 4.66

Housing capacity: 279

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees and hedges on the site boundaries. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	Whilst the site is not known to be at risk from surface water flooding, development must include a drainage strategy to deal with existing surface water flows within the site and any potential increase in

Flood Risk, Drainage & Water Quality Criteria	Assessment
	surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is assessed in appendix C of the HELAA as amber in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 1km of the site but with improved pedestrian/cycle links access to some of these could be enhanced. Newcourt Railway Station is within 500m. The site has access to cycling links and some walking links. A bus stop is within 500m of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,900 m away.
Car Parks	NA
Transport requirements	Suitable access will be needed across the railway for pedestrians and cyclists.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA

Health & Safety Criteria	Assessment
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required in order to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	This potential site is in the catchment of five surgeries, all which have capacity problems at January 2022. This catchment will also absorb much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery at the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. Potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The quality of the site agricultural land that has not been surveyed.
Steep topography	0.04ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is to the north of the site adjacent to the A379. A further 0.01ha has a gradient in

Other Criteria	Assessment
	excess of 1:6 and is discounted as being too steep to be developed for housing. This area is to the north of the site adjacent to the A379.
Existing homes	The site includes 9 existing homes located at Sandy Park Farm adjacent to Sandy Park rugby ground which are assumed to be owned by the submitter and therefore available for redevelopment.
Other	NA

Stage B Conclusion: Around 0.01 ha of the site is unsuitable for housing and employment on grounds of gradient. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 90 for the Panel's assessment of Sandy Gate, within which this site is located.

Rating and Overall Conclusion
Green: The site is allocated for residential development in the Exeter Core Strategy.

St Luke's Campus, Heavitree Road

Site Overview

Site reference number: 141

Site description: Relatively flat brownfield site comprising one of two University of Exeter campuses, accommodating a mix of academic, administrative, sports and social facilities. Heavitree Road runs along the northern boundary and Magdalen Road runs along the southern boundary.

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

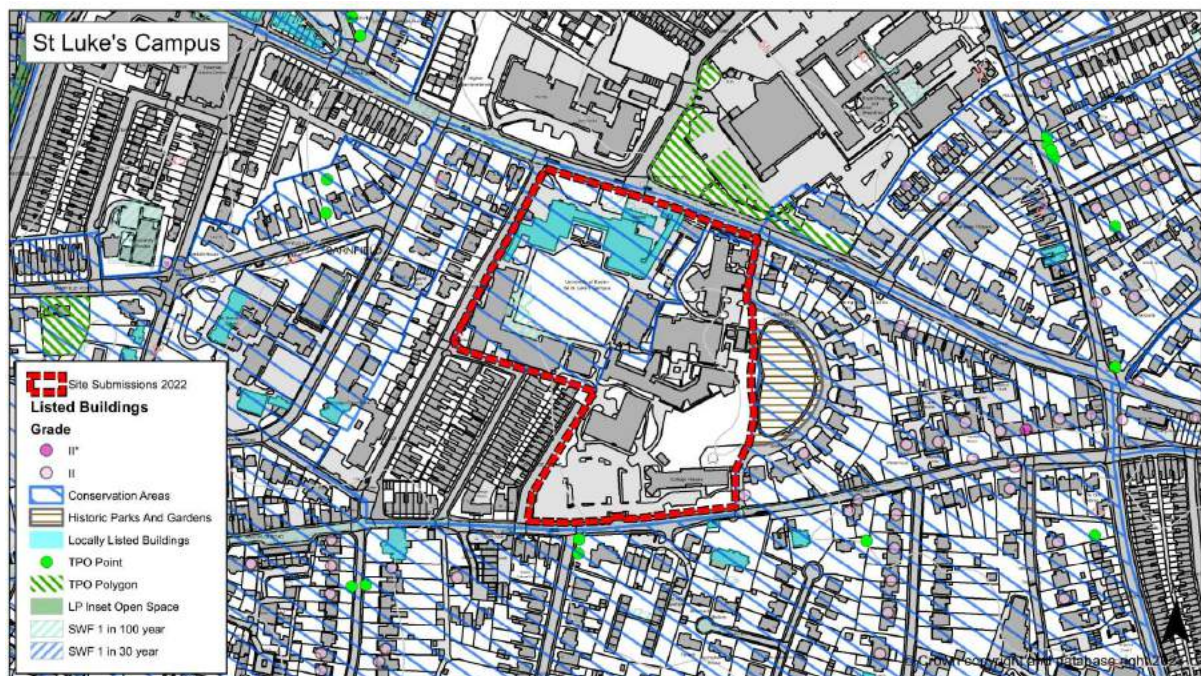
Total site area (ha): 4.73

Gross development area (ha): 4.73

Net development area (ha): 2.84

Housing capacity: 227

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heath SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The north west part of the site is within Conservation area, within which there are significant trees. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The site includes a swimming pool and other indoor sports facilities. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Open Space	The site includes recreational open space, including within the Quadrangle. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which

Open Space & Recreation Facilities Criteria	Assessment
	clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to the wall of number 12 Magdalen Road and numbers 1, 4 and 6-12 Baring Crescent which are grade II listed and Baring Crescent which is an Historic Park and Garden. Development proposals must be acceptable in heritage terms. Development proposals must be acceptable in heritage terms.
Conservation Area	A significant part of the site is within the St Leonard's conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	St Lukes Main Building and Stable Block are locally listed. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	Part of the site is in employment use. The site is assessed in appendix C of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent. The site is within c.500m of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Heavitree Road and bus stops are very close. Exeter Central Station is about 1.3 km distant and has good access. The site is 850m away from Heavitree local centre and 890m from the City Centre. The site offers the opportunity for car-free or low-car development.
Car Parks	NA
Transport requirements	A transport assessment / travel plan will need to demonstrate how development will link to the existing and proposed walking and cycle network and bus improvement corridor along Heavitree Road.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road and railway the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a

Infrastructure Capacity Criteria	Assessment
	new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	The site contains various community facilities, including for education and leisure. The NPPF is clear that local planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the facilities unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the potential loss of community, leisure and employment uses on the site. Other constraints include the presence of protected trees, the conservation area, proximity to heritage assets and surface water flooding.

Exe Bridges Retail Park

Site Overview

Site reference number: 142

Site description: Relatively flat brownfield site occupied by Exe Bridges Retail Park and associated public car parking. St Thomas train station and a mainline railway adjoining to the west. The site is part of the West Gate site identified for redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: No relevant recent planning history.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

Total site area (ha): 1.78

Gross development area (ha): 1.78

Net development area (ha): 1.42

Housing capacity: 230

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is entirely within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. The site also includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are a number of TPO'd trees located in the car park. A tree survey and tree constraints plan will be required.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	Exeter Footpath 65 runs just outside the southern boundary of the site and will need to be safeguarded.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has redevelopment potential if

Flood Risk, Drainage & Water Quality Criteria	Assessment
	the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	The Environment Agency advise that the site has major flood risk issues from the River Exe and leats. The new EA flood defence scheme provides a standard of protection of Q100yr, but new development will require a higher standard. A strategic flood risk approach will be required. Ground floor and single storey homes will not be acceptable, undercroft parking may be suitable. The southern site is not suitable for new development without substantial mitigation measures as it is a major flood route when defences are exceeded, with safe access and egress problems.

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site includes part of St Thomas Railway Station buildings which are Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The north eastern corner of the site is in Cowick Street conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is good although there is not a secondary school within 1km. There are good walking and cycling links cross the site. St Thomas train station

Accessibility & Movement Criteria	Assessment
	adjoins the site and it is served by numerous bus stops. The site is within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but it is unlikely that this will prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve this potential site have capacity problems as of May 2023 and are already 10% over capacity. Consented and

Infrastructure Capacity Criteria	Assessment
	commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care in and around the St David's area will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Due to the size or location of the site, development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Due to the size of the site, additional information is required to assess the impact on the existing network. There is limited existing capacity.

Other Criteria	Assessment
Community facility	The site contains a community health facility (pharmacy). The NPPF is clear that local planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the community health facility unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
Retail	The site includes a range of retail uses and is within St Thomas district centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre and encourages retail development on appropriate town centre sites.
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development in years 6-10.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 39 for the Panel's assessment of West Gate, within which this site is located.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the site's presence in flood zone 3. Also of note is the potential loss of a community facility and retail.

Land at Cowley Bridge Road

Site Overview

Site reference number: 143

Site description: Brownfield site formerly containing industrial units related to Johnsons cleaners and apparelmaster. Site is now cleared and unused following a major fire in 2020. Cowley Bridge Road runs along the eastern site boundary and a mainline railway lies to the west.

Relevant planning history: Current planning application for 350 student accomodation bedspaces (23/0232/FUL).

Existing assessment: NA

Total site area (ha): 0.73

Gross development area (ha): 0.73

Net development area (ha): 0.58

Housing capacity: 231

Employment capacity: Considered in the Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: An area of 0.46 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are trees and hedges on the site boundaries and within the site. A tree survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), 0.26 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The 2022 Exeter Employment Study concludes that the site is red in terms of its capacity to meet future demand for employment, stating that it is a low-quality site with likely limited demand for employment purposes.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally poor. The site is more than c.1km from most essential services and job opportunities, although it has good access to all transport modes. The nearest early years and primary school are around 1900m distant and nearest GP is around 1600 m distant. Walking and cycle links are average. The site is served by a bus service on Cowley Bridge Road and the closest bus stop is adjacent to the site. Exeter St David's Station is 1200m distant and has good access. The site is around 1800 m from the City Centre.
Car Parks	NA
Transport requirements	Development proposals should be supported by a transport assessment and travel plan.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but it is unlikely that this will prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA

Other Criteria	Assessment
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The Council is investigating availability, although the current planning application indicates that the site is available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Amber: The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include the site's presence in flood zones 2 and 3 and surface water flood risk. Also of note is the potential for contamination.

Toby Carvery and Innkeeper's Collection

Site Overview

Site reference number: 144

Site description: Brownfield site comprising a restaurant, hotel and extensive car parking. Rydon Lane runs along the western boundary and Sidmouth Road adjoins to the north.

Relevant planning history: No relevant recent planning history

Existing assessment: NA

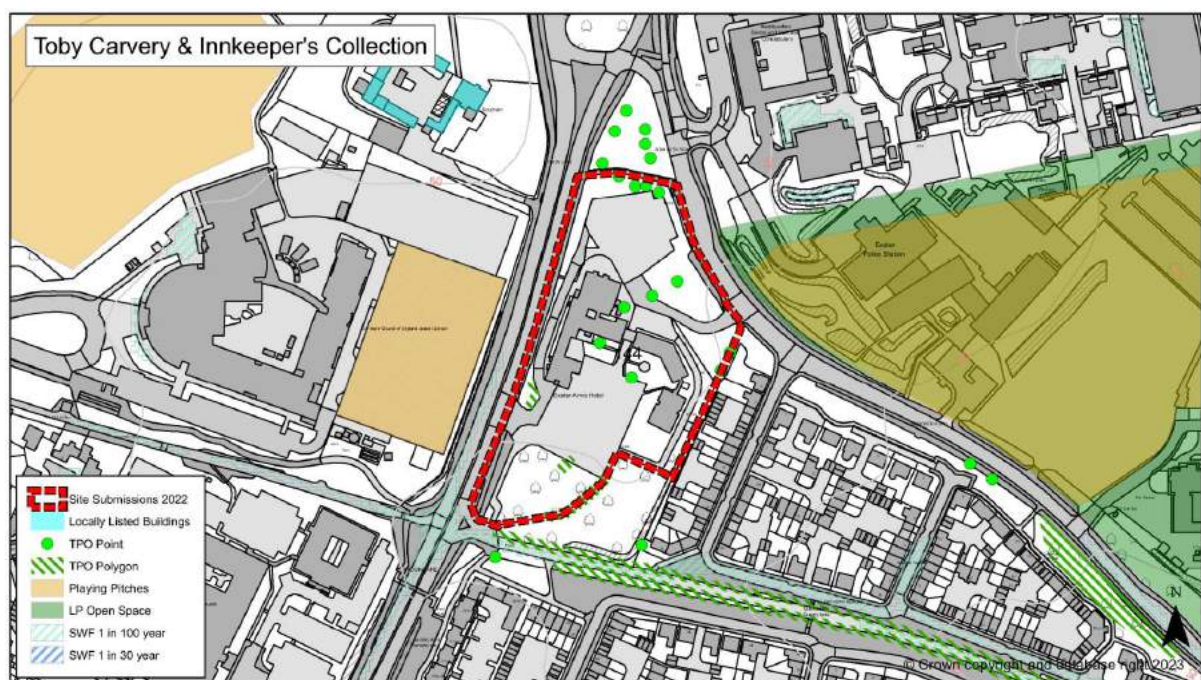
Total site area (ha): 1.47

Gross development area (ha): 1.47

Net development area (ha): 1.18

Housing capacity: 59

Employment capacity: See appendix C.



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA

Biodiversity and Geodiversity Criteria	Assessment
Legally protected species	The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are TPOd trees around the site. A tree Survey and constraints plan will be required to guide the design process.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The site is assessed in appendix C of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally good although there is no GP surgery or food shop within 1km. Cycle and walking routes are nearby. Bus stops along Sidmouth Road are adjacent to the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,700m away.
Car Parks	NA
Transport requirements	Comments from DCC Highways are awaited.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but it is unlikely that this will prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.

Health & Safety Criteria	Assessment
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	Comments from South West Water are awaited.
Clean water	Comments from South West Water are awaited.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: The Council is investigating availability.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the presence of TPO'd trees, the potential for land contamination, noise and air quality.

East Gate (2)

Site Overview

Site reference number: 145

Site description: A mixed use area on the eastern edge of the city centre, including retail, leisure, community and employment uses, existing homes, public car parks and the former Devon and Cornwall Constabulary Police Station and Magistrates Court. Part of the site is identified for mixed use redevelopment in Policy CP3 of the Exeter Core Strategy. East Gate is also identified for potential mixed use redevelopment in the City Council's Liveable Exeter Programme.

Relevant planning history: A planning application to redevelop the Police Station and Magistrates court to provide purpose built student accommodation and co-living housing has been refused consent by the Council and appeal against the decision has been lodged. City Point has benefited from outline consent for redevelopment for retail use in the past (15/0791/OUT), but this has lapsed.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

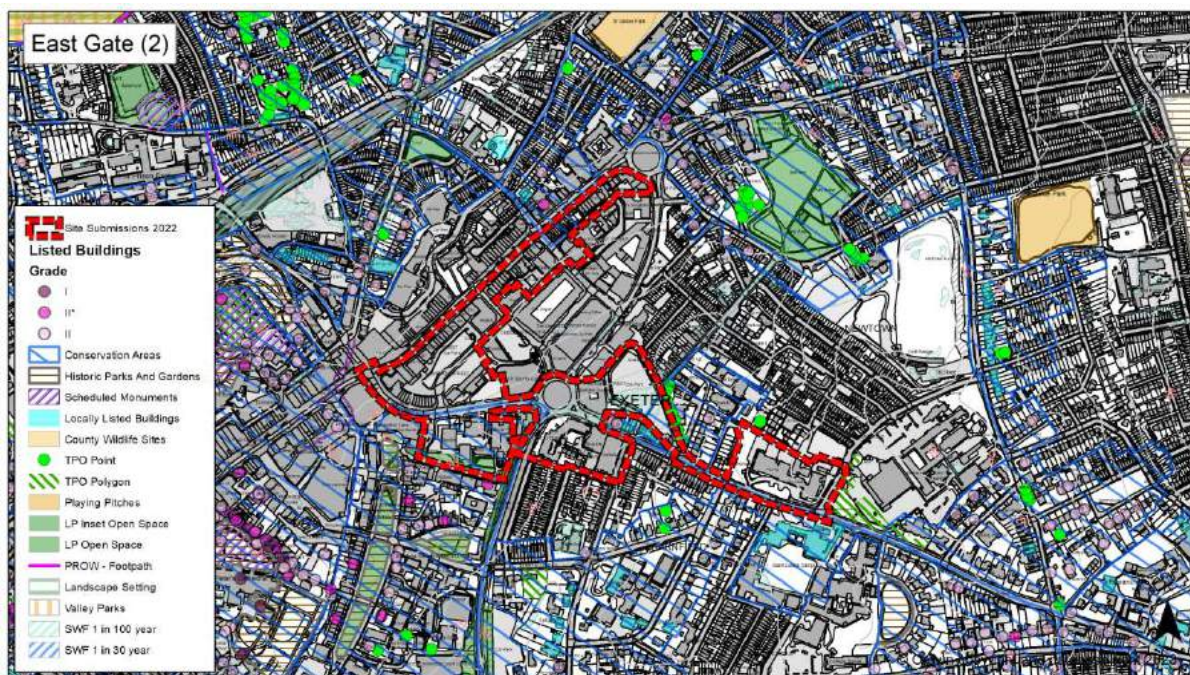
Total site area (ha): 10.75

Gross development area (ha): 10.75

Net development area (ha): 1.18

Housing capacity: 850

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Draft Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is not in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and includes land within a Cirl Bunting Consultation Zone.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	NA
Open Mosaic Habitats	NA
Nature Recovery	NA
Habitat Mitigation	The site lies within 10km of the Exe Estuary and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	Part of the site is within a conservation area, within which there are significant trees. There are also significant trees elsewhere on site. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	The total site area includes two built sports facilities: the Pyramids Leisure Centre (now closed) and DanSci Dance Studio. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. The Pyramids is within the gross development area and this has been replaced by St Sidwells Point.
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	NA
Flood Zone 1	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
Surface Water Flooding	The site includes land at risk from surface water flooding, particularly the Triangle Car Park and nearby properties which have experienced frequent flooding. There is likely to be a culverted watercourse/sewer likely along Clifton Street. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	NA

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	Part of the site is within an area of archaeological importance. Any development proposals within this area must be informed by a detailed programme of archaeological works to determine the potential impact on the historic environment. Based on the results of this work, further mitigation may take the form of preservation in situ and/or archaeological investigation and recording of heritage assets affected by the proposals.
Other areas with potential for archaeology	The rest of the site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	The site is in close proximity to: 13-15 Dix's Field, Chichester Place, 2-6 Barnfield Crescent, Sidwell Street Methodist Church and the Chapel at St Anne's Alms-houses which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; Rougemont, the Underground Passages and City Walls, which are Scheduled Monuments; and Southernhay, Barnfield, Northernhay and Rougemont Gardens and Baring Crescent, which are Historic Parks and Gardens. Development proposals must be acceptable in heritage terms.
Conservation Area	The site includes land within three conservation areas: part of the Triangle Car Park is within Lower Summerlands conservation area; the Civic Centre is within Southernhay and the Friars conservation area; and nos. 126-134 Sidwell Street are within Sidwell Street conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	Parts of the site are in existing employment use, including the Civic Centre and Manor Court. The 2022 Exeter Employment Study concludes that, as part of Southernhay, the Civic Centre is green in terms of its capacity to continue to meet future employment demand. The Study identifies City Point as a future employment site source, rating it as green in terms of its capacity to meet future demand for employment and identifying that it is deliverable within 5 to 10 years.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site includes the city centre bus station and there are additional bus stops serving a range of locations in close proximity, including along Sidwell Street and Heavitree Road. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is largely within the City Centre as designated in the adopted Local Plan.
Car Parks	The site includes public car parks (The Triangle and Bampfylde Street) which could be lost as a result of redevelopment and also includes the entry/exit point to Dix's Field multi-storey car park. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy is being undertaken to assess the cumulative impacts.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. Significant pedestrian / cycle improvements will be required where any high density developments comes forward. A contribution to electric bikes may be required.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required and mitigation may be necessary depending on how close to the road any houses are built. This may affect the site layout and number of units but will

Health & Safety Criteria	Assessment
	not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments..
Noise pollution	An acoustic design statement and noise assessment will be required and some noise mitigation will probably be required but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	The GP surgeries that serve this potential site have capacity problems as of May 2023 and are already 6% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care in and around the Duryard and St James will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network. Further detailed evaluations will be required.
Clean water	Due to the size of the development, additional information is required to assess the impact on the existing network.

Other Criteria	Assessment
Community facility	The site includes Exeter City Council's Civic Centre, Flying Start Children's Centre, Clarendon House, Monkey Suit public house and the former Devon and Cornwall Constabulary Police Station and Magistrates Court . The NPPF is clear that local planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that they are surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former uses.

Other Criteria	Assessment
Retail	The site includes a significant number of retail units and forms part of the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre.
Agricultural land	NA
Steep topography	NA
Existing homes	The site contains homes that are owned by the site submitter and homes that are not owned by the site submitter.
Other	Surface and combined sewers and gas pipes pass through the Triangle Car Park in a north-east/south-west direction. It is likely that these will need to remain within the site due to surrounding boundary constraints. However, local diversions could be completed to move some or all of these pipes to parts of the site that would not sterilise developable land.

Stage B Conclusion: The site has passed the Stage B assessment.

Availability Assessment: In submitting the site for assessment, the landowner/agent has not stated when the site will be available for development.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 52 for the Panel's assessment of East Gate, within which this site is located.

Rating and Overall Conclusion
Yellow: The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the risk of surface water flooding, loss of car parking, the conservation area, the potential for land contamination and loss of community facilities and employment.

Red Cow / St David's (2)

Site Overview

Site reference number: 146

Site description: A mixed-use brownfield site within Exeter's urban area which includes the station 'head-house' (providing customer services, offices and ancillary rail uses), surface car parks, storage and industrial uses, student accommodation and retail. Cowley Bridge Road and Bonhay Road run along the eastern boundary, beyond which are a hotel, student accommodation and residential areas. Exeter St David's Station itself (the platforms and rail lines) lies to the west. The majority of the site is identified for mixed use redevelopment in policy KP5 of the Exeter Local Plan First Review. The site as a whole is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

Relevant planning history: No recent relevant planning history

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

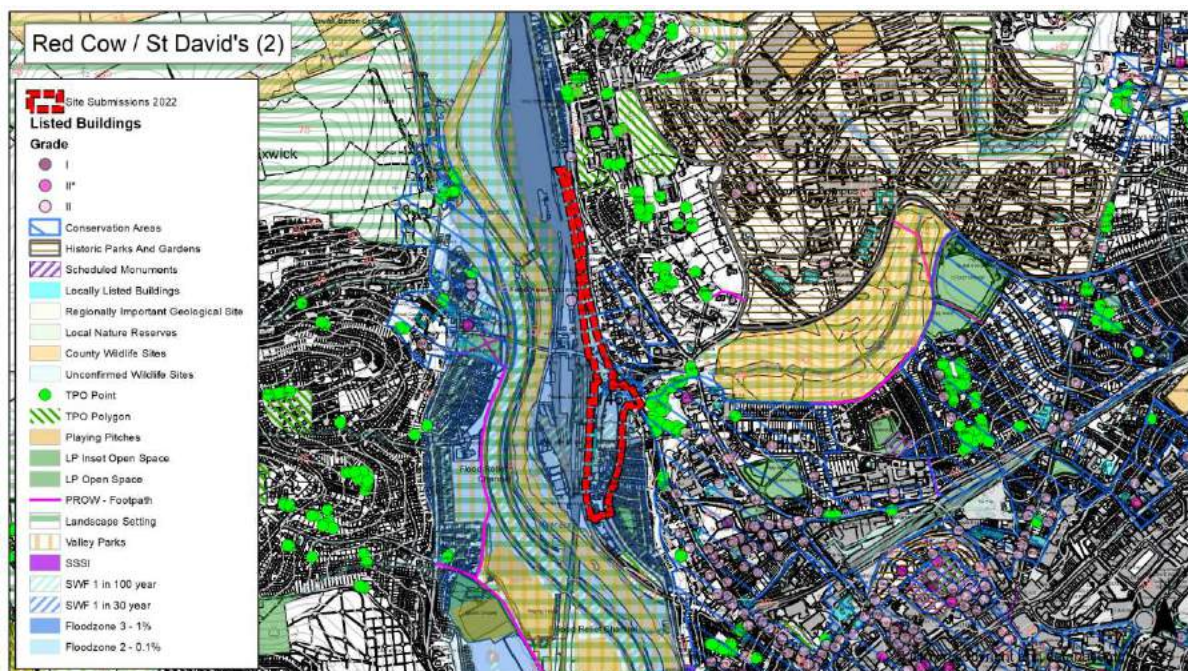
Total site area (ha): 4.09

Gross development area (ha): 3.73

Net development area (ha): NA

Housing capacity: 280

Employment capacity: Considered in Exeter Employment Study



Suitability Assessment Stage A

Strategic location: In terms of location, the principle of development accords with the proposed new development strategy for the city, contained in policy S1 of the Full Exeter Plan.

Biodiversity and geodiversity: The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA.

Flood Zone 3b: The site is entirely within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

Conclusion: Site can progress to Stage B Assessment.

Suitability Assessment Stage B

Biodiversity and Geodiversity Criteria	Assessment
Regionally Important Geological Site	NA
Legally protected species	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species. The site is also within a Greater Crested Newt Consultation Zone. The site also includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
SSSI Risk Impact Zone	The site is within an SSSI impact risk zone. Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
Statutory sites	NA
Non-statutory sites	NA
Priority Habitats	The site is close to an area of Deciduous Woodland.
Open Mosaic Habitats	NA
Nature Recovery	The Rebuilding Devon's Nature Map identifies a small part of the site as being within an area to maintain and expand Coastal and Floodplain Grazing Marsh.
Habitat Mitigation	The site lies within 10km of the Exe Estuary SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are existing trees within site's car parks although these are not located in the conservation area. Development proposals must be informed by a tree survey and tree constraints plan.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
Valley Parks	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	NA
Public Rights Of Way	NA

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues associated with the River Exe (SOP=Q100yr) and that the Network Rail defences (SOP<75yrs) are not good enough for new developments. Substantial mitigation measures will be required, which may include improvements to the Network Rail defences, no residential uses at ground floor level and undercroft parking. Safe access and egress will need to be provided and strategic flood risk issues addressed.
Flood Zone 1	NA
Surface Water Flooding	The site includes land at risk from surface water flooding. Development will need to be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. Sustainable Drainage Systems should be used where possible. The Environment Agency advise that the surface water flooding is associated with Taddiforde Brook and culvert, which requires an 8m clearance zone. Natural flood management and flood improvement measures will be required upstream within the University of Exeter campus. The area may become a Critical Drainage Area.
Other	NA

Mineral Resources Criteria	Assessment
Mineral Resources	An area of 0.84 ha north of Station Road is within an Aggregates Mineral Consultation Area relating to Exeter St David's rail siding which is used for the transportation of aggregates. Given the presence of existing housing, it is considered further development will not increase the degree of constraint and, therefore, the Mineral Planning Authority has no objections.

Historic & Built Environment Criteria	Assessment
Area of Archaeological Importance	NA

Historic & Built Environment Criteria	Assessment
Other areas with potential for archaeology	The site has the potential to contain previously unknown archaeological remains. Redevelopment proposals should be informed by a detailed desk-based study of potential remains and a field evaluation where necessary. In the first instance advice should be sought from the Council's archaeologist.
Listed Buildings	NA
Conservation Area	Part of the site (including the Great Western Hotel and adjacent buildings) is within St David's Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site includes the Great Western Hotel, St David's Station Building, The Station House (which has permission to be demolished) and the Permanent Way Inspectors Office (White House) , which are locally listed. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	Part of the site (around 0.2ha) is in employment use (as brewery and warehouse). However, this is a standalone employment use that has not be assessed in the Exeter Employment Study.

Accessibility & Movement Criteria	Assessment
Accessibility	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive and the location of the site offers the potential for car free development. The site is served by a good bus service on Cowley Bridge Road with a bus stop immediately adjacent to the site. St David's Station is within the site and offers excellent access to rail services.
Car Parks	The site includes public car parks which could be lost as a result of redevelopment. The consequences of the loss of these car parks will need to be assessed.
Transport requirements	DCC Highways is looking into a shared use path on Cowley Bridge Road and would expect any site fronting Cowley Bridge to provide improvements to a suitable standard on this route. In the Exeter Transport Strategy's 5 year action plan, St David's to city centre is identified as a key pedestrian route in need of improvement. Any changes around the level crossing will need further consultation with rail operators and the highway authority. The site is suitable for low-car development.

Health & Safety Criteria	Assessment
Contaminated land	A contaminated land risk assessment will be required and remediation may be necessary. The scale and extent of any remediation cannot be predicted at this time.
Waste Consultation Zone	NA

Health & Safety Criteria	Assessment
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
Air quality	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
Noise pollution	An acoustic design statement will be required and some noise mitigation could be required but this unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
Health	In terms of primary care, the 10 GP surgeries that serve this site has capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
Waste water	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
Clean water	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

Other Criteria	Assessment
Community facility	NA
Retail	The site includes Isambard Parade a terrace of properties in a variety of uses including retail, food and drink, and services (now mostly classified as E use class: Commercial, Business and Service). Of these

Other Criteria	Assessment
	properties two are shops, with a floor space of approximately 0.02ha. The NPPF requires Exeter Planning authorities to ensure that established shops are retained for the benefit of the community.
Agricultural land	NA
Steep topography	A very small part of the site (approximately 0.01ha) to the east of Cowley Bridge Road has a gradient greater than 1:6. This area of the site is probably too steep to be developed for housing or employment use.
Existing homes	The site includes 203 bedspaces in purpose built student accommodation, which equates to 81 homes. These are not owned by the site submitter. It is assumed that these homes are available for redevelopment.
Other	0.36ha of the site comprises Exeter St David's Station which, it is assumed, is to remain in situ. This is taken into account in the site capacity.

Stage B Conclusion: 0.36ha is unsuitable for redevelopment on grounds that it comprises existing infrastructure that is not proposed to be moved. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The site submitter has suggested that the site will be available for development in years 6-10.

Achievability Assessment: Not yet assessed by the HELAA Panel. New sites will be taken to the Panel in 2024 following a Call for Further Sites undertaken alongside consultation on the Full Draft Plan. See site ref. 22 for the Panel's assessment of Red Cow/St David's, within which this site is located.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's presence in flood zone 3. Also of note is the potential loss of a public car park.

Appendix C – Employment Assessments

Ref. No. 130	Site: Vulcan Works, Water Lane	Status: Existing Employment Areas and Sites
Use Class: Industrial Description: Relatively flat site comprising a collection of units used for light industry and office space that are generally in a poor state of repair, albeit with an ongoing programme of improvement works. Also areas of hardstanding. Water Lane runs along the northern boundary and a mainline railway runs close to the southern boundary. Surrounding land uses include an electricity distribution hub to the west, industrial buildings and a coach/car park. History: The 'Water Lane' area was first developed at the beginning of the 20th Century to accommodate heavy industry and public utilities. Market appeal / interest: May suit cost-sensitive occupiers or those involved with heavier manufacturing uses. Scale relative to market interest: Currently mostly smaller units and areas of hardstanding, which suit a local audience.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Older buildings, many of which do not meet modern occupational standards.	Poor
Access to public transport	C.200m from bus stops along Water Lane and c.600m from bus stops along Alphington Road. Within c.1 km of both St Thomas Station and the new Matford Station.	Medium
Access to trunk road network / motorway	Vehicular access only possible through residential area and the via the busy Alphington Road. No access via Tan Lane into Marsh Barton, which is for buses only.	Poor
Access to labour	Central Exeter location but inhibited by poor vehicular access.	Medium
Access to amenities and other services/facilities	Within 1km of convenience stores at Exe Bridges and additional retail and leisure. Other facilities in the canal basin.	Medium
Proximity to other Employment	Adjoining Marsh Barton, but physically separated by the mainline railway.	Medium
Prominence	Low profile with poor access provision and embedded within mainly residential area.	Poor
Quality of surroundings	Overall setting with nearby canal and river valley is good, but the immediate surrounds are generally run down and unattractive. Close to a popular cycle route.	Medium
Topography / physical attributes	Level site	Good
IT connections/Power	Unaware of any deficiencies with IT connections or power	Medium
Expansion potential	Some hardstanding within the site gives potential for expansion. Adjoining area is earmarked in the emerging plan for more residential use.	Medium

Environmental issues	Site located in flood zone 3 and surface water flood risk area. Potential contamination. Partly within a Waste Consultation Zone and fully within a Hazardous Substances Consultation Zone. Includes a clearance zone for a major gas pipeline, which must be kept free from development.	Poor
Sustainability issues	No adverse aspects in terms of sustainability.	Medium
Planning context	Forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. It also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.	Medium
Ownership	Single ownership.	Good
Redevelopment / improvement potential: Prominence, environmental issues and accessibility for road transport and larger delivery vehicles limit the potential for redevelopment/improvement. Potential for redevelopment for residential / mixed use: The site is part of a larger allocation for mixed use redevelopment in the Exeter Local Plan First Review and is identified as part of the Water Lane Regeneration Area in the Exeter Core Strategy. The Water Lane area is also being considered for mixed use redevelopment as part of the Liveable Exeter programme. The area (and thereby the site) would suit a residential-led, mixed use development including ancillary retail. Conclusions: The site forms part of an area containing the oldest collection of industrial-style buildings in the city. It is close to residential development benefitting from the proximity of the city centre and canal setting. It is part of a larger allocation for mixed use redevelopment in the Exeter Local Plan First Review and is identified as part of the Water Lane Regeneration Area in the Exeter Core Strategy. The Water Lane area is also being considered for mixed use redevelopment as part of the Liveable Exeter programme. The existing employment buildings and yard areas are of poor quality. Occupiers could be encouraged to relocate to better standard buildings and locations within the city. Assessment to meet future demand: Red		

Ref. No. 131	Site: Exbridge House, 26 Commercial Road (2)	Status: Existing Employment Areas and Sites
Use Class: B1 Office Description: A relatively flat site set below Western Way. Exbridge House consists of offices together with associated parking. The site is bound by highways and there is a steep bank between the property and Western Way. Ewings Square access road separates the site and the Grade II listed The Bishop Blaize public house. History: Originally built for British Telecom in the early 1980s and extended at ground floor in late 1980s. Market appeal / interest: Currently occupied by BT Facilities Services Limited. Interest likely to be from professional and financial services companies. Scale relative to market interest: Suitable as office HQ or sub diversion into smaller units.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Modern Building – potential for refurbishment	Good
Access to public transport	Close to High Street (bus services) and Bus and Coach Station. Exeter Central Train Station within walking distance.	Good
Access to trunk road network / motorway	Good access onto Western Way. Significant congestion on arterial access routes (e.g., Alphington Road, Topsham Road).	Medium
Access to labour	Accessible to large population pool although congestion into the city centre at peak times. Parking available on site.	Good
Access to amenities and other services/facilities	Close to City Centre which provide shops, leisure, hotels, and other amenities.	Good
Proximity to other Employment	Southernhay Established Employment area close by. Other employment at The Quay	Good
Prominence	Prominent from ring road	Good
Quality of surroundings	Good landscaping. Built form fits in context, although relationship to ring road detracts. Close to Roman Wall and short distance from The Quay	Good
Topography / physical attributes	Developed part of site broadly level	Medium
IT connections/Power	Good internet infrastructure. Power level commensurate with the level required by office users.	Good
Expansion potential	Very little potential for extension as site built out; although some potential for refurbishment	Medium
Environmental issues	Flood Zone 3	Poor
Sustainability issues	Brownfield site. Good public transport links. Modern building, relatively easy to upgrade accommodation to meet NZC requirements	Good

Planning context	Existing employment site protected by policy.	Good
Ownership	Single ownership	Good
Redevelopment / improvement potential: Reconfiguration of suites to meet market demand and modern-day standards post Covid should be possible. Requirements of occupiers for NZC will mean that existing buildings will need to be upgraded. Conclusions: A standalone site, but one of few modern employment buildings close to city centre. Well related to surrounding uses and sustainably located. Provides an attractive location for office use. Site could continue to meet future demand for employment. Assessment to meet future demand: Green		

Ref. No. 132	Site: Larkbeare House, Topsham Road	Status: Existing Employment Areas and Sites
Use Class: B1 Office Description: Larkbeare House is a two to three storey 19th century building set within extensive grounds that contain a large number of attractive mature trees and lawns which stretch from Topsham Road in the north down to the river Exe in the south. The grounds also include a coach house and stables in the northern part of the site and a timber building in the southern part of the site where former limekilns stood. The house is in employment use and is also occupied by a registry office. St Leonards Church lies to the east and houses adjoin to the west. History: No relevant planning history. Market appeal / interest: Currently occupied by Devon County Council. Existing buildings may be attractive as office space for small business(es), subject to internal improvements. Scale relative to market interest: Suitable as offices HQ or subdivision into smaller units, subject to internal improvements.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Given that the house makes a positive contribution to the character of the conservation area and other heritage and tree constraints on the site, the only development likely to be suitable on this site is conversion of the existing building(s). Due to the age and configuration of the building, the quality of the existing accommodation is poor but it may be possible to improve this.	Medium
Access to public transport	Access to public transport is generally good. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent to the site. Exeter Central Station is about 1.5 km distant and offers good access to rail services.	Good
Access to trunk road network / motorway	Good access onto Topsham Road, although significant congestion of arterial access routes (e.g. traveling east along Topsham Road).	Good
Access to labour	Accessible to large population pool although congestion into the city centre at peak times. Parking available on site.	Good
Access to amenities and other services/facilities	350ms from the edge of the city centre.	Good
Proximity to other Employment	Southernhay Established Employment area close by. Other employment at The Quay	Good
Prominence	Despite proximity to Topsham Road, the site is hidden behind a high wall. No opportunity to construct a statement building due to site's constraints.	Poor

Quality of surroundings	Good landscaping and built form fits in context. Short distance from the city centre and Quay	Good
Topography / physical attributes	Developed part of site broadly level.	Medium
IT connections/Power	Unaware of any deficiencies with IT connections or power.	Medium
Expansion potential	Very limited expansion potential.	Poor
Environmental issues	The site is entirely within flood zone 1 and so has a low probability of experiencing fluvial flooding.	Medium
Sustainability issues	Brownfield site. Good public transport links. However, old building, likely to be difficult to upgrade accommodation to meet NZC requirements	Medium
Planning context	Existing employment site protected by policy. Located within a conservation area.	Good
Ownership	Single ownership	Good
Redevelopment / improvement potential: Limited potential to be redeveloped, but it may be possible to improve office accommodation within the existing buildings. Conclusions: A standalone site, but one of few employment buildings close to the city centre. Well related to surrounding uses and sustainably located. Provides an attractive location for office use. Site could continue to meet future demand for employment, and there may be opportunities to improve the quality of the existing accommodation. Assessment to meet future demand: Green		

Ref. No. 135	Site: Motorway Services, Sowton	Status: Established Employment Area
Use Class: Sui generis Description: Brownfield site on south eastern edge of the city currently used as motorway services. History: The service station opened in 1977 and is owned and operated by Moto Hospitality Market appeal / interest: Wide range of accommodation. Potentially strong interest from distribution, warehousing, and manufacturing occupiers. Demand significantly outstrips supply. Larger distribution or manufacturing occupiers are focusing on purpose-built projects around Exeter Airport. Scale relative to market interest: Provides a variety of accommodation, potentially suiting market demand.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Some older buildings. Fuel station with associated underground works.	Medium
Access to public transport	Digby and Sowton Railway Station is approximately 1 mile away across a busy road and roundabout. The site has access to cycling links and some walking links. A bus stop is within 500m of the site.	Medium
Access to trunk road network / motorway	Good access to Junction 30 M5 subject to local traffic.	Good
Access to labour	Benefits from labour within Exeter as well as significant flows from the neighbouring authority areas of Teignbridge, East Devon, and Mid Devon.	Good
Access to amenities and other services/facilities	Limited retail and leisure facilities outside of the motorway services itself. A hotel is within the site and others nearby. Rydon Lane retail park is a little over 1 mile away.	Medium
Proximity to other Employment	Connected to Sowton Industrial Estate.	Good
Prominence	Close with relatively easy access onto the A379 and M5, subject to local traffic levels.	Good
Quality of surroundings	Significant existing infrastructure (including underground: fuel station), some dated. Adjacent to motorway: noise and potential pollution.	Medium
Topography / physical attributes	Generally flat with a sizeable grassed and treed mound located centrally and to the west (adj to motorway).	Medium
IT connections/Power	Unaware of any deficiencies with IT connections or power	Medium
Expansion potential	Limited as bound by major highways and intersections. Existing employment land to the north.	Poor

Environmental issues	Part of the site is located within Flood Zone 2. The site is at risk of surface water flooding. There is potential for contaminated land. Noise, air quality and acoustic assessments would be required	Medium
Sustainability issues	Brownfield land. Not suitable for car free development	Medium
Planning context	The feasibility of relocating the motorway services will require detailed investigation. Multi stakeholder involvement.	Poor
Ownership	Single ownership	Good
Redevelopment / improvement potential: Feasibility of relocating motorway services, and to a lesser extent traffic flow / road configuration limit potential. Conclusions: The site is located in an accessible location on the eastern side of the city close to Junction 30 and reasonably close to residential development although separated by a busy road. Opportunities to access this site by means other than the private car and to encourage combined trips would need to be enhanced. Topography may inhibit design, and the influence of the nearby the motorway would need to be further assessed. Assessment to meet future demand: Amber		

Ref. No. 140	Site: Land north of Old Rydon Lane	Status: Undeveloped allocation
Use Class: Sui generis Description: Relatively flat greenfield site including Sandy Park Farm located adjacent to Sandy Park rugby stadium, A379, Old Rydon Lane and the Exmouth branch railway line. The site is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation. History: The site forms part of the larger Newcourt development, which is residentially led but also includes the large Ikea retail store. Market appeal / interest: The site could suit small-scale out-of-town office development. Scale relative to market interest:		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Residential and farm buildings	Good
Access to public transport	Newcourt Railway Station is within 500m. The site has access to cycling links and some walking links. A bus stop is within 500m of the site.	Medium
Access to trunk road network / motorway	The plot sits back from the A379, which is an upgraded road that leads into Junction 30 M5, approximately one mile away	Medium
Access to labour	Accessible to large population using road network or public transport.	Good
Access to amenities and other services/facilities	Tesco, Rydon Lane Retail Park and IKEA are approximately 1 mile away. Leisure facilities (David Lloyd and Sandy Park) are adjacent to the site, with The View (hotel) and Blue Ball Inn in close proximity	Medium
Proximity to other Employment	Close but separated by the road system to Sowton Industrial Estate.	Medium
Prominence	Close with relatively easy access onto the A379, subject to local traffic levels.	Medium / Good
Quality of surroundings	Overall setting is good. Undeveloped green field land surrounded by road and rail routes, rugby stadium, gym, hotel, new, plus existing and proposed residential development.	Good
Topography / physical attributes	Generally flat excluding steeper gradient on road and railway line verges	Good
IT connections/Power	Unaware of any deficiencies with IT connections or power	Medium
Expansion potential	Limited as bound by roads and railway line. Land to south of Old Rydon Lane currently undeveloped but has previously been granted outline consent for residential development (14/1451/OUT)	Poor
Environmental issues	Site is located in flood zone 1.	Good

Sustainability issues	Loss of greenfield land	Medium
Planning context	Undeveloped allocation identified as employment use in the Newcourt Masterplan	Good
Ownership	Single owner	Good
Redevelopment / improvement potential: Planned development therefore does not require redevelopment or improvement. Conclusions: The site is located in an accessible location on the eastern side of the city close to Junction 30 and close to residential development, and is an undeveloped allocation within the Newcourt Strategic Allocation. The site is visible and accessible and, whilst the importance of good road access is recognised and achieved from the A379, opportunities are also provided to access these areas by means other than the private car and to encourage combined trips. The site's accessibility will be attractive to office occupiers but there is not currently demand for small-scale development for this use. It's shape will not inhibit design or viability. Assessment to meet future demand: Amber		

Ref. No. 141	Site: St Luke's Campus	Status: Existing Employment Areas and Sites
Use Class: Education/Office/Accommodation Description: The site is a small university campus which is part of the University of Exeter. The School of Sport and Health Sciences, the Graduate School of Education, and the Medical School are all based at St Luke's. St Luke's is also home to the Children's Health and Exercise Research Centre (CHEREC). It is a flat site located on the east side of the city centre. History: St Luke's College was opened on 18 October 1854 as the new premises of the Exeter Diocesan Training School. Through the second half of the 19th century, the college buildings and grounds were greatly developed. Market appeal / interest: This site is owned and managed by the University of Exeter; whilst the site would likely be attractive to others, the University of Exeter has expressed no desire to vacate the site (indeed it is a key part of their future development strategy). Scale relative to market interest: The location and scale meets the University of Exeter's needs.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	A variety of buildings on site of different ages and architectural styles.	Medium
Access to public transport	Buses to the city centre and the train station can be caught directly outside the gates, and run very frequently. The D bus stops outside St David's and Central Stations and takes you to St Luke's Campus. Exeter St David's station is about 30 minute walk and Exeter Central Station approximately 20 minute walk from the campus.	Good
Access to trunk road network / motorway	Good access onto Heavitree Road. Significant congestion on arterial access routes (e.g. travelling east to Honiton Road)	Medium
Access to labour	Accessible to large population pool although congestion at peak times. No parking on site.	Good
Access to amenities and other services/facilities	Within 500m of most essential services and Waitrose store opposite.	Good
Proximity to other Employment	Proposed mixed use development sites (East Gate) opposite, and office use in City Centre approximately 500 metres away.	Medium
Prominence	Front face of site prominent from Heavitree Road.	Medium
Quality of surroundings	Overall setting is good. The north west part of the site is within Conservation area and there are significant trees within the site. Baring Crescent historic park close by.	Good

	Surrounded by residential buildings within conservation area.	
Topography / physical attributes	Developed brownfield land. Entire site has a gradient of less than 1:20.	Good
IT connections/Power	Unaware of any deficiencies with IT connections or power.	Medium
Expansion potential	Potential for redevelopment and some potential for refurbishment	Medium
Environmental issues	Entirely within flood zone 1 so has a low probability of experiencing fluvial flooding. Includes land at risk from surface water flooding.	Medium
Sustainability issues	Brownfield site. Good public transport links. Walking and cycle links are attractive. 15 minute walk from the city centre. Suitable for car free development.	Good
Planning context	Part of site is within St Leonards Conservation Area. Brownfield with some potential for redevelopment.	Medium
Ownership	Single ownership. University of Exeter.	Good
Redevelopment / improvement potential: Has potential to be repurposed and redeveloped. Conclusions: There is potential for redevelopment of this site to provide a future health campus, to consolidate health and well-being activities and help the University to scale up its biomedical and clinical research. Good accessibility to public transport/road network/labour/amenities/other services-facilities. Assessment to meet future demand: Green		

Ref. No. 144	Site: Toby Carvery & Innkeeper's Collection	Status:
Use Class: C1 – Hotel & E(b) - Restaurant Description: Brownfield site comprising a restaurant, hotel and extensive car parking. Potential for redevelopment for employment use. History: The site was developed in the early 1990s for its current use. Market appeal / interest: Such a prominent and accessible location is likely to appeal to a high profile occupant as a HQ. Scale relative to market interest: Site is of a suitable scale to provide HQ accommodation or for other campus style accommodation.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Low density early 1980/90s buildings. Existing buildings of fairly tired appearance.	Medium
Access to public transport	Bus stops along Sidmouth Road are adjacent to the site provides regular buses (52A, X53, 53). No direct bus routes from key centres such as Alphington and Pinhoe. Digby & Sowton train station is within 0.5 km of the site.	Good
Access to trunk road network / motorway	Existing accesses off Sidmouth Road and Rydon Lane. Rydon Lane is an important arterial route running north – south as an inner bypass for the city and Sidmouth Road provides a link to J30 of the M5.	Good
Access to labour	Accessible to large population catchment with its proximity to the local road network.	Good
Access to amenities and other services/facilities	Tesco and Rydon Lane Retail Park are within 1km.	Medium
Proximity to other Employment	Close to Peninsula Business Park.	Good
Prominence	Prominent plot on the corner of Rydon Lane and Sidmouth Road.	Good
Quality of surroundings	Generally poor quality site comprising lots of hardstanding for car parking, although some trees and wooded surrounds provide screening, and some landscaped hedges are scattered throughout the site.	Poor
Topography / physical attributes	Level site.	Good
IT connections/Power	Unaware of any deficiencies with IT connections or power.	Good
Expansion potential	Potential for redevelopment.	Good
Environmental issues	Site located in flood zone 1. Traffic road noise.	Good
Sustainability issues	Opportunity to enhance the environmental performance of the buildings as part of any redevelopment.	Good

Planning context	Site is not currently in traditional employment use. Potential for development.	Medium
Ownership	Single ownership.	Good
Redevelopment / improvement potential: Given its location and access, site has good potential for redevelopment for employment uses. Potential for redevelopment for residential / mixed use: The site is adjacent to existing residential uses and so there is potential for housing or a mixed-use scheme, however, properties would likely experience significant road noise. Conclusions: Site provides an excellent opportunity for employment development, in an accessible location with good access to amenities and public transport. Could potentially repurpose the existing hardstanding or redevelop the entire site, given the low-density nature of the current built form. Assessment to meet future demand: Green		