

Exeter Housing and Economic Land Availability Assessment (HELAA)

Fourth Edition

September 2025



Civic Centre

Paris Street

Exeter

EX1 1JN

Contents

1.0	What is the Exeter Housing and Economic Land Availability Assessment?	7
2.0	How have sites been identified for assessment?	8
3.0	How have sites been assessed?	9
4.0	HELAA trajectory	15
5.0	Conclusion	17
Appendix A – First and Second Edition HELAA site assessments, updated		18
Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road		19
Land adjoining 6 Exe View Cottages		23
Land at Luggs Farm, Redhills		27
Land on the west side of Barley Lane		31
Merrivale Road		35
Flowerpot Lane Car Park, Flowerpot Lane		40
Okehampton Street Car Park, Okehampton Street		46
Land at Ide House		52
Oaklands Riding School & The Rosary, Balls Farm Road		56
Land at Taunton Close		60
Marsh Barton		65
Water Lane		73
Haven Banks Retail Park, Water Lane / Haven Road Retail Park		83
Land west of Shillingford Road		89
Land adjoining Silverlands, Chudleigh Road		94
Land at Bellenden, Wrefords Lane		99
Land between Lower Argyll Road and Belvedere Road		103
Red Cow North		107
Land to the rear of 43 St David's Hill		114
99 Howell Road		119
Bystock Terrace Car Park, Queens Terrace		124
Land at Exeter Squash Club, Prince of Wales Road		129
Wynford Road		135
Land at Stoke Hill		140
Land off Pendragon Road		144
Rear of Beacon Lane shops		149
Lancelot Road		154
Gray's Barn, Church Hill		159
Woolsgrove, Church Hill		163

Land at Home Farm, Church Hill	168
West Gate	172
Land between St Anne's Well Brewery & Exeter College, Lower North Street	180
North Gate	185
Mecca Bingo, 12 North Street	192
Smythen Street Car Park	197
South Gate 2	202
Cathedral and Quay car park, Lower Coombe Street	209
Magdalen Street Car Park, Magdalen Street	215
Howell Road Car Park	221
12-31 Sidwell Street / Land at Sidwell Street	227
City Point, Bampfylde / Sidwell Street	233
Triangle Car Park, Russell Street	239
Parr Street Car Park, Parr Street	244
Fairbanks, 90 Polsloe Road	249
Clifford Close	254
Whipton Community Hospital, Hospital Lane	259
Grenadier Emperor, Grenadier Road	265
Grenadier Land 29, Grenadier Road	270
Magdalen Road Car Park	275
Land known as Mount Radford Lawn	281
Belle Isle Depot, Belle Isle Drive	287
91-97 Wonford Street	291
Chestnut Avenue	296
Bishop Westall Road	301
Park and Ride Site, Digby Drive / Car park north of Digby Drive	306
Land adjacent Tesco Store, Russell Way	311
Land south of Russell Way	317
St Bridget Nurseries, Old Rydon Lane	322
Garages at Lower Wear Road	328
Land at Glasshouse Lane	333
Wear Barton Playing Fields, Wear Barton Road	338
Land at Seabrook Farm, Topsham	344
Sandy Gate	350
Land at Old Rydon Lane	356
Land at Newcourt Road, Topsham	361

Land to the west of Newcourt Road	366
Land at Topsham Golf Academy.....	371
Land to the east of Clyst Road	376
Mays Field, Topsham	380
Mount Howe Field, Topsham	384
Fever & Boutique, 12 Mary Arches Street	388
Civic Centre, Paris Street	393
Clarendon House, Western Way	399
Former Police Station and Central Devon Magistrates Court, Heavitree Road	404
Land lying east of Pinn Lane.....	409
Land south of Gipsy Hill Lane	414
Hessary, Hollow Lane	419
Land to the north, south and west of the Met Office	424
88 Honiton Road	429
Sowton Park and Ride, Sidmouth Road	434
DOA & Exeter Mobility Centre, Wonford Road	439
Corner of Retreat Drive and Exeter Road, Topsham.....	444
Land at Retreat Drive, Topsham.....	449
Water Lane South	454
Isca House, Haven Road	461
Falcon House, Falcon Road.....	468
22 Marsh Green Road.....	473
RGB Exeter, Alphinbrook Road.....	479
1-9 Alphin Brook Road	485
CP Arts, Alphin Brook Road, Exeter	491
1-5 Elm Units, Grace Road South	497
Land behind 66 Chudleigh Road	503
Appendix B –Third Edition HELAA site assessments, updated.....	508
Knowle Hill, Dawlish Road	509
Land on the west side of Barley Lane (2).....	513
Newbery Car Breakers, Redhills.....	517
Vulcan Estate, Water Lane.....	522
Exbridge House, 26 Commercial Road (2).....	528
Larkbeare House, Topsham Road.....	534
Land at Stoke Hill (2)	540
Land adjacent Ikea, Newcourt Way	544

Land east of Clyst Road, Topsham (2)	549
Residual Land at Newcourt	553
Land adjacent to Sandy Park	558
St Lukes Campus, Magdalen Road	563
Exe Bridges Retail Park	569
Land at Cowley Bridge Road	575
East Gate	580
Red Cow	587
Land opposite 51 Homefield Road	594
Land and buildings at Victoria Street	600
Rougemont Switching Centre, Queens Road	606
Barton Place, 4 Wrefords Link	612
Land to the east of Newcourt Road (2), Topsham	618
Land adjoining 1 and 2 Lower Shapter Street, Topsham	623
The Pyramids, John Hannam House and Eaton House, Eaton Drive	627
62 and 64 Alphington Road	632
Land at Matford Lane	638
Church Lawn, Church Hill	643
Unit 1, Summerland Street	647
Mary Arches multi-storey and surface car parks, Mary Arches Street	652
Land north of Tithebarn Way	658
Gipsy Hill Hotel, Gipsy Hill Lane	663
Appendix C – Site assessments undertaken for the Fourth Edition HELAA	668
Manor Court, Dix’s Field	669
61 and 62 Haven Road (Exeter Water Sports Association)	675
Canal Office and Exeter Sea Cadets, Haven Road	681
South Gate	687
University of Exeter Land, Red Cow	693
Appendix D – Additional employment assessments	699
Appendix E – HELAA Housing trajectory	710

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

- 1.1 Exeter City Council (the Council) is preparing a new Local Plan (the Exeter Plan). Exeter Housing and Economic Land Availability Assessment (HELAA) supports the Exeter Plan.
- 1.2 The HELAA has been prepared to help the City Council identify sites that could be allocated in the Exeter Plan to meet future housing and economic development needs. In summary, the HELAA:
 - Identifies sites with potential for housing and economic development;
 - Assesses the development potential of the sites; and
 - Assesses the sites' suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.3 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 could meet an area's needs and the role of the development plan to determine which sites should meet those needs.
- 1.4 The HELAA has been prepared to reflect a Plan period of 2022 to 2042, in line a suggested major modification made by the City Council.

2.0 How have sites been identified for assessment?

- 2.1 This fourth edition of the Exeter HELAA assesses the potential for housing and economic development of 129 sites in Exeter. Appendices A and B contain the assessments of sites originally assessed in the first and second editions of the HELAA. These sites were submitted for assessment in three Calls for Sites: the first held in 2021, the second as part of the Regulation 18 consultation on the Outline Draft Exeter Plan in 2022 and the third held in late 2023/early 2024 as part of a Regulation 18 consultation on the Full Draft Exeter Plan. The three Calls for Sites were publicised on the Council's website and social media channels, via press releases and in letters and emails to all relevant parties on the Council's Exeter Plan consultation database.
- 2.2 The site assessments in appendices A and B have been updated since publication of earlier editions of the HELAA - for example, to reflect new planning histories, constraints and information about site availability. The RAG ratings of some sites have also been amended because of these updates and some sites have been removed (for example, because they have latterly been confirmed as unavailable for development, or have recently been developed, or the revised site assessment means that they now fail to meet the HELAA threshold – see paragraph 3.2 of this report).
- 2.3 Appendix C contains assessments of a small number of sites that were newly confirmed as available for development through work on the Publication Exeter Plan.

3.0 How have sites been assessed?

- 3.1 Unless otherwise justified in this report, the suitability and availability of sites have been assessed in accordance with the HELAA Methodology¹ which has been developed 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 and has been endorsed by the HELAA Panel, which comprises key stakeholders with knowledge of 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 for development of all the sites. Further details of the Panel assessment process is provided in paragraphs 3.16 to 3.18.
- 3.2 The HELAA Methodology sets minimum site size thresholds for determining which sites should be assessed in a HELAA. For sites to be assessed for housing development, they must be capable of delivering at least 5 dwellings (gross) or measure at least 0.15 hectares. For sites to be assessed for economic development, they must measure at least 0.25 hectares. The City Council has applied these thresholds when preparing the HELAA.
- 3.3 In addition to these thresholds, the City Council has taken the following approach to determining whether a site should be assessed for housing or economic development. Sites that meet a residential and economic criterion have been assessed for both uses:
- Residential:
 - Site was proposed for housing development in a Call for Sites;
 - Site is already allocated for housing in the Exeter Local Plan First Review or Exeter Core Strategy;
 - Site has extant planning consent for housing; or
 - Site is already entirely or partly in residential use.
 - Economic:
 - Site was proposed solely for economic development in a Call for Sites;
 - Site is already allocated for economic development in the Exeter Local Plan First Review or Exeter Core Strategy;
 - Site has extant planning consent for economic development; or
 - Site is already entirely or partly in economic use.

Gross development area, net development area and capacity

- 3.4 For most sites, gross and net development areas have been assessed in accordance with the HELAA Methodology. Exceptions have been made if the site already has planning consent or is the subject of advanced planning proposals for the assessed use, or if the site's gross and/or net development area has been identified in one of the following studies or plan documents prepared on behalf of the Council. In these cases, the gross and/or net development area identified in the study or plan document has been used:

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.

- 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 Prospectus (February 2019). LDA Design;
 - Strategic Brownfield Sites Study (January 2018). LDA Design;
 - Liveable Water Lane Supplementary Planning Document (July 2024). LDA Design.
- 3.5 In order to calculate the potential housing capacity of a site, the HELAA Methodology suggests a range of densities that can be applied to the net development area. However, the HELAA Methodology acknowledges that potential housing capacities can be calculated using alternative approaches where justified.
- 3.6 Both the existing and current consultation versions of the National Planning Policy Framework (NPPF) are clear that planning policies and decisions should avoid homes being built at low densities; require developments to make optimal use of the potential of each site; and promote the use of minimum density standards in planning policies to seek a significant uplift in the average density of residential development in city and town centres and other locations that are well served by public transport. Accordingly, the Exeter Density Study² has been prepared by LDA Design on behalf of the Council and provides high-level recommendations for minimum housing densities in Exeter. The minimum recommended densities contained in the commission are set out in table 1 below. These have been used to calculate the potential housing capacities of most of the Exeter HELAA sites. Exceptions are where:
- The Council's Development Management team has advised that a different density is appropriate based on expert local and urban design knowledge;
 - The site is in Water Lane, in which case the relevant density range in code L01 of the Liveable Water Lane Supplementary Planning Document has been applied;
 - The capacity has already been assessed in one of the studies listed in paragraph 3.4;
 - The site has planning consent for housing, in which case the site's housing capacity is the number of consented homes; or
 - The Council's recently-published 'Walkable Neighbourhoods' evidence base ([Walkable neighbourhoods interactive map - Exeter City Council](#)) indicates that the site has poor or very poor pedestrian access to services and facilities, in which case a lower density of 50 dwellings per hectare has been applied.
- 3.7 The method for calculating the housing capacity is summarised in the Site Overview section of each site assessment, under 'Existing assessment'.
- 3.8 Purpose built student accommodation and co-living housing is generally of a higher density than 'general' housing (including apartments). Some sites were submitted to be assessed in the HELAA for both general housing and purpose built student accommodation (PBSA). The Exeter Density Study recommends a minimum density for PBSA of 300 dwellings per hectare. The assessed capacities of sites submitted for both general housing and PBSA are generally

² Exeter Density Study (July 2021). LDA Design.

an average of the capacities for 100% general housing development and 100% PBSA/co-living development. Where this is the case, it is indicated in the Site Overview section of each site assessment, under 'Housing capacity'.

Table 1: Exeter Density Study minimum recommended densities

Location	Housing density (dph)	PBSA / Col-living housing density (dph)
City centre	150+	300+
Red Cow/St David's and Marsh Barton Zones	120+	300+
St Thomas, Heavitree, Whipton, Pinhoe, Sandy Gate and Topsham Zones	100+	300+
St James, St Leonards and Wonford Zones	80+	300+
Zone buffers	60+	300+
All other locations	50+	NA

- 3.9 The HELAA Methodology does not provide a standard approach to calculate a site's economic development capacity. Instead, the Exeter Employment Study³ prepared for the Council by Hardisty Jones and JLL Ltd provides evidence of the economic capacity of qualifying sites submitted in the first two Calls for Sites. This is supplemented by additional work by the Council to assess the economic capacity of sites submitted since the Study was completed, using the same methodology. This additional work is contained in appendix D. The conclusions of the Exeter Employment Study and the additional work are reflected in appendices A to C as follows:
- Employment capacity (see Site Overview section of the site assessments): This identifies if a site is assessed in the Exeter Employment Study or the Council's additional work; and
 - Employment Land Supply (see Suitability Assessment Stage B of the site assessments): This summarises the conclusions of the Exeter Employment Study and the Council's additional work relating to the site.

Site suitability (see the Suitability Assessments of sites in appendices A to C)

- 3.10 The suitability of sites for potential housing and economic development has been assessed in accordance with paragraphs 5.13 to 5.15 of the HELAA Methodology.
- 3.11 Stage A of the suitability assessment includes consideration of a site's 'strategic location'. As the purpose of the HELAA is to help inform the identification of new sites for allocation, the 'strategic location' assessments reflect the development strategy of the Submission Exeter Plan contained in Policy S1. Policy S1 is clear that sensitive landscapes will be protected from development. The Council's evidence for determining which landscapes are sensitive and

³ Exeter Employment Study: Employment and Employment Land Evidence: Final Report (August 2022). Hardisty Jones Associates.

should therefore be protected from development is the 2022 Exeter Landscape Sensitivity Study⁴. Depending upon whether a site has been assessed for housing or economic development, the gross development area excludes any land identified in the Study as having a high or high-medium sensitivity to housing or economic development.

- 3.12 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 excluded from the gross development area. However, up-to-date detailed mapping that differentiates between 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 excluded 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.
- 3.13 The suitability assessments have been undertaken by Council planning officers in consultation with statutory bodies⁵, other external stakeholders⁶ and other local authority officers⁷.
- 3.14 Sites that have not passed the suitability assessment have been given a housing and economic development capacity of '0'.

Site availability (see the Availability Assessments of the sites in appendices A to C)

- 3.15 Each site availability assessment provides information from the site submitter (landowner or agent) about when the site will be available for housing or economic development.
- 3.16 Sites that have not passed the availability assessment have been given a housing and economic development capacity of '0'.

Site achievability (see the Achievability Assessments of the sites in appendices A to C)

- 3.17 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 combined knowledge and experience of housing and economic development in Exeter to advise the Council on the achievability of sites. In doing so, the HELAA Panel considers any constraints to development identified in the suitability assessments, information on site availability, the current planning status of sites and local knowledge. Further details about

⁴ Exeter Landscape Sensitivity Assessment (August 2022). White Consultants.

⁵ Environment Agency, Highways England, Historic England and Natural England.

⁶ Including Devon County Council, South West Water, the Met Office and the Health and Safety Executive.

⁷ Including Development Management, Heritage, Tree and Environmental Health Officers.

the Panel and its role in preparing the HELAA are provided in sections 4 and 6 of the HELAA Methodology and in the Panel Constitution and Terms of Reference⁸.

3.18 Panel meetings to discuss site achievability were held on 29 June and 14 July 2022 and 9 September 2024. The following organisations sat on the Panel and attended one or more of the meetings:

- Exeter City Council
- Devon County Council (as Highways Authority)
- Environment Agency
- National Highways
- Maze Consulting
- Symonds and Sampson
- Marcel Venn Associates
- Taylor Wimpey
- Barratt Homes
- Eutopia Homes
- AR Land and Planning
- Place Land LLP
- Coplan Estates
- LiveWest

3.19 The advice of the Panel is shown in the achievability assessments of each site. Sites that have not passed the achievability assessment have been given a housing and economic development capacity of '0'.

'RAG' rating

3.20 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. The rating reflects the sites deliverability or developability for housing and/or economic development based on the suitability, availability and achievability assessments. The ratings have been applied as follows:

Table 2: Summary of RAG ratings

Key	Level of constraints
Green	The site is available and achievable. The site's suitability for housing or economic development is already established because it has planning consent or is allocated in the Exeter Local Plan First Review or Exeter Core Strategy.
Yellow	The site is available and achievable. The site's suitability for housing or economic development is subject to moderate potential constraints.
Amber	The site is available and achievable. The site's suitability for housing or economic development is subject to significant potential constraints.

⁸ 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.

Key	Level of constraints
Red	The site has failed at least one of the suitability, availability or achievability tests.

4.0 HELAA trajectory

- 4.1 Table 3 summarises the HELAA housing trajectory for sites that have passed the test of suitability, availability and achievability. The full trajectory is contained in appendix D.
- 4.2 To avoid double-counting:
- Sites that form part of larger HELAA sites and sites that are assessed as unsuitable, unavailable or unachievable for housing development are not included in the trajectory;
 - Site that benefited from planning consent or a resolution to approve planning consent for new housing at 1 April 2025 are not included in the trajectory.
- 4.3 The lead-in time and build rate for each site has been informed by the following sources of information:
- Correspondence over the past six months with developers, landowners and agents of major sites;
 - Intelligence provided by planning officers working on projects associated with sites
 - A review of the status of planning applications and permissions; and
 - Appendix 2 of the HELAA Methodology, which includes basic assumption about lead-in times and build rates for use in the absence of site-specific information.
- 4.4 Further details of the site-specific information used to inform the HELAA trajectory are provided in appendices C, E and G of the September 2025 Exeter Five Year Housing Land Supply Statement.

Table 3: HELAA Trajectory for the Exeter Plan period (2022-2042)

	Delivery to Plan adoption (assumed 1 April 2027)	Delivery in 2027/28–2031/32 (Years 1-5)	Delivery in 2032/33–2036/37 (Years 6-10)	Delivery in 2037/38–2041/42 (Years 11-15)	Total potential delivery 2022-2042
Homes	0	1,151	4,924	1,705	7,780

- 4.5 Table 3 indicates that, over the twenty-year Exeter Plan period, 7,780 new homes could be delivered from sites that have passed the tests of suitability, availability and achievability.
- 4.6 Via the Exeter Plan, the City Council must plan for at least 642 new homes to be built in the city each year. This means that at least 12,840 homes are needed over the twenty years of the Exeter Plan.
- 4.7 Appendix A of the Exeter Plan Housing Trajectory demonstrates that completions, sites with planning permission/resolution to approve planning permission at 1 April 2025 and windfalls will supply 9,353 homes during the Plan period. This means that the Exeter Plan must

allocate sites to supply at least 3,487 homes (12,840 minus 9,353). As shown in table 3, the Fourth Edition HELAA identifies sufficient suitable, available and achievable sites for housing development from which to identify allocations and ensure that the Exeter Plan's housing requirement is met.

- 4.8 As such, there is no need to revisit the assumptions made in the HELAA about the suitability, availability and achievability of sites assessed in appendices A to C.
- 4.9 The HELAA does not include an economic development trajectory. A detailed assessment of the demand for and supply of land for economic development is provided in the Exeter Employment Study.

5.0 Conclusion

- 5.1 The fourth edition HELAA has identified a sufficient supply of sites for potential housing allocation to meet the requirement for new homes over the Exeter Plan period. An assessment of the demand for and supply of land for employment use is provided in the Exeter Employment Study. The HELAA's assessment of employment land supply reflects the conclusions of the Exeter Employment Study.

Appendix A – First and Second Edition HELAA site assessments, updated

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 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.

Easting/ northing: SX 90319 94025

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

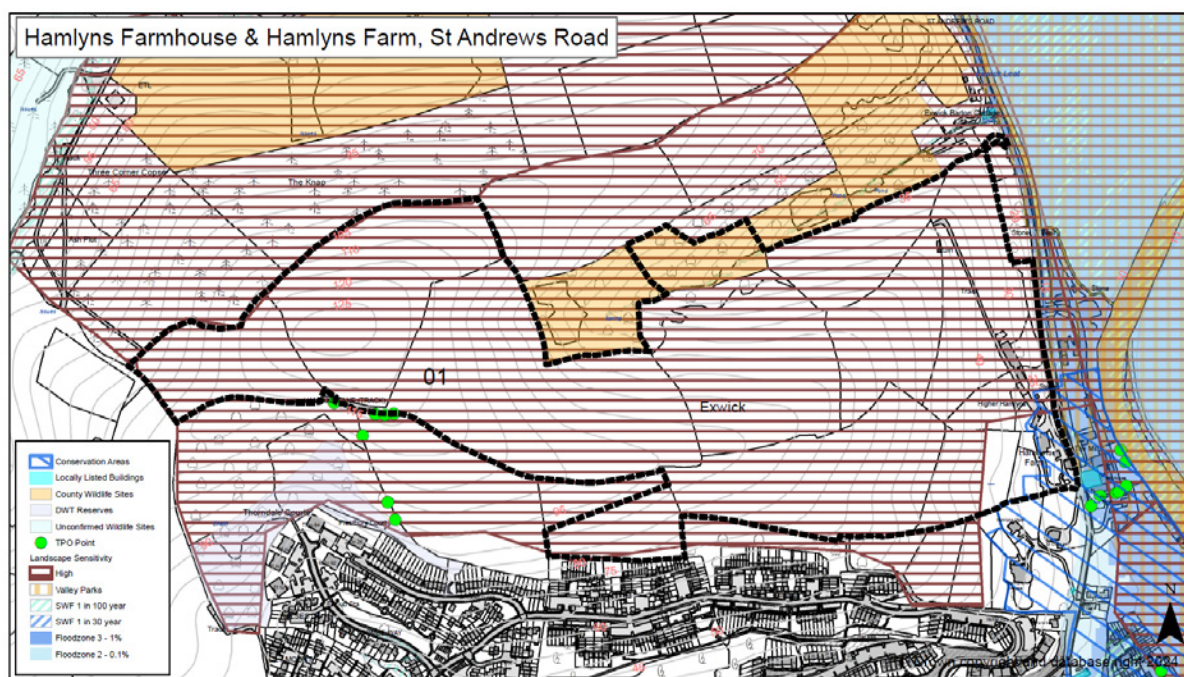
Total site area (ha): 28.96

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 Submission 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 Publication 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 unachievable due to highways access constraints.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

Land adjoining 6 Exe View Cottages

Site Overview

Site reference number: 2

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

Easting / Northing: SX 90906 93685

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. Flood defence work was permitted in 2015 on the eastern boundary of the site.

Existing assessment: NA

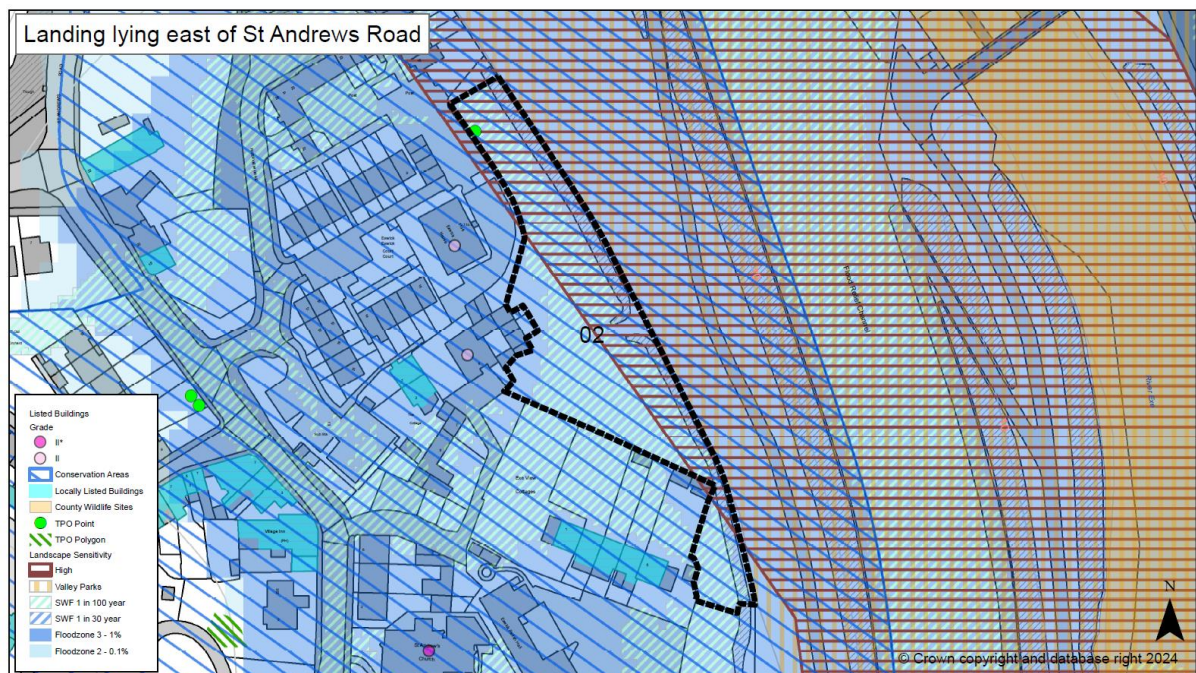
Total site area (ha): 0.31

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 Submission 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
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 flood risk and highways access constraints.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

Land at Luggs Farm, 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 lie to the east and south.

Easting / Northing: SX 89728 92847

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 effect 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 effect on the setting of Luggs Farmhouse (a Grade II listed building); and an unacceptable impact on highways safety.

Existing assessment: NA

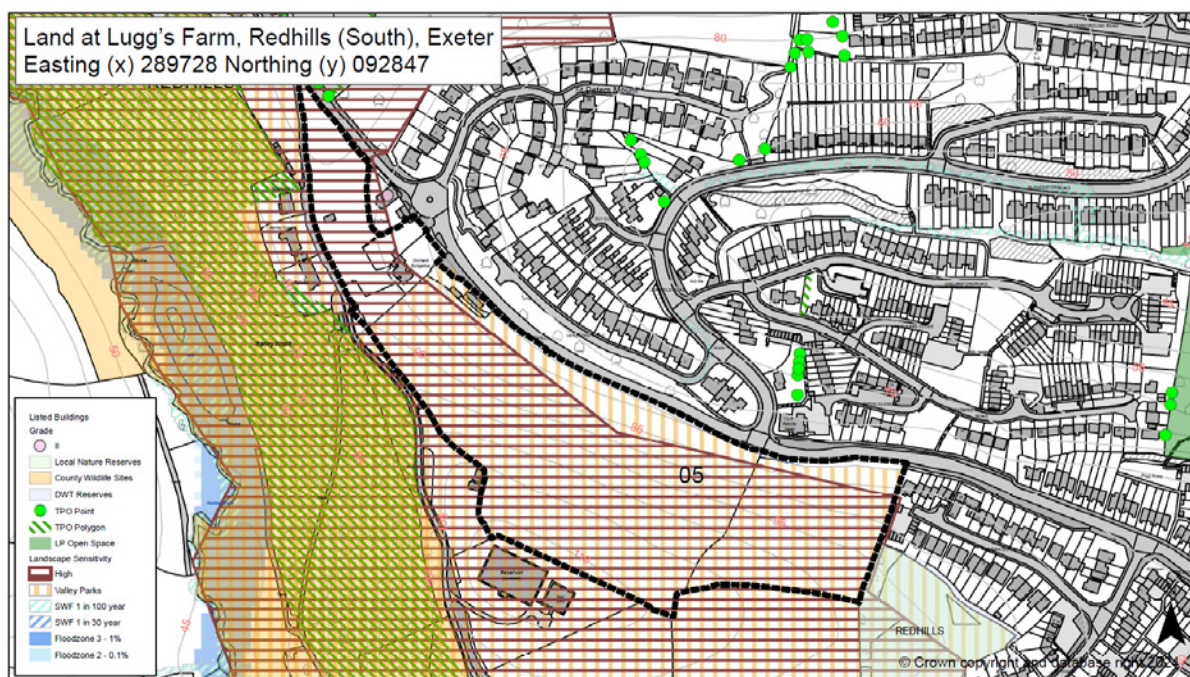
Total site area (ha): 4.82

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 Submission 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 Publication 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
Red: The site is not considered to have housing development potential as it has 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 several 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.

Easting / Northing: SX 89887 92029

Relevant planning history: Outline planning permission 25/0957/OUT for the phased development of up to 65 homes, two access points, open space and associated infrastructure is pending consideration. It relates to the area of the site on the eastern side of Barley Lane, plus the northern part of the area on the western side of Barley Lane.

Existing assessment: NA

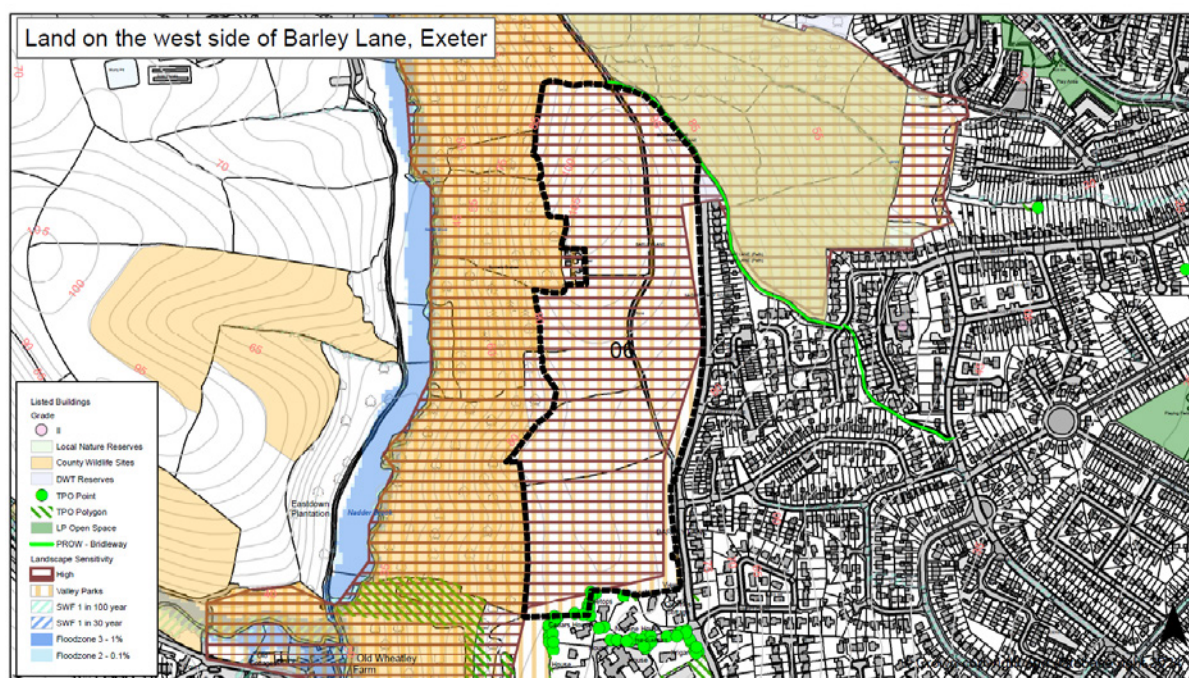
Total site area (ha): 12.71

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 Submission 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 Publication 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

Other Criteria	Assessment
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 the area of the site to the west of Barley Lane (c. 9.4 ha) is not achievable (n.b. this includes the area that would be discounted at stage B on grounds of gradient).

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has 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.

Easting / Northing: SX 90746 91918

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

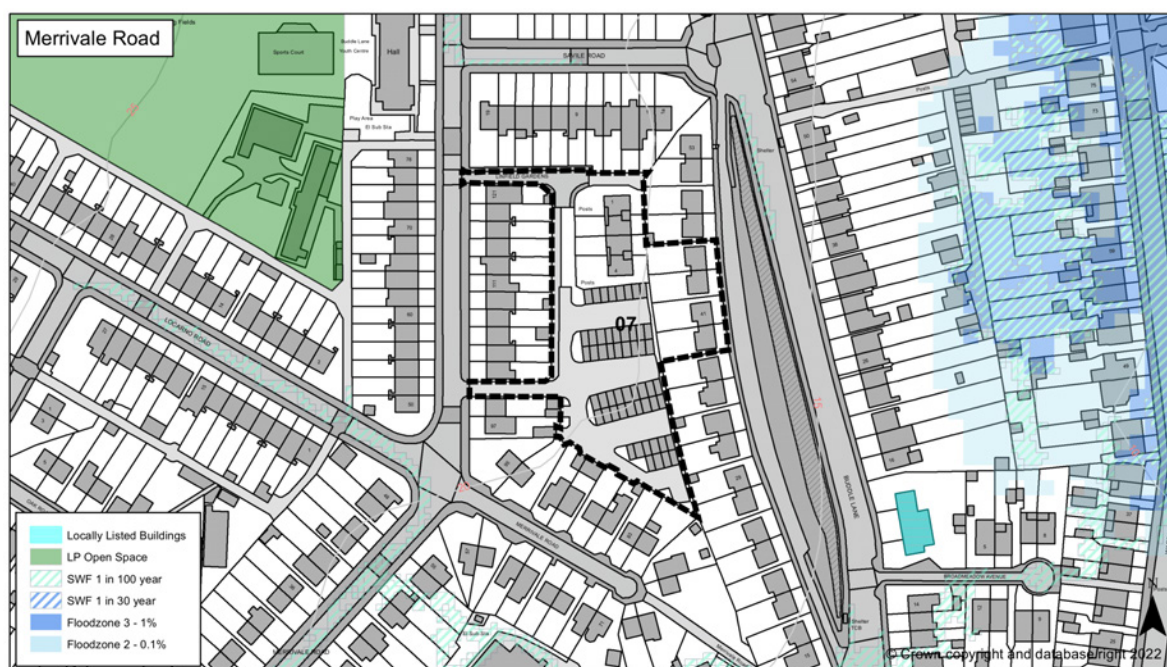
Total site area (ha): 0.46

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 Submission 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
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.

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	The site is in close proximity to the Green Gables Inn (Grade II) on Buddle Lane.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good/very good. However, 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 c.100m away.
Car Parks	NA
Transport requirements	If the site is developed to provide a significant number of units, then DCC Highways will 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

Accessibility & Movement Criteria	Assessment
	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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to development of this site. However, the site is of relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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
Amber: The site has housing development potential but is subject to a significant constraint, this being the presence of existing homes on the site. Additional potential constraints include archaeology, ecology, contamination, noise and air quality.

Flowerpot Lane Car Park, Flowerpot Lane

Site Overview

Site reference number: 9

Site description: A small 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.

Easting / Northing: SX 91250 92297

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 1

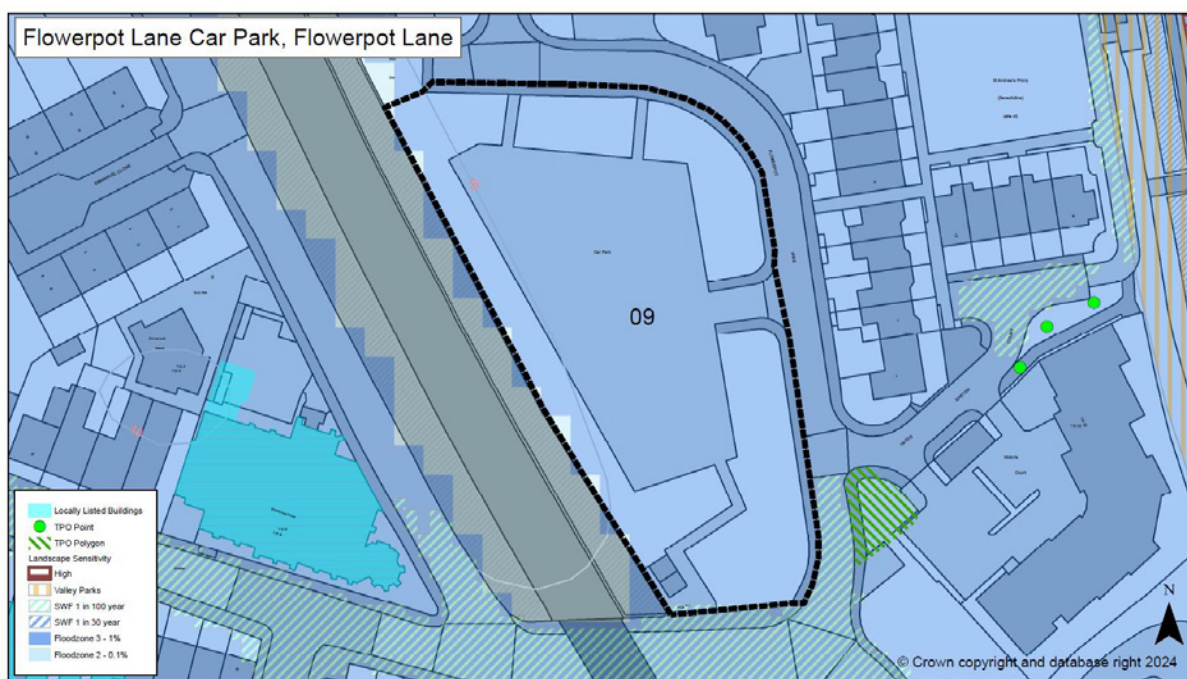
Total site area (ha): 0.4

Gross development area (ha): 0.4

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 Submission 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 impacting trees on or close to the western boundary and incorporate as many trees as possible on the eastern boundary of the site. This is considered 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 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 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. Achieving safe access and egress is 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	Emmanuel Court, which is locally listed, lies close to the site. However it is separated and somewhat concealed from the site by the railway line.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. The site is c.500m from the city centre. There is 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 in the city centre. The site is close to Montgomery primary school, around 1.5km from West Exe and 1km from Exeter College. There are good, direct, short walking and cycling links to strategic cycle routes along the river to the Riverside Valley Park. These provide high quality, traffic free links to the city centre and beyond (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, c.400m to the southeast. The site has good vehicular access off Okehampton Road. The nearest local centre as designated in the adopted Local Plan is c.200m away.
Car Parks	The site includes a public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	To achieve 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	The site is not located in a Waste Consultation Zone. Therefore, Devon County Council as Waste Planning Authority (WPA) has no objections to the redevelopment of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of development. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.

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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
Noise pollution	An acoustic design statement will be required and some noise mitigation may 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 housing development potential but is subject to significant constraints. The key constraints are the location within flood zone 3 (although it is brownfield), surface water flood risk, loss of a car park and existing trees on site. Also of note are potential issues with archaeology, ecology, contamination, noise and air quality.

Okehampton Street Car Park, Okehampton Street

Site Overview

Site reference number: 10

Site description: A small surface car park owned by the City Council with mature trees through the central part of the site. The site is bound 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 larger residential area and to the west by further residential development.

Easting / Northing: SX 91348 92207

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 2

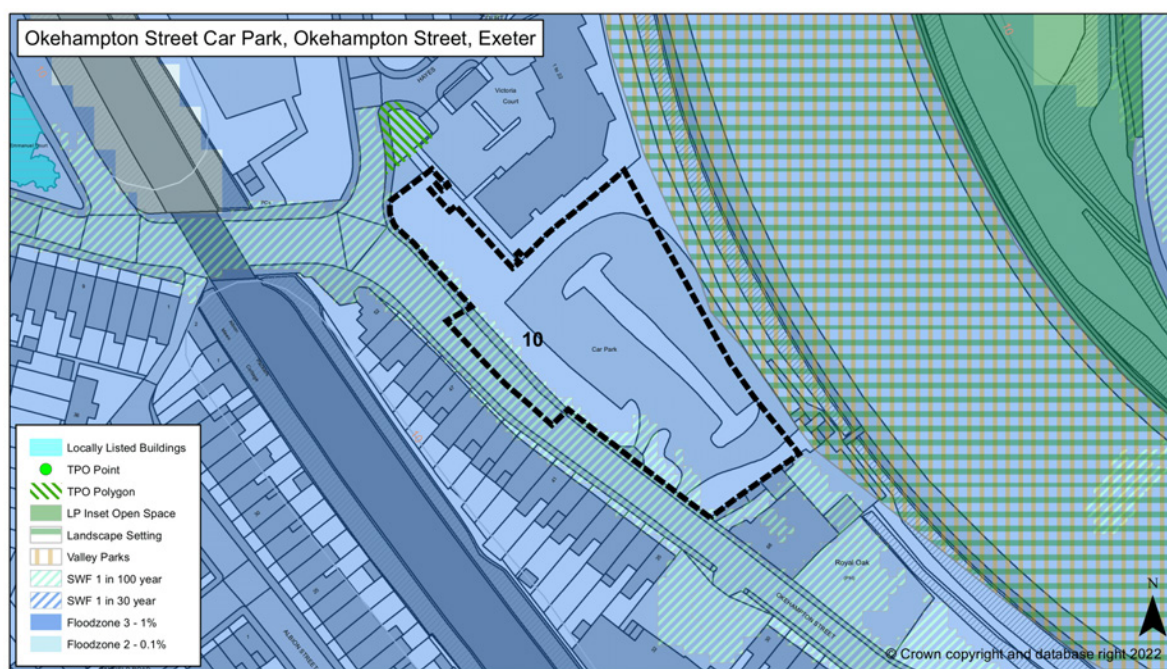
Total site area (ha): 0.34

Gross development area (ha): 0.34

Net development area (ha): NA

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 Submission 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 site is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The site may be suitable for redevelopment if the sequential and exception 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 considered 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	The site lies adjacent to Riverside Valley Park which runs along the eastern boundary. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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 standard of protection for a 1 in 100-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.
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 close 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	To the northwest are locally listed dwellings on Okehampton Road and Emmanuel Church. Emmanuel Church is visible from the site.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. The site is within c.500m of the city centre and 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 in the city centre and Marsh Barton. The site is close to Montgomery primary school and c.1.5km from West Exe and 1km from Exeter College for secondary/further education. There are good, direct, short walking and cycling links to 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, c.400m to the southeast. The site has good vehicular access off Okehampton Road. The nearest local centre as designated in the adopted Local Plan is c. 150m away.
Car Parks	The site includes a public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.

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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
Noise pollution	An acoustic design statement will be required and some noise mitigation may be required, but this is unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 it 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 flood risk, trees and their implications for design/yield.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are flood risk (although the site is brownfield), surface water flood risk, the presence of significant trees, loss of a car park and proximity to listed buildings. Also of note are potential issues with pollution of the River Exe, ecology, archaeology, impact on the nearby Valley Park, contamination, noise and air quality.

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.

Easting / Northing: SX 90218 91025

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

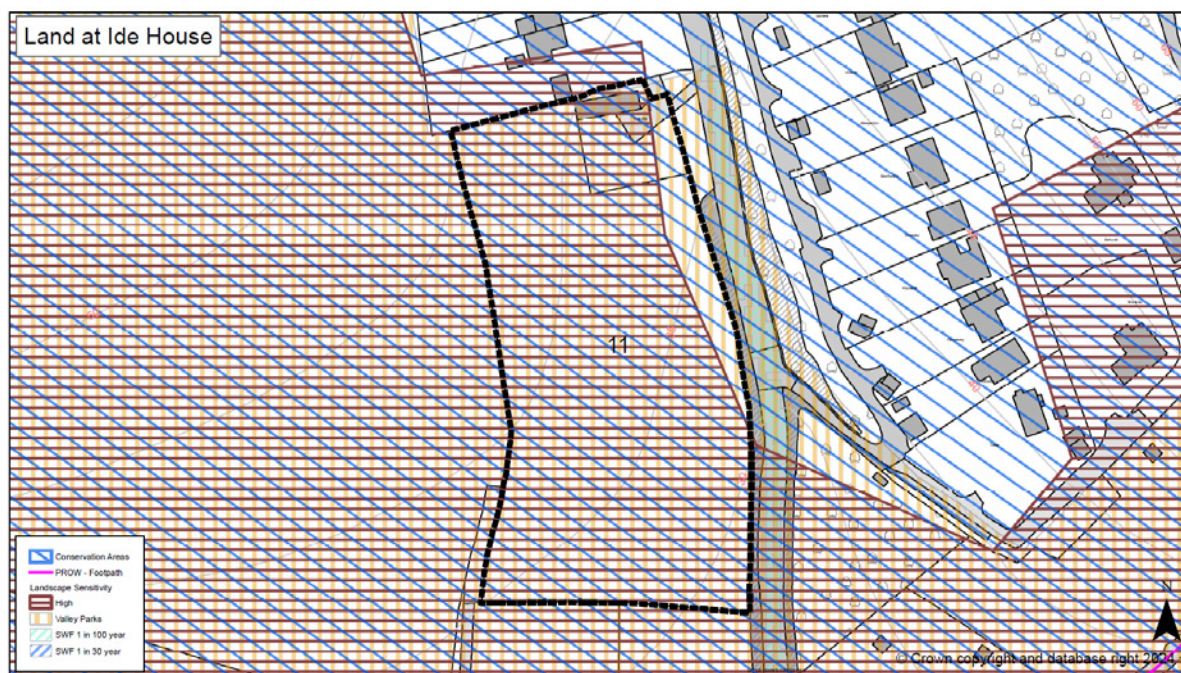
Total site area (ha): 0.91

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 Submission 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 Publication 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 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: The HELAA Panel has advised that development is achievable.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has 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 Exeter, close to the A30/A377 junction. The site forms part of a riding school and is subdivided by fencing into several 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.

Easting / Northing: SX 91157 90432

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, including on grounds of impact on the conservation area. A subsequent application in 2014 was withdrawn.

Existing assessment: NA

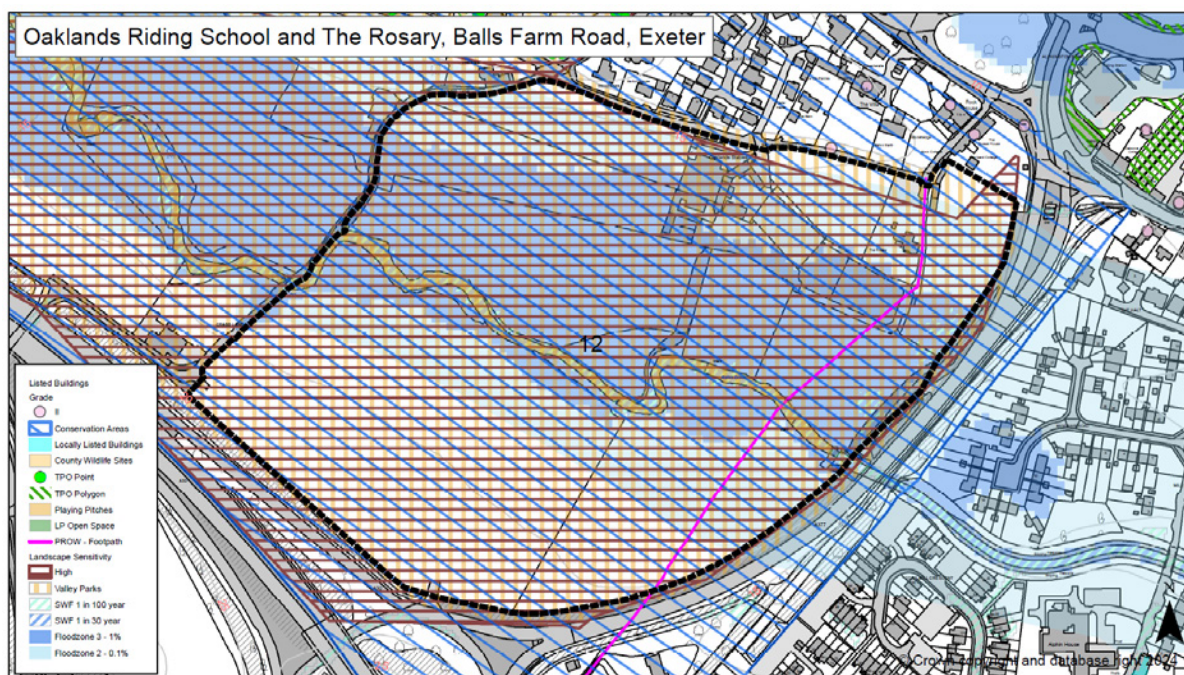
Total site area (ha): 12.45

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 Submission 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 Publication 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

Other Criteria	Assessment
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
Red: The site is not considered to have housing development potential 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 open space set within a mid/late 20th century residential area.

Easting / Northing: SX 91366 91006

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

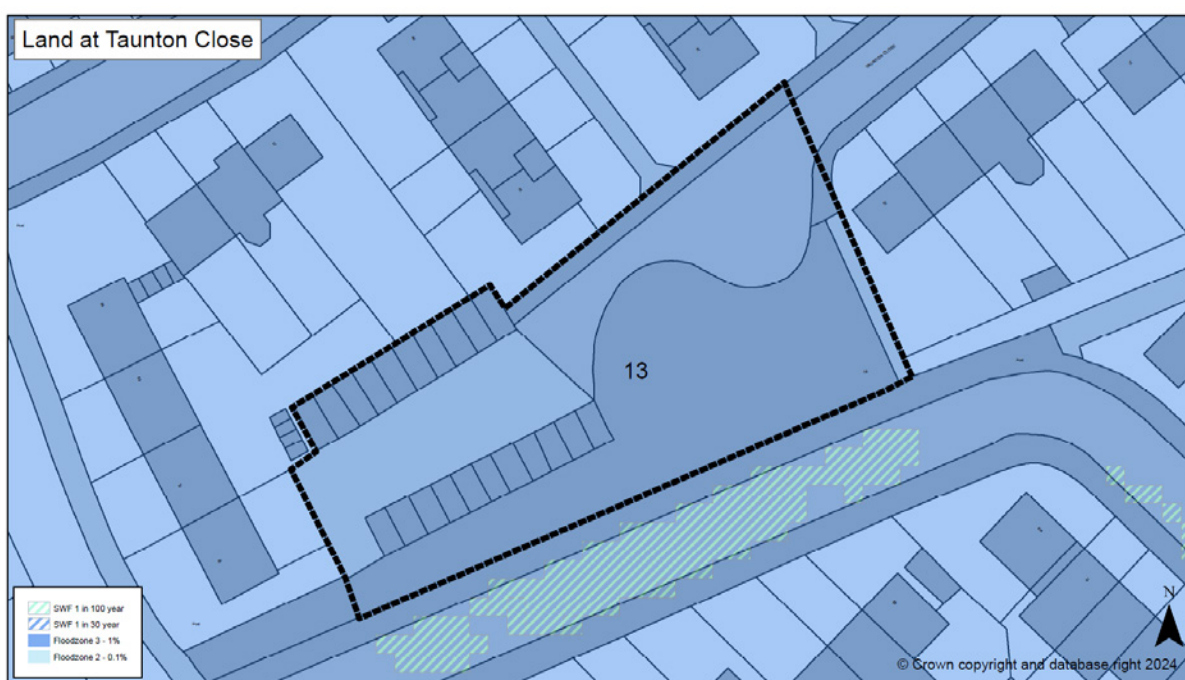
Total site area (ha): 0.18

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 Submission 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 0.1ha 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, although this is within the area discounted at Stage A. 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 an area of open space, although this is within the area discounted at Stage A.
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	The site is not within a conservation area but is close to Pines Square Conservation Area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as 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 c.700m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
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	The site is not located in a Waste Consultation Zone. Therefore, Devon County Council as Waste Planning Authority (WPA) has no objections to the redevelopment of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of development. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 may be required but this will not prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.

Infrastructure Capacity Criteria	Assessment
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

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

Availability Assessment: The landowner has advised the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: Not including the discounted area, the site has housing development potential but is subject to significant constraints. The key constraint is flood risk. Also of note are significant trees on the site and potential issues with heritage, archaeology, ecology, air quality and noise.

Marsh Barton

Site Overview

Site reference number: 14

Site description: A large brownfield site in the southwest of Exeter. One of the city's established employment areas, including a mix of low density, light industrial, bulky goods retail, car show rooms and waste management uses amongst others. The site is bounded by the Great Western mainline, the Haven Banks area and the Canal/River Exe to the east, 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.

Easting / Northing: SX 92106 91076

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

Existing assessment: LDA Density Study

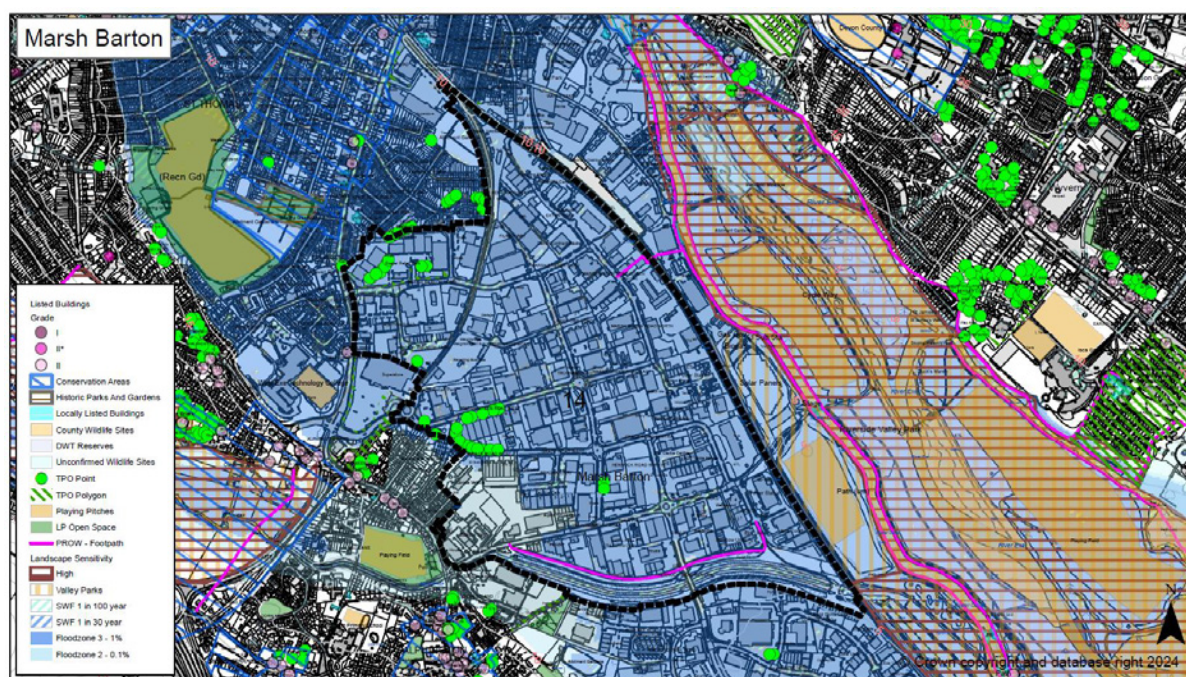
Total site area (ha): 89.41

Gross development area (ha): 48.91

Net development area (ha): NA

Housing capacity: 2,446

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 Submission 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

Open space & Recreation Facilities Criteria	Assessment
	undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from 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 26 runs broadly east to west near the southern boundary of the site along the Alphin Brook. Exeter Footpath 25 runs broadly northeast 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 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 to address all flood risk issues, including provision of a safe access and egress route. 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 routes 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	Around 7.9ha of the site comprises the Alphinbrook and associated flood relief channel. This is not included in the gross site area.

Mineral Resources Criteria	Assessment
Mineral Resources	The site contains a ready-mix concrete plant with a 0.56ha 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. Devon County Council as the Mineral Planning Authority would object to the loss or constraint of this facility by introducing noise/dust sensitive properties nearby. To overcome this objection, the concrete plant would need to be retained without constraint or moved to an

Mineral Resources Criteria	Assessment
	alternative location. The area is therefore discounted from having any residential development potential.

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 close 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 and that a form of employment provision could be retained on site as part of any future mixed-use development.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from good to very poor. However, 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

Accessibility & Movement Criteria	Assessment
	currently go through the site and along Alphington Road providing high frequency services. The southern part of the site includes the new Marsh Barton railway station, located on the site boundary. This is served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good, direct vehicular access off Alphington Road. The nearest local centre as designated in the adopted Exeter Plan is c.450m away.
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. Due to the location, scale and potential for active and public transport, the site is 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	Around 38ha of the site is within the Waste Consultation Zone for the Exeter EfW Facility. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers the EfW facility 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 proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. Residential properties are highly likely to be impacted upon by noise, odour, traffic etc. generated by operations at the EfW and it is unlikely that these impacts could be mitigated to an acceptable level. The Waste Planning Authority would object to the loss or constraint of EfW, as 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. Therefore, this part of the site is discounted from having any residential development potential. Other parts of the site lie within other Waste Consultation Zones. Any proposals in these areas 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. The site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be

Health & Safety Criteria	Assessment
	considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the houses are built. This may affect the site layout and number of units but will not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels 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 two pylons close to the eastern site boundary. Development proposals will need to consider 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Tan Lane SPS. South West Water will need to determine if investment

Infrastructure Capacity Criteria	Assessment
	into the network is needed as a result of any development on this site. The waste water risk level is assessed as medium.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system in Cowick Lane, Church Road and Legion. South West Water advises that this will take c.18 months to design and construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site contains a cricket and social club and Devon Disability Centre. 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 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, 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 and 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 northern portion of the site accommodates a rail embankment. This has a gradient greater than 1:3 and is therefore discounted from having any housing development potential. This is considered in the gross site area.
Existing homes	NA
Other	Railway embankments within the site are excluded from the gross site area (c.1.2ha).

Stage B Conclusion: Around 38ha are unsuitable for development because they comprise a mineral safeguarding area and/or a waste consultation zone. Around 1.2ha are unsuitable for development on grounds of steep topography/comprising a rail embankment. Around 7.9ha are unsuitable for development because they comprise the Alphinbrook and associated flood relief channel. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: The submitter has advised that parts of the site may be available for development in years 6+, although further work will be needed to determine the availability of individual land parcels.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include potential loss of existing employment uses; flood risk; surface water flood risk; minerals, waste and other infrastructure uses on or near to the site; significant trees within the site; the proximity of listed buildings; and the potential loss of community facilities. Other potential issues include archaeology, ecology, loss of retail, contamination, noise and air quality. The scale of the site offers potential opportunities to overcome these constraints. Green: The Exeter Employment Study rates the site as green for employment development.

Water Lane

Site Overview

Site reference number: 15

Site description: Large site between the Exe Canal and a mainline railway, including 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, solar farm and Grace Road Field. Most of the site is identified for mixed use redevelopment in policy KP6 of the Exeter Plan First Review and Policy CP3 of the Exeter Core Strategy. The site is the subject of the Liveable Water Lane Supplementary Planning Document and is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter programme.

Easting / Northing: SX 92225 91471

Relevant planning history: Full planning consent has been granted subject to the completion of a Section 106 Agreement for the mixed-use redevelopment of Haven Banks Retail Park, in the northern part of the site. This includes Use Class C3 residential and co-living homes equivalent to 423 units (ref. 22/1145/FUL). Outline planning consent has been granted subject to the completion of a Section 106 Agreement for mixed-use redevelopment of Water Lane South (23/1007/OUT). This includes up to 976 C3 dwellings and 320 co-living bedspaces. Full planning consent has been granted to replace an existing Pressure Reduction Station within the Gas Holder site (Isca House, site ref. 117) (23/1489/FUL), which will enable redevelopment of that site. Previous planning applications for smaller scale piecemeal housing redevelopment at Water Lane have been refused because the infrastructure and environment needed to create high quality, sustainable development requires a comprehensive approach across the area.

Existing assessment: Liveable Water Lane Supplementary Planning Document / planning applications / Development Management advice

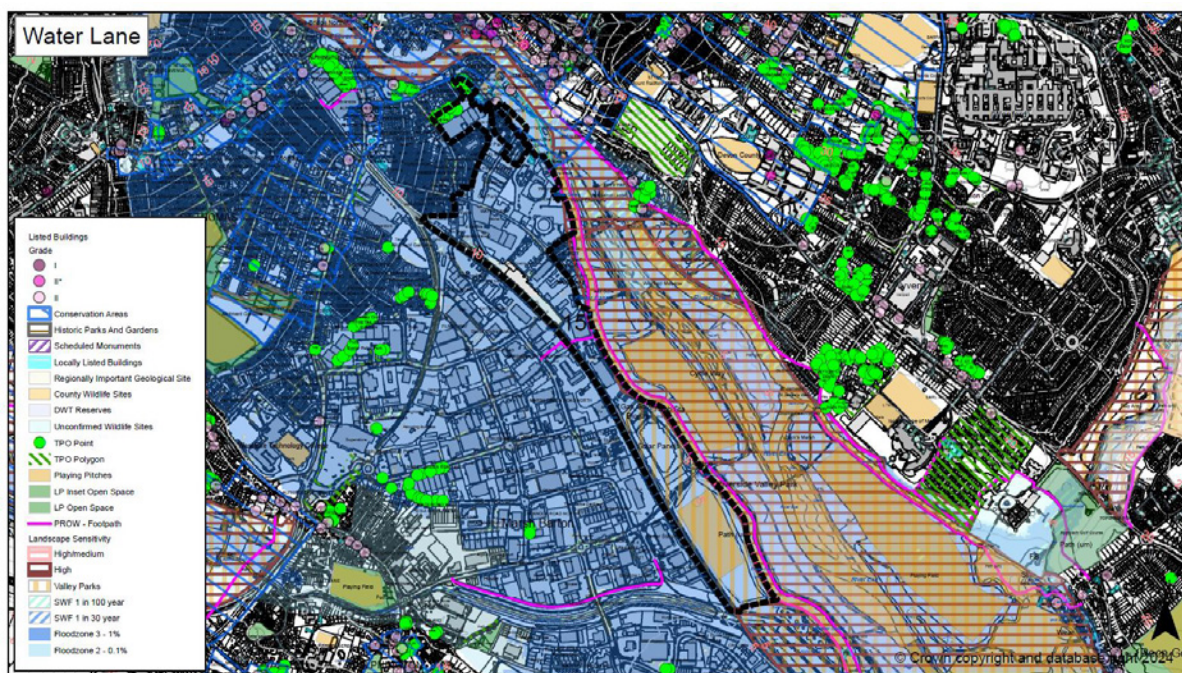
Total site area (ha): 36.24

Gross development area (ha): 11.97

Net development area (ha): NA

Housing capacity: 2,424

Employment capacity: Considered in Exeter Employment Study



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 Submission 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 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, ac.6 ha (Grace Road Field) is greenfield and is therefore discounted from having development potential on flood risk grounds. The rest of the site 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 Field) is unsuitable for 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.

Biodiversity and Geodiversity Criteria	Assessment
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 area of the site is classified in the Devon Landscape Character Assessment as Exe Estuary and Farmlands. In terms of Devon Landscape Character Types, the same area is classified as Marine Level and Coastal Plains. The area has already been discounted from having any housing development potential at Stage A. The remainder of the site is classified as Main Cities and Towns.
Valley Parks	Grace Road Field (c.6ha), the biogas power station and the 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 formal and casual recreation opportunities. Grace Road Fields has already been discounted from having housing development potential at Stage A.

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	Grace Road Fields is a former playing field that is no longer suitable for use as a sports pitch due to ground conditions. It has already been discounted from having housing development potential at Stage A.
Other sports facility (built / outdoor)	The site includes premises occupied by the Exeter Water Sports Association. 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 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	Grace Road 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	Of the areas of the site that have passed Stage A, parts are in flood zone 3 (see Stage A Assessment) and c.0.85ha 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 are breached, Water Lane will become a flood route. For the site to be redeveloped, safe access and egress will need to be provided. 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; and the boundary wall to the Canal Basin (west side). Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	Parts of the site are 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from good to very poor. However, the size of the site provides opportunities for this to significantly improve. Whilst job

Accessibility & Movement Criteria	Assessment
	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 1km 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 close to the new Marsh Barton Station. Both stations provide access to local services. Marsh Barton Station is discounted from the gross development area. The nearest local centre as designated in the adopted Local Plan is c. 250m away.
Car Parks	The site includes a public car park and a coach park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	Devon County Council's Haven Banks Access Strategy and additional technical work underpinning the Liveable Water Lane SPD identify the site as a suitable location for low-car redevelopment, with excellent opportunities to encourage trips by foot, bicycle or public transport. Low-car redevelopment will be necessary to prevent undue impacts on the local transport network, particularly the Alphington Road corridor. Mitigation works identified as necessary in the Strategy and SPD, and also in DCC's Local Cycling and Walking Infrastructure Plan, include: a new pedestrian/cycle bridge across the canal; the creation of a quiet route along Haven Road with reduced traffic volumes and speeds; creation of a new bus loop through Water Lane; opening up the second Tan Lane tunnel for pedestrians and cyclists; improvements to the railway underpass at Gabriel's Wharf; junction improvements on Haven Road and Water Lane; the provision of interchange facilities at St Thomas and Marsh Barton stations; minimal car parking provision for new homes; an area-wide travel plan for Water Lane; and the provision of mobility hubs within 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	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 proximity. Residential properties are highly likely to be impacted upon from noise, odour, traffic, dust etc. generated by EfW operations and it is unlikely that these impacts could be mitigated. The Waste Planning Authority would object to the constraint of the facility, as it would be necessary to deliver a replacement EfW at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste. Therefore, the area within the EfW consultation zone is not included in the gross site area. 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. The WPA also notes that the site is of a relatively flat topography and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 250sq. ms floor space), office (of more than 500sq. ms floor space), industrial (of more than 750sq. 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. The planning consent to relocate the Pressure Reduction Station makes provision for this.

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 are built. This is unlikely to prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels 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 area of the site occupied by solar panels is crossed from east to west by a high voltage power line (no pylons). 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 consider 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school, as provided for in the Liveable Water Lane SPD. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Tan Lane SPS. South West Water will need to determine if investment into the network is needed because of any development on this site. The waste water risk level is assessed as medium.
Clean water	Upgrades to the water and sewerage infrastructure network will be needed to supply development of the site. A new water main will be required along Water Lane, Willeys Avenue and Alphington Street, connecting into the trunk main at Exe Bridge. There will be capacity in the existing network for the first parcel of the development and, once water infrastructure upgrades start, it will take c.24 months to design and construct the upgrades. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site contains Willeys Social Club, Sea Cadets Hut and Exeter Water Sport Association facilities. 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 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 of between 1.6 and 1.3. This area of the site is likely to be too steep to be developed for housing.
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 including a Pressure Reduction Station and underground pipes which have planning consent to be relocated within the site to enable redevelopment of the site and wider Water Lane area. The gross site area excludes an area equating to the proposed site for the new Pressure Reduction Station. The recently developed biogas power station and solar farm and the railway embankment are also excluded from the gross site area.

Stage B Conclusion: Of the area that has passed the Stage A assessment, the gross site area has been further reduced to take account of the EfW waste consultation zone, retention of the biogas plant, solar farm and electricity distribution substation and planned relocated pressure reduction station. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: Of the site confirmed as available for development by landowners etc. at Water Lane:

- Haven Banks Retail Park (site ref. 16): The agent has advised that the site will be available for development during the Plan period.
- Water Lane South (site ref. 116): The agent has advised that the site will be available for development during the Plan period.
- Isca House (site ref. 117): The landowner/agent has advised that the site will be available for development in years 1-5.
- Vulcan Estate (site ref. 130): The landowner/agent has advised that the site will become available towards the end of the plan period.
- Exeter Water Sports Association (site ref. 167): The agent has advised that the site will be available for development during the Plan period.

- Exeter Sea Cadets and Canal Office (site ref. 168): The landowner has advised that the site will be available for development towards the end of the Plan period.

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 master planning and phasing.

Rating and Overall Conclusion Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include potential loss of existing employment uses; flood risk; surface water flood risk; contamination; the potential loss of sports and community facilities; poor existing access to services and facilities; impact on heritage assets; loss of car and coach parking; waste uses near to the site; and utilities infrastructure on site. Also of note is highways access, the presence of significant trees, ecological assets and potential issues with archaeology, noise and air quality. The scale of the site offers potential opportunities to overcome these constraints. Red: The Exeter Employment Study rates the site as red for employment development.

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

Site Overview

Site reference number: 16

Site description: A brownfield site located close to the canal basin and Alphington Road, southwest of the city centre and south of the River Exe. Buildings on the site were occupied by a bowling alley and out of centre retail units (some vacant) but are currently used on a temporary basis by a church. The site also includes car parking and landscaping. 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.

Easting / Northing: SX 91991 91829

Relevant planning history: The site benefits from a resolution to approve planning consent for mixed-use redevelopment subject to the completion of a Section 106 Agreement (22/1145/FUL). The scheme includes Use Class C3 residential and co-living homes equivalent to 423 units, reflected in the potential site capacity.

Existing assessment: Planning application

Total site area (ha): 1.58

Gross development area (ha): 1.45

Net development area (ha): NA

Housing capacity: 423

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 Submission 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	The site is close to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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 from the River Exe. EA defences provide standard or protection for a 1 in 100-year event but are not designed to accommodate new development. Safe access and egress will need to be provided. 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, including access and egress, 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 near 60 Haven Road which is grade 2 listed. Development proposals must be acceptable in heritage terms.

Historic & Built Environment Criteria	Assessment
Conservation Area	The site is adjacent to the Riverside conservation area. Any development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The Quay Climbing Centre / Electricity Generating Building is adjacent to the site and is locally listed.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good/very good. The site is close to the canal basin, quay and between 500m and 1km from the city centre. There is 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. The site is close to St Thomas primary school and c.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 bus stops on Water Lane. The nearest railway station is at St Thomas, c.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 c.300m away.
Car Parks	The site includes a public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. The car park is not owned or managed by the City or County Council.
Transport requirements	The site is suitable for car-free or low-car development. Devon County Council would seek contributions towards active travel infrastructure including improvements to the cycle route along Haven Road and the creation of a raised platform on Haven Road adjacent to Maritime Square.

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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	Some asset upgrades to the distribution network will be needed to supply water to development on this site. South West Water advise that these take up to 12 months to construct. The water risk level is assessed as medium.

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 agent has advised that the site will be available for development during the Plan period.

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 housing development potential but is subject to significant constraints. The key constraints are flood risk, surface water flood risk, loss of a car park and the proximity of heritage assets. Also of note are the potential for issues with pollution of the River Exe, heritage, impact on the nearby Valley Park, archaeology, ecology, loss of retail, noise, contamination and air quality.

Land west of Shillingford Road

Site Overview

Site reference number: 17

Site description: Small 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.

Easting / Northing: SX 91445 89399

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

Total site area (ha): 0.38

Gross development area (ha): 0.38

Net development area (ha): 0.38

Housing capacity: 19

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 Submission 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	The South-West Exeter SPD identifies the site for the provision of allotments.
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	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. However, 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 c.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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the

Health & Safety Criteria	Assessment
	development of this site. However, the site is relatively flat. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 will not prevent development. 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	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 further understanding of drainage and acoustic mitigation.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the conflict with the adopted South-West Exeter Development Brief SPD which identifies the site for provision of allotments, trees and hedgerows on the site and poor accessibility. Also of note are potential issues with drainage, archaeology, ecology, contamination, noise and loss of best and most versatile agricultural land.

Land adjoining Silverlands, Chudleigh Road

Site Overview

Site reference number: 18

Site description: 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 South West Exeter Strategic Allocation.

Easting / Northing: SX 91742 89334

Relevant planning history: Site is the subject of a current pre-application inquiry made by a developer for 50 to 60 homes (24/1473/MP).

Existing assessment: Development management advice

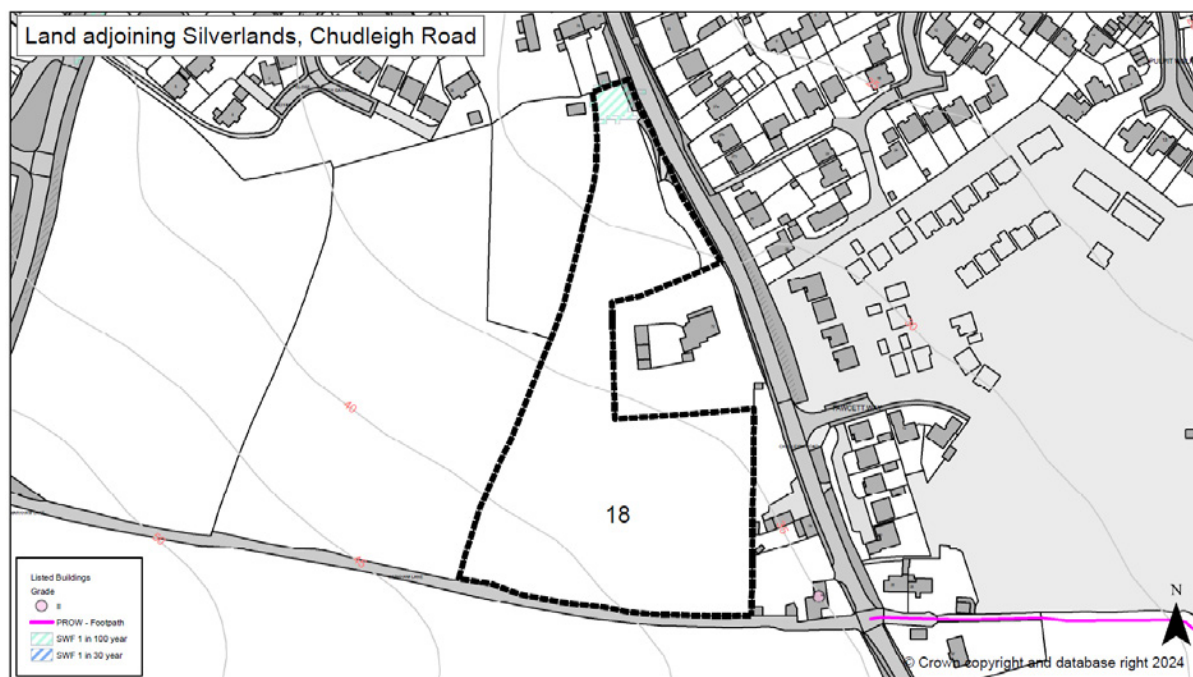
Total site area (ha): 1.66

Gross development area (ha): 1.66

Net development area (ha): 1.33

Housing capacity: 55

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 Submission 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	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	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 near The Gables, 76 Chudleigh Road, 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. 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 c.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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is of relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The

Health & Safety Criteria	Assessment
	potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Church Road CSO, which is need in of investment to meet the 2040 storm overflow target. Investment by SWW to negate the impact of any development on this site would be made in 2025-2030. The waste water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	NA
Existing homes	NA

Other Criteria	Assessment
Other	NA

Stage B Conclusion: Site has passed Stage B assessment.

Availability Assessment: The landowner and the prospective developer have 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 already allocated for housing development in the Core Strategy.

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 is to the north. The overriding character of the site is rural.

Easting / Northing: SX 91713 95210

Relevant planning history: No relevant recent 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 Submission 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 Publication 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
Red: The site is not considered to have housing development potential as it has 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 appearance of the area is rural. It is currently designated as landscape setting.

Easting / Northing: SX 91520 94536

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

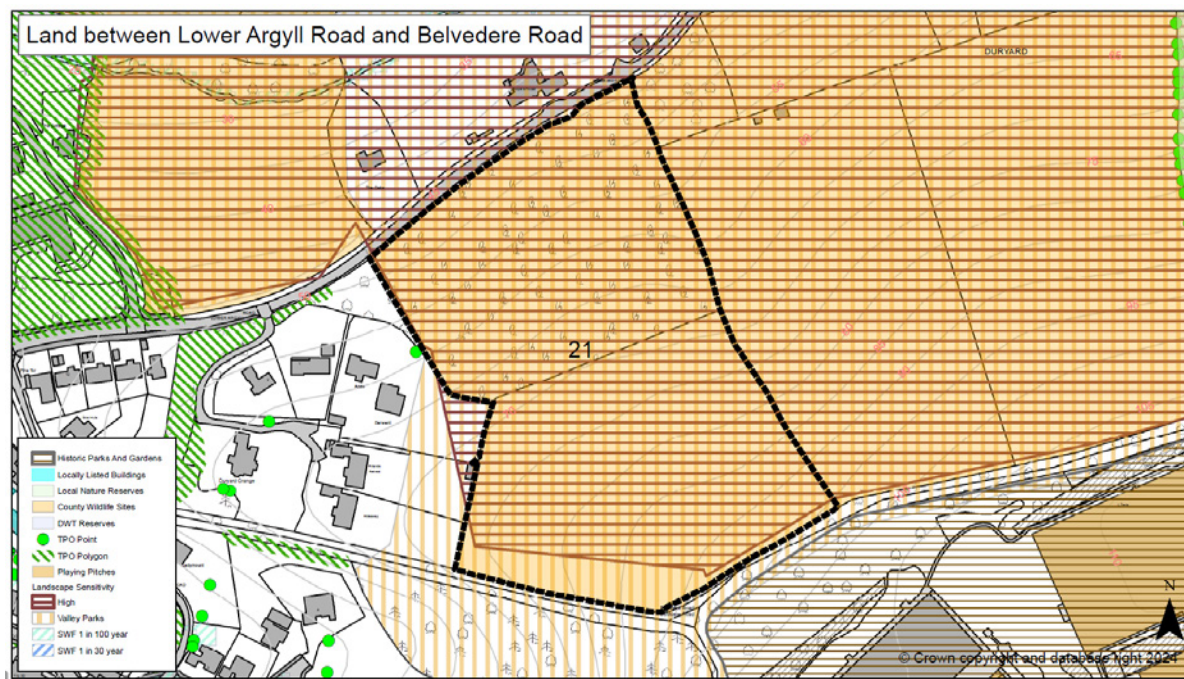
Total site area (ha): 3.66

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 Submission 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 Publication 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 have advised that development is not achievable due to highways access issues.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

Red Cow North

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 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. Most of the site is identified for mixed use redevelopment in policy KP5 of the Exeter Local Plan First Review. The site is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter programme.

Easting / Northing: SX 91226 93601

Relevant planning history: Planning application 24/0751/FUL to change the use of the Great Western Hotel to provide 15 residential units and ground floor commercial use has been withdrawn by the applicant. A planning application 25/0553/FUL to demolish the White House has been received. A recent pre-application inquiry for mixed use development of the site has concluded.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

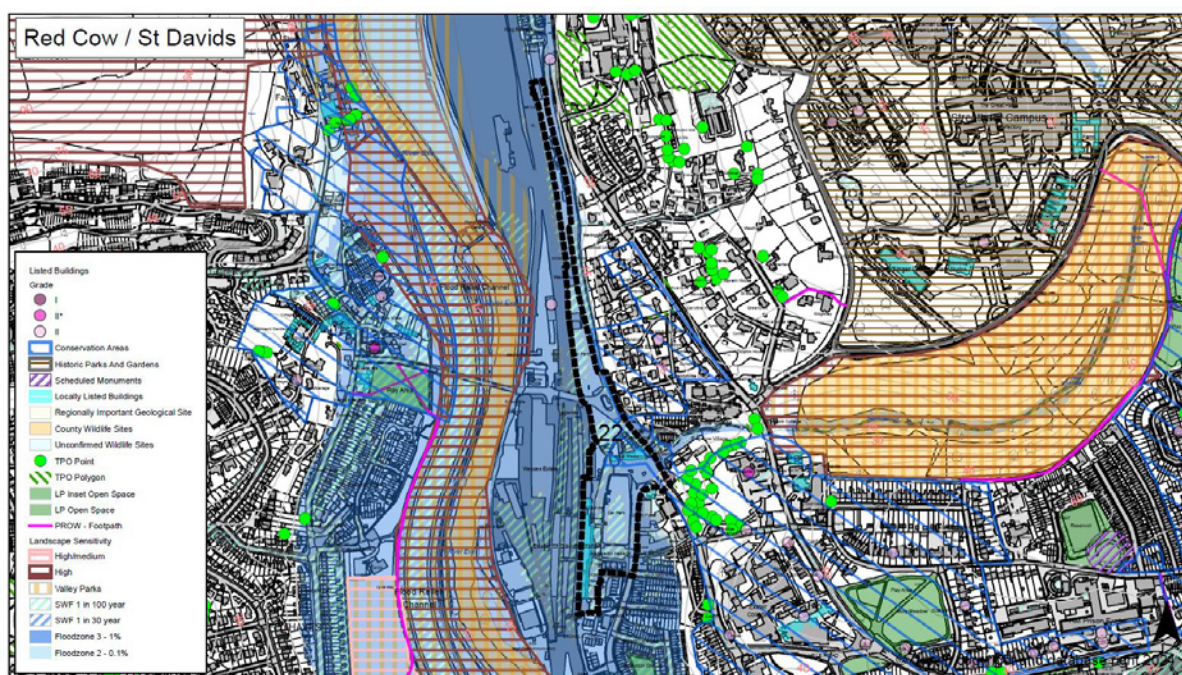
Total site area (ha): 3.19

Gross development area (ha): 2.19

Net development area (ha): NA

Housing capacity: Residential: 208. PBSA: 439. Average: 324.

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 Publication 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 and includes features 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.
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 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	Riverside Valley Park is to the west of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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 insufficient 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 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 that is below the HELAA site threshold, it has not been assessed in the Exeter Employment Study or appendix D. The site is also not included in the gross development area as it is unavailable.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from good to poor (in the very northern tip). The site is within c.500m 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 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. The car parks are not owned or managed by the City or County Council.
Transport requirements	Devon County Council Highways is looking into a shared use path on Cowley Bridge Road and would expect any site fronting Cowley Bridge

Accessibility & Movement Criteria	Assessment
	to provide improvements to a suitable standard on this route. In the Exeter Transport Strategy's 5-year action plan, St David's to the 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools

Infrastructure Capacity Criteria	Assessment
	will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 c.0.02ha. The NPPF requires local 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 (c. 0.01ha) to the east of Cowley Bridge Road has a gradient of between 1:3 and 1:6. This area is likely to be too steep to be developed for housing.
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, and they are excluded from the gross site area.
Other	0.36ha of the site comprises Exeter St David's Station which it is assumed will remain in situ. This is considered 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: Since the site was originally submitted for development, the owner of the Exeter Brewery (within the northern part of the site) has advised that it is not available for redevelopment (0.2ha). The Great Western Hotel and existing homes are also not known to be available for development. These areas are excluded from the gross development area. The landowner of the remaining site area has advised that the rest of the site will be available for redevelopment in years 6-10. This is reflected in the site capacity.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although they consider that the yield may be lower than assessed due to flood risk considerations. The City Council considers that the assessed yield is realistic.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are flood risk; surface water flood risk; potential loss of car parking, employment and local retail; existing homes on the site; heritage assets; trees within the site; and limited accessibility to services and facilities in the northern part of the site. Also of note are potential issues with ecology, land contamination, noise, air quality, impact on the nearby Valley Park and archaeology.

Land to the rear of 43 St David's Hill

Site Overview

Site reference number: 23

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

Easting / Northing: SX 91411 92943

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

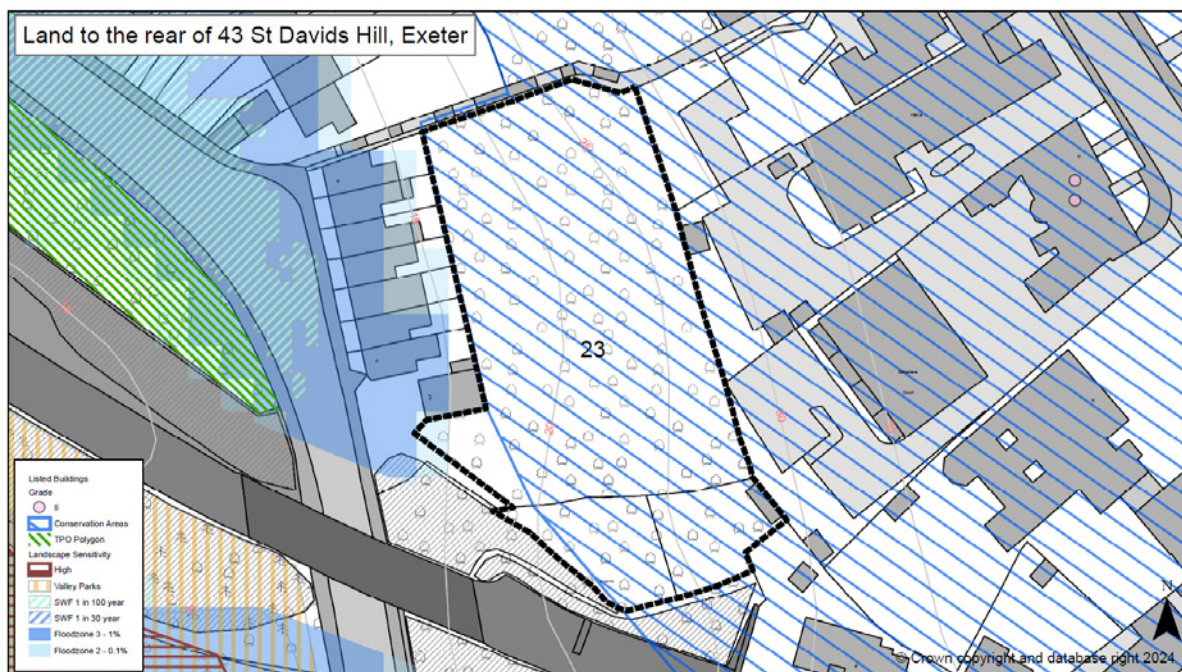
Total site area (ha): 0.28

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 Submission 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 an area of liable to surface water flooding.

Flood Risk, Drainage & Water Quality Criteria	Assessment
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 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	Nos. 35 and 37 St David's Hill which are Grade II listed are adjacent to the site. Development proposals must be acceptable in heritage terms.
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	Several local listed buildings lie to the north of the site, including no.55 St Davids Hill, which are obscured by trees.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. Good 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

Accessibility & Movement Criteria	Assessment
Transport requirements	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. Improvements to the footway connecting St David's Hill and Bonhay Road 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 site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is of a sloping topography. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 is unlikely to prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
Noise pollution	An acoustic design statement will be required and some noise mitigation could be required but this will not prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision (all new primary schools

Infrastructure Capacity Criteria	Assessment
	will also require nursery provision); new special school provision; and consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	An area of 0.21ha has a gradient greater than 1:3. This area of the site is discounted from having any development potential for housing.
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.

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
Red: The site is not considered to have housing development potential as it has failed the achievability assessment.

99 Howell Road

Site Overview

Site reference number: 24

Site description: Small site 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 further to the north. The site is within St James Neighbourhood Plan area.

Easting / Northing: SX 91534 93322

Relevant planning history: Planning consent has been granted to convert the existing building to form 6 apartments (22/0264/FUL).

Existing assessment: Planning consent.

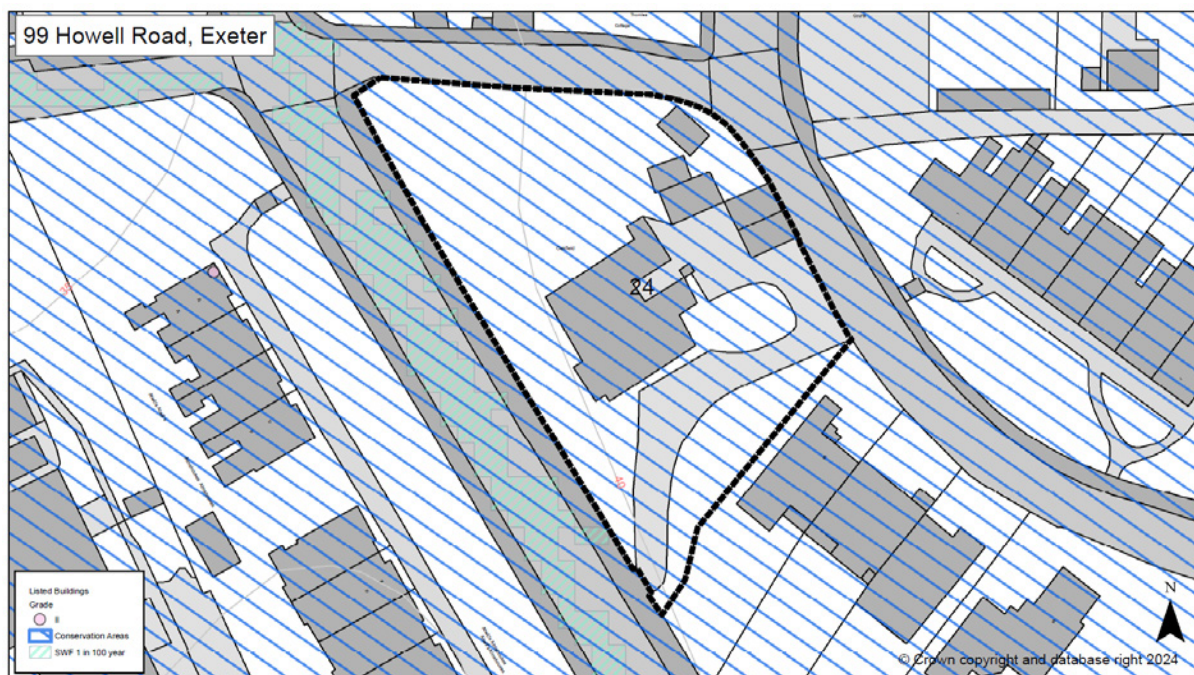
Total site area (ha): 0.19

Gross development area (ha): 0.15

Net development area (ha): 0.15

Housing capacity: 6 gross, 5 net, 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 Submission 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, 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 near Atwill's Almshouses (numbers 1 to 24) and Park View Hotel 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. The site is within c. 500m of most essential services and job

Accessibility & Movement Criteria	Assessment
	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 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of developments, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 on this site 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
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are the site's location within a conservation area, the proximity of other heritage assets, the existing dwelling on the site, surface water flood risk, significant trees and access. Also of note are potential issues with archaeology, ecology, contamination, noise and air quality.

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.

Easting / Northing: SX 91671 93066

Relevant planning history: No recent relevant planning history.

Existing assessment: NA

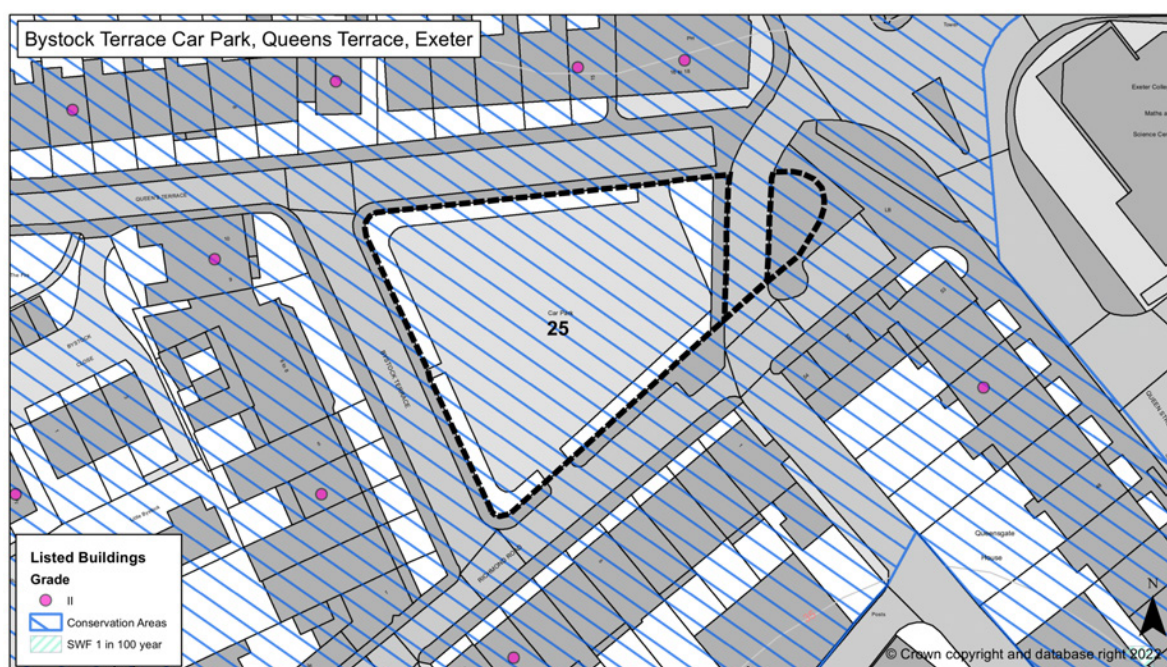
Total site area (ha): 0.16

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 Submission 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 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	The site is close to several listed buildings including nos. 1 to 24 Richmond Road, nos. 1A & 1 to 10 Bystock Terrace and nos. 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. The site is within c.500m 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

Accessibility & Movement Criteria	Assessment
	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 away and offers excellent access to rail services.
Car Parks	The site includes a public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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 car club 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat topography and it is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.

Health & Safety Criteria	Assessment
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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
Red: The site is not considered to have housing development potential as it has failed the stage B suitability and achievability assessments.

Land at Exeter Squash Club, Prince of Wales Road

Site Overview

Site reference number: 26

Site description: The site is occupied by the Squash Club building and associated car parking. The building provides squash and racketball club facilities and a bar and is a functional building of low quality. The exterior is in a poor state of repair. The level of the site is slightly higher than the road and its frontage includes an embankment fronted by a low stone wall. The northern site boundary is formed by Prince of Wales Road, beyond which is the University of Exeter Streatham Campus. The University buildings adjacent to the road, opposite the site, are 3-storeys in height. To the west of the site is Exeter Cricket Club grounds, with the cricket pavilion abutting the site's north-western boundary. There is also a recently constructed student accommodation block ranging from 3 to 5-storeys in height, beyond which is the Hoopern Valley Park. Land levels drop slightly at the site's eastern boundary, abutting which is an electricity substation and shared cycle/footpath and beyond which are single and 2-storey homes. Directly to the south of the site is an area of car parking used by the cricket club.

Easting / Northing: SX 92237 93765

Relevant planning history: No recent relevant planning history.

Existing assessment: Urban Capacity Study Phase 2

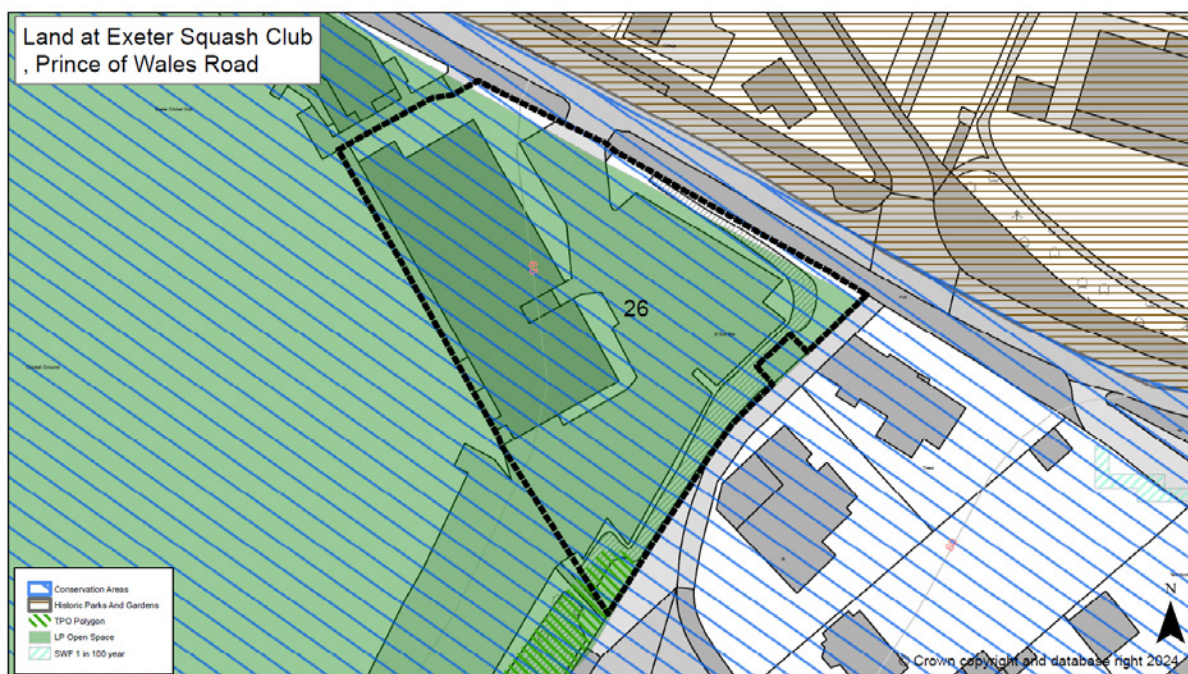
Total site area (ha): 0.26

Gross development area (ha): 0.23

Net development area (ha): 0.23

Housing capacity: Residential: 34-46, average of 40. PBSA: 55. Average of 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 Submission 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. 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

Open Space & Recreation Facilities Criteria	Assessment
	the cricket ground, which has already recently been reduced in size following the release of other land for development.
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 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.
Listed Buildings	The site is near 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good. However, 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 proximity on Pennsylvania Road and Prince of Wales Road and the city centre bus station is around 1km distant. Central Station (rail) is within 1km of the site, providing access to both local and national services. The city centre as designated in the adopted Local Plan is c.400m away.
Car Parks	Devon County Council will need to understand car parking requirements for the retained squash club. Cricket Club users currently drive through the site to access car parking to the south. The gross development area considers 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the

Health & Safety Criteria	Assessment
	development of this site. However, the site is flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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.
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: 0.03ha 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 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: Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are the presence of a sports and community facility (although the landowner has advised that this would be replaced on site), significant trees and heritage assets. Also of note are potential impacts on the adjoining sports facility and issues with archaeology, ecology, contaminated land, noise and air quality.

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.

Easting / Northing: SX 93684 94141

Relevant planning history: No relevant recent planning history.

Existing assessment: Development Management advice

Total site area (ha): 0.07

Gross development area (ha): 0.07

Net development area (ha): 0.07

Housing capacity: 6 (single block of 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 Submission 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 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.

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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 c.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.

Health & Safety Criteria	Assessment
Waste Consultation Zone	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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: 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 housing development potential but is subject to significant constraints. The key constraint is the significant tree on site. Also of note are potential issues with archaeology, ecology, contaminated land and air quality.

Land at Stoke Hill

Site Overview

Site reference number: 28

Site description: Greenfield site to the north of the urban area, currently designated as landscape setting and comprising a significant area of land that rises 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.

Easting / Northing: SX 93534 94869

Relevant planning history: Outline consent to develop the eastern part of the site for up to 85 dwellings, a community hub and associated infrastructure was recently refused on multiple grounds including harm to the character and local distinctiveness of the hills to the north of the city and landscape setting; that development would see a reliance on private motor vehicles due to the site's location, limited public transport and steep topography, with an associated unacceptable increase to highway safety; significant harm to biodiversity; and significant harm to a veteran oak tree (23/1380/OUT).

Existing assessment: NA

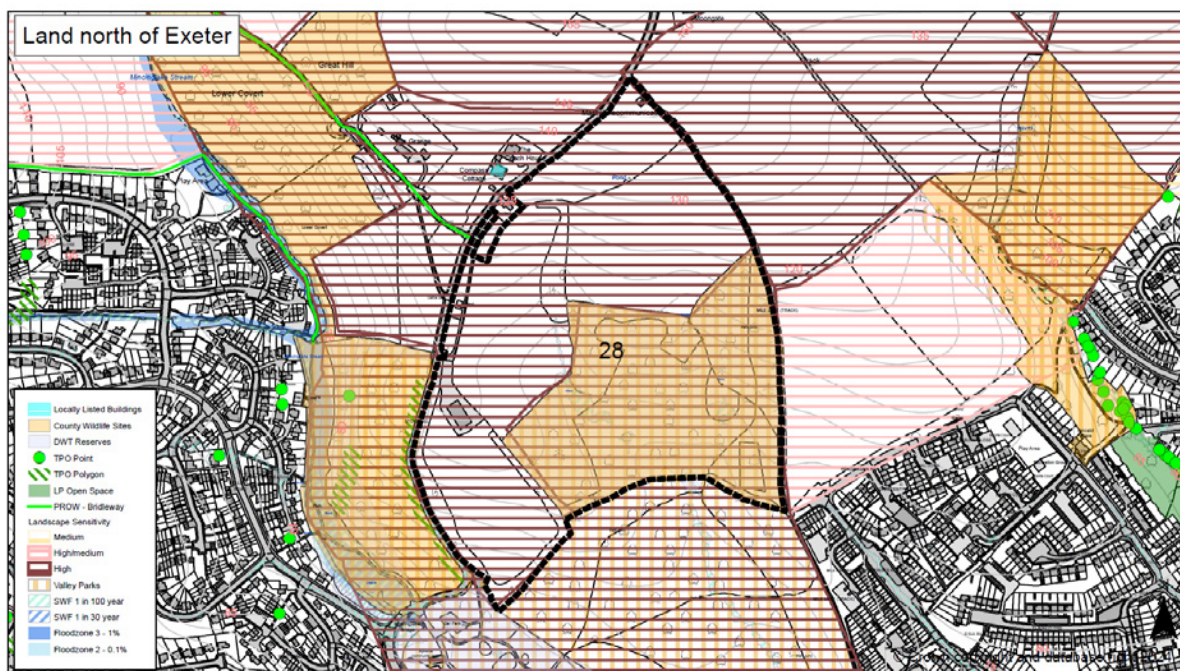
Total site area (ha): 15.73

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 Submission 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 Publication 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

Infrastructure Capacity Criteria	Assessment
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.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability assessment and part of the site has failed the achievability assessment.

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 hedge banks 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 a c.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.

Easting / Northing: SX 93942 94811

Relevant planning history: An outline application for up to 100 dwellings was refused consent but was subsequently allowed at appeal (21/0020/OUT). A pre-application inquiry for a reserved matters consent is pending consideration.

Existing assessment: Planning consent

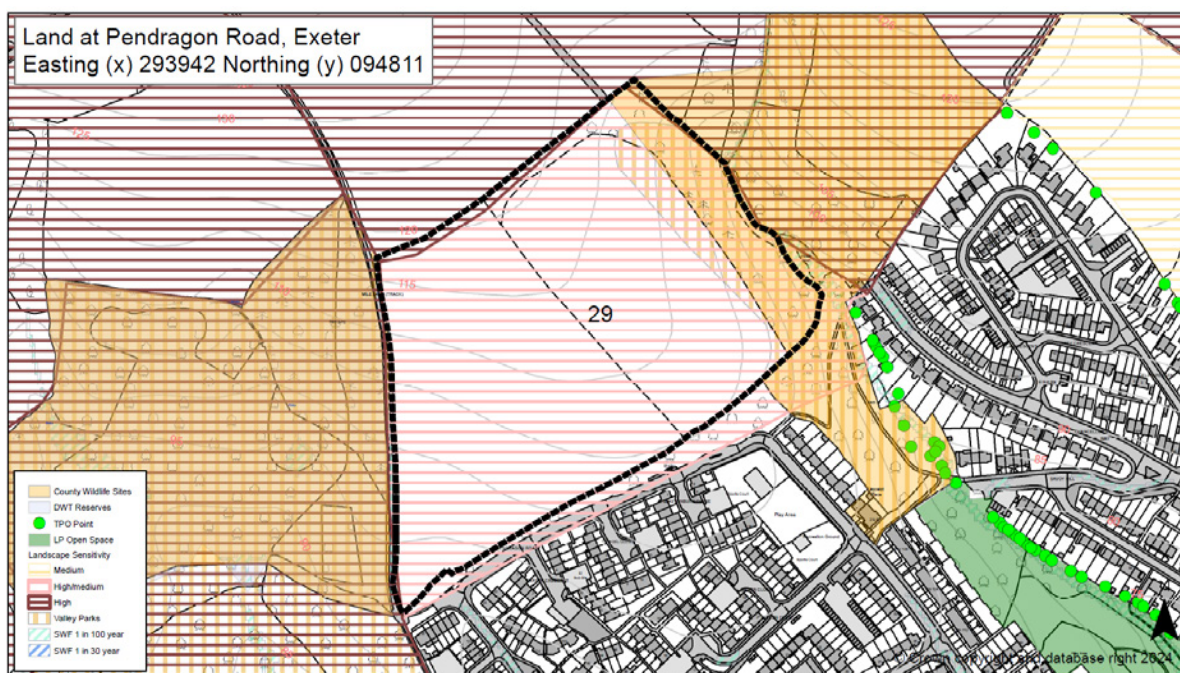
Total site area (ha): 6.79

Gross development area (ha): 6.64

Net development area (ha): NA

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 Submission 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 and 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 and Mincinglake Valley Park lies to the west. 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. The Environment Agency advises 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.
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 Assessment	Criteria
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. The site does not have easy access to essential services and job opportunities and does not have good access to all transport modes.

Accessibility & Movement Criteria	Assessment
	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 c.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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA

Other Criteria	Assessment
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 more than 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. However, in line with the HELAA Methodology, the City Council considers that the site will more likely be delivered in years 6-10.

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 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.

Easting / Northing: SX 94230 94208

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

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 Submission 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 to the north. A tree survey and tree 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 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 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good. The site adjoins a rank of shops, is close to bus stops and is within 750m of a primary and secondary school. However, 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the scale of development.
Noise pollution	An acoustic design statement will be required and some noise mitigation may be required but this will not prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.

Infrastructure Capacity Criteria	Assessment
Clean water	South West Water advises that, following a high-level risk assessment, development of the site would not be expected to require significant upgrades to the 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 has advised the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Yellow: The site has housing development potential but is subject to moderate potential constraints. These include the trees on adjoining land, highways access, archaeology, ecology, contaminated land, noise and air quality.

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 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.

Northing / easting: SX 94401 94368

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

Total site area (ha): 0.13

Gross development area (ha): 0.13

Net development area (ha): 0.13

Housing capacity: 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 Submission 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	NA

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.

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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good. The site is close to bus stops and within 1km of a supermarket, primary and secondary school, although some 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 c.200m away.
Car Parks	NA
Transport requirements	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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the scale of development.
Noise pollution	An acoustic design statement will be required and some noise mitigation may be required but this will not prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level risk assessment, development of the site would not be expected to require significant upgrades to the 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 has advised the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Yellow: The site has housing development potential but is subject to moderate potential constraints. These include highways access, archaeology, ecology, contamination, noise and air quality constraints.

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 steeply to the north and extend all the way to Exeter's northern administrative boundary. Surrounding land in all directions is in agricultural use.

Easting / Northing: SX 94483 95749

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

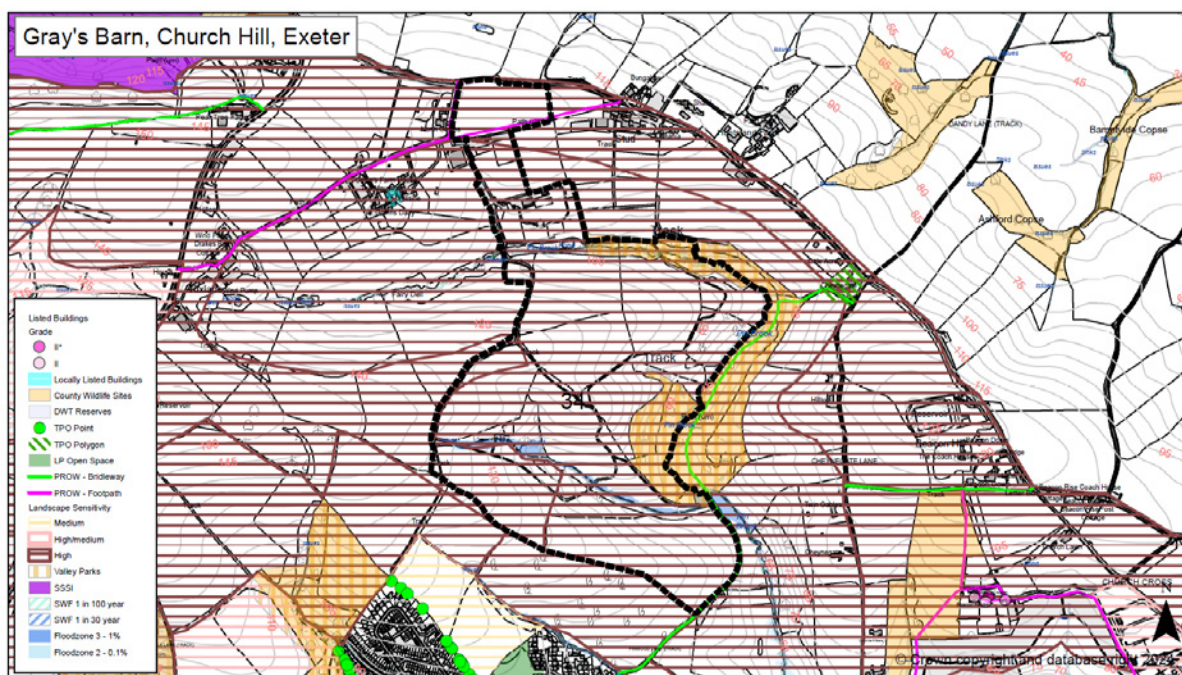
Total site area (ha): 38.58

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 Submission 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 Publication 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
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.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has 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 and including 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.

Easting / Northing: SX 95944 94775

Relevant planning history: Land on the opposite side of Church Hill has recently been developed for 90 dwellings (16/1576/OUT, 19/0255/RES). Land to the west is currently being developed for 40 dwellings (19/0962/FUL).

Existing assessment: LDA Density Study

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 Submission 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 Submission 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 development as it is contrary to the Publication 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.
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. The Environment Agency advises 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.
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 Grade II listed Home Farm is southeast of the site. However, due to existing intervening buildings it is not considered that development of this site would impact this asset.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good/moderate. However, the quantity and quality of existing walking and cycling links are poor; and the site is not served by bus stops. The nearest local centre as designated in the adopted Local Plan is c.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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat, and it is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary

Infrastructure Capacity Criteria	Assessment
	schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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: The area of the site that has passed the Stage A assessment 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: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key issues are the site's landscape sensitivity, the presence of significant trees, highways access, loss of the best and most versatile agricultural land and the existing home on the site. Also of note are potential issues with archaeology, ecology, contaminated land, air quality and noise.

Land at Home Farm, Church Hill

Site Overview

Site reference number: 37

Site description: The site comprises a field currently designated as landscape setting. It has no public access and is bounded by roads on 3 sides. 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 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 the northern boundary. The surrounding land to the north and west 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 of residential dwellings in ribbon form on the opposite side of Park Lane and properties on Bindon Road. 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.

Easting / Northing: SX 95954 95004

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 appearance 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 Submission 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 Publication 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

Infrastructure Capacity Criteria	Assessment
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
Red: The site is not considered to have housing development potential as it has failed the stage A suitability assessment.

West Gate

Site Overview

Site reference number: 39

Site description: Large 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 Exbridge House. The site is identified for redevelopment in the City Council's Liveable Exeter Programme.

Easting / Northing: SX 91582 92071

Relevant planning history: No relevant planning history

Existing assessment: Liveable Exeter Prospectus/ Exeter Views, Density and Heights Study / LDA Density Study

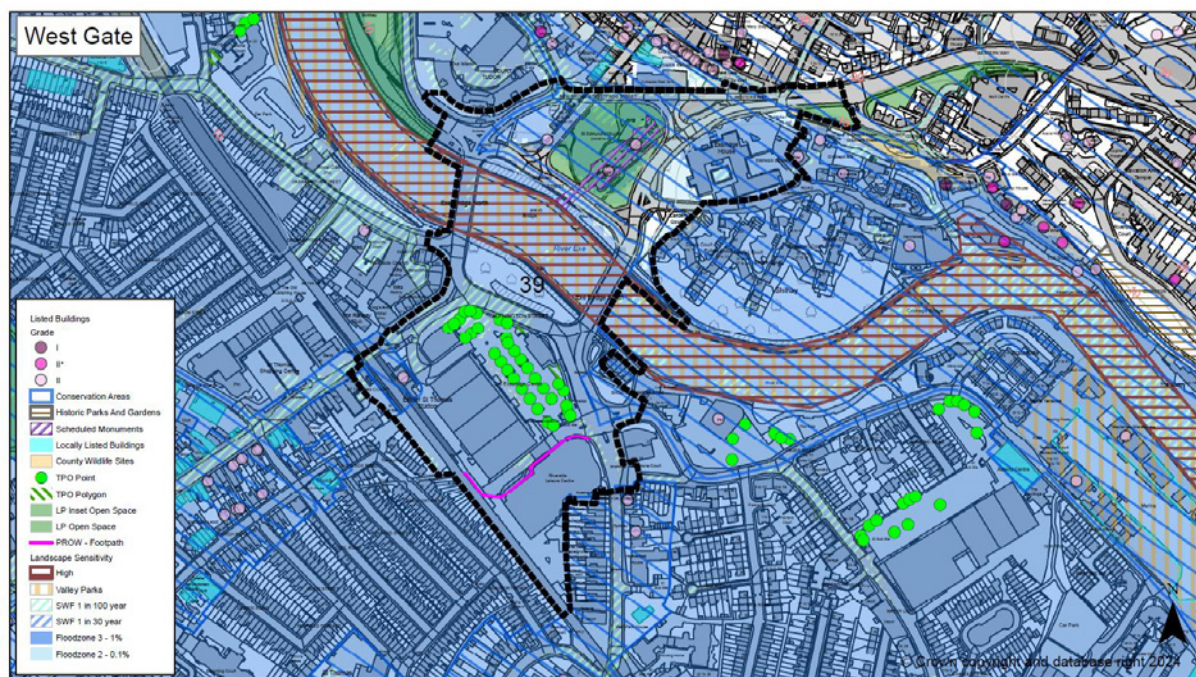
Total site area (ha): 9.41

Gross development area (ha): 1.99

Net development area (ha): NA

Housing capacity: 335

Employment capacity: Exbridge House is in employment use. Considered in appendix D.



Suitability Assessment Stage A

Strategic location: Policy S1 of the Submission 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 River Exe corridor lies within landscape that has a high sensitivity to new housing development. Therefore, this part of the site (1.03ha) 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 Submission 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, c.1.14 ha is greenfield and is therefore discounted from having 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 development on flood risk grounds. 1.03ha of the site is unsuitable for development as it is contrary to the Publication 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. 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 several TPO trees located in the car park of Exe Bridges Retail Park. This is considered in the site's capacity. There are also several 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. However, this area has been discounted at Stage A.

Landscape Criteria	Assessment
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	The area of the site within Riverside Valley Park has been discounted from having housing development potential at Stage A.

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 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 open space, but this area has already been discounted from having housing development potential at Stage A.
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 advises 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 area 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

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. 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	The rest of 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 includes the Old Exe Bridge scheduled monument, which is 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

Historic & Built Environment Criteria	Assessment
	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 (Exbridge House) is in employment use and is assessed in appendix D of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/excellent. However, there is no secondary school within 1km. There are good walking and cycling links cross the site. St Thomas train station is located within the site and 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 public car parks which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The

Health & Safety Criteria	Assessment
	potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system. South West Water advises that this will take c.18 months to design and construct. The water risk level is assessed as medium.

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

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 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, an oval around Old Exe Bridge, and banks either side of the river. A further 0.44ha has a gradient more than 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, an 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, will remain in situ. This is considered in the site capacity.

Stage B Conclusion: Of the area that has passed the Stage A Assessment, around 1.7 ha is unsuitable for 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: Since the site was originally submitted for assessment, it has been confirmed that the only areas available for development during the Exeter Plan period are Exe Bridges Retail Park (site ref. 142) in the latter part of the Plan period and Exbridge House, Commercial Road (site ref. 131) 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 site's constraints through master planning and phasing.

Rating and Overall Conclusion

Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include flood risk, surface water flood risk, the impact upon a sports facility, highways and heritage assets, the presence of significant trees, the potential loss of an existing employment use, community facility and car parking. Also of note are potential issues with ecology, archaeology, loss of retail, contaminated land, noise and air quality.

Green: the Exeter Employment Study rates part of the site as green for employment development.

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 building incorporating car parking and residential accommodation with an empty former bar and grill on the ground floor.

Easting / Northing: SX 91710 92780

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

Existing assessment: Development Management advice

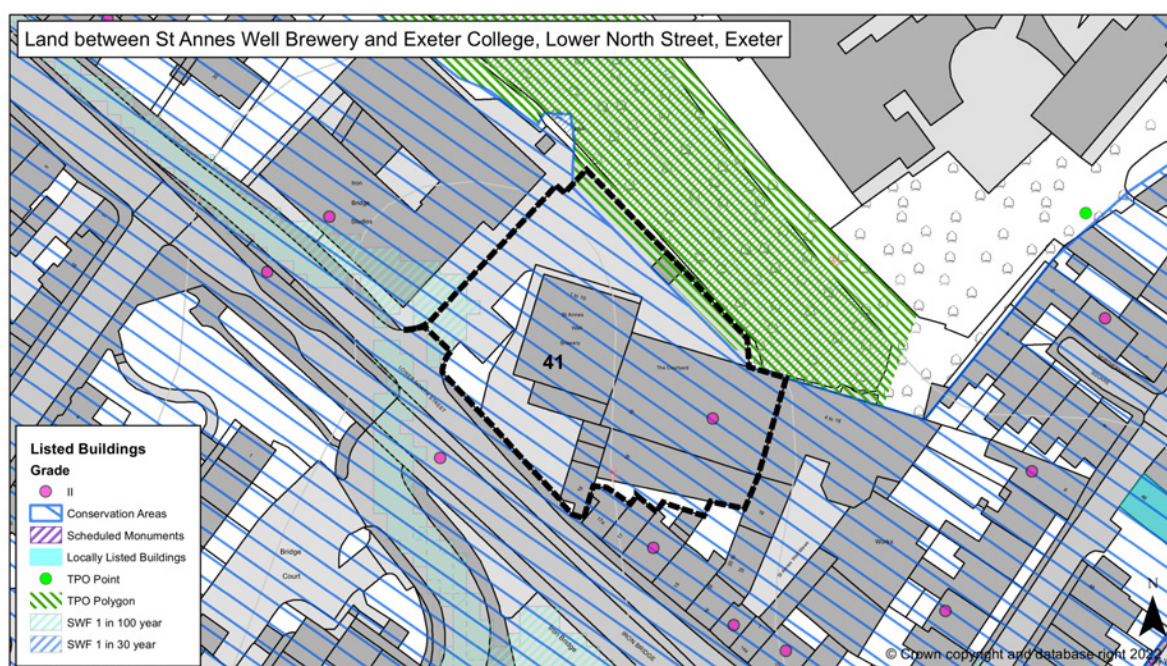
Total site area (ha): 0.17

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 Submission 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 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	A small section in the south-west of the site is within 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 runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency have advised of the need for 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 0.08ha is 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. Central and St David's rail 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	To achieve suitable highways access that allows for residential 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision;

Infrastructure Capacity Criteria	Assessment
	consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	The site is relatively flat.
Existing homes	Site contains c.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
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include the existing listed building, impact on other heritage assets, highways access, existing homes, significant trees and surface water flooding. Other potential constraints include ecology, archaeology, land contamination and noise.

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 the Harlequins Shopping Centres, plus 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. The area is densely developed, with areas of hard landscaping but very minimal soft landscaping. The site is identified for redevelopment in the Council's Liveable Exeter Programme.

Easting / Northing: SX 91873 92729

Relevant planning history: Redevelopment of Paternoster House (1-6 North Street and 182, 184 and 186 Fore Street) for the provision of 28 apartments (net gain of 24) has recently been completed (23/0326/FUL). Harlequins Shopping Centre has consent for redevelopment to provide co-living housing comprising 276 studio flats and 107 bedspaces in 18 cluster flats (21/1104/FUL). The consent equates to 332 dwellings. Nos. 7-11 North Street have consent for an extension to create an additional storey, conversion and internal alterations of the first, second and third floors, to form 19 flats (24/0207/FUL). Full planning application 25/0781/FUL to demolish Mary Arches Multi-Storey and Surface Car Parks and construct a co-living development was submitted in June 2025.

Existing assessment: Liveable Exeter Prospectus / planning consent / planning application / Development Management advice

Total site area (ha): 5.40

Gross development area (ha): 4.24

Net development area (ha): NA

Housing capacity: 803 (excluding Paternoster House)

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 Submission 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

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	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 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 and the Synagogue which are 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, 17 and 18 North Street which are grade II listed. The site is near numerous other listed buildings including St Petrock's Church which is grade II* listed and the Guildhall shopping centre which is grade II* listed. It is also close to the City Walls, which are a Scheduled Monument. Development proposals must be acceptable in heritage terms.

Historic & Built Environment Criteria	Assessment
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, 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. The site is within c.500m of most essential services and job opportunities and has good access to all transport modes. The site is in 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 Mary Arches Multi-storey car park which the Council has agreed should be closed and redeveloped for alternative uses. The site also includes other public car parks which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and

Health & Safety Criteria	Assessment
	construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An air quality impact assessment may be required depending on the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system. South West Water advises that this will take c.18 months to design and construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site includes a number of community facilities including St Mary Arches Church, St Pancras Church, the Synagogue and a public house (Seamus O'Donnells). 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 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 1:3. This area of the site is discounted as too steep to be developed for housing.
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 and are excluded from the gross site area (c. 0.46ha).
Other	NA

Stage B Conclusion: 0.57ha of the site is unsuitable for development on the grounds that it is occupied by listed buildings and their immediate setting that, due to their type and form, are not suitable for conversion. A further 0.13ha is discounted on grounds of topography. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: Of the land parcels confirmed as available for development:

- Mary Arches Multi-Storey and Surface Car Park (site ref. 163): The landowner has advised that the site will be available for development during the Plan period.
- Guildhall Shopping Centre: The landowner has advised that the site will be available for development during the Plan period.
- Harlequins Shopping Centre: The site agent/developer has advised that the current planning permission will be completed in years 1-5.
- Nos. 7-11 North Street: The site agent/developer has not advised when the site will be available for development, but the site has detailed planning permission which is expected to be completed in years 1-5.

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

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include existing listed buildings and other heritage assets, the area of archaeological importance, surface water flood risk, existing homes, significant trees and the potential loss of car parking, and community facilities. Other potential constraints include ecology, loss of retail, contaminated land, air quality and noise.

Mecca Bingo, 12 North Street

Site Overview

Site reference number: 44

Site description: City centre site comprising 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 proximity, by other commercial, residential, religious and car parking uses. The building has an unusually shaped footprint and few external openings. The site is part of North Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Easting / Northing: SX 91807 92583

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

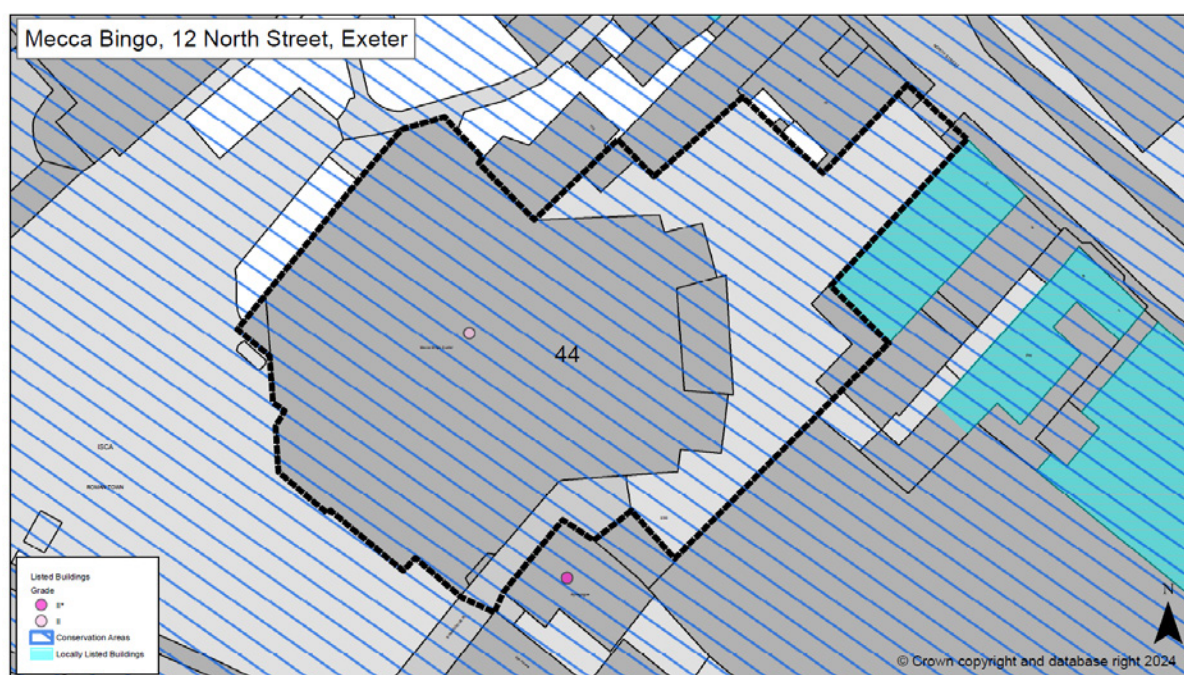
Total site area (ha): 0.23

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 Submission 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 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.

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 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 near 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	The site is adjacent to 16 North Street and near 11 North Street, which are locally listed buildings.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as 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

Accessibility & Movement Criteria	Assessment
	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 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat topography and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision;

Infrastructure Capacity Criteria	Assessment
	consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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
Red: The site is not considered to have housing development potential as it has failed the stage B suitability and achievability assessments.

Smythen Street Car Park

Site Overview

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.

Easting / Northing: SX 91849 92373

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

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 Submission 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 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 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	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	The rear portion of 104 Fore Street facing Smythen Street is opposite the site and is locally listed.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. However, there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. Bus stops serving a range of locations lie in proximity on South Street, King Street and Fore Street and the city centre bus station is within 1km. Central Station and St Thomas Stations lie within 1km of the

Accessibility & Movement Criteria	Assessment
	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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free development. Pedestrian facilities on the frontage of Smythen Street will need to be improved.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat, and it is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 is unlikely that this will prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 has not specified 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 housing development potential but is subject to significant constraints. The key constraints are the conservation area, the presence of significant trees, the area of archaeological importance and the potential loss of a public car park. Other potential constraints include ecology, heritage, contaminated land and noise.

South Gate 2

Site Overview

Site reference number: 46

Site description: Site on the southern edge of the city centre in a mixed-use area. It includes two public car parks (one surface, one multi-storey), homes, a building last used as a night shelter and a large highway gyratory. It is identified for potential redevelopment in the City Council's Liveable Exeter Programme.

Easting / northing: SX 92141 92238

Relevant planning history: A pre-application inquiry for residential development of the site is pending consideration.

Existing assessment: Liveable Exeter Prospectus / Exeter Views, Density and Heights Study

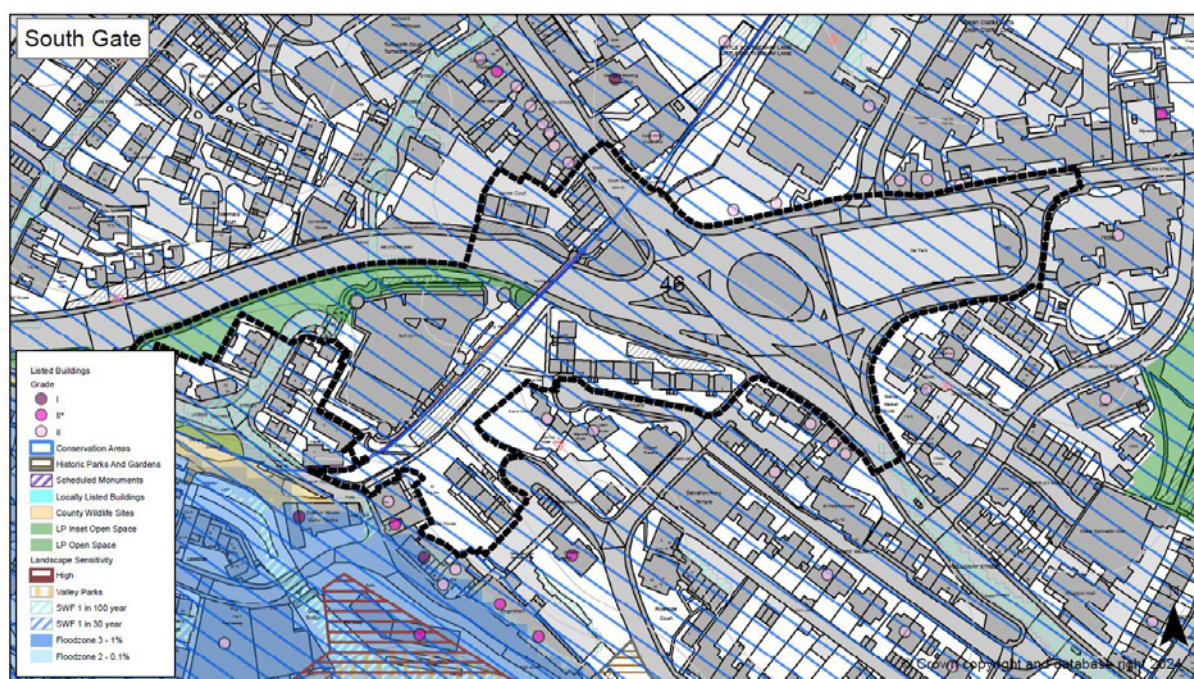
Total site area (ha): 3.30

Gross development area (ha): 2.79

Net development area (ha): NA

Housing capacity: 213 gross, 143 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 Submission 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 and 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 open space 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

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 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 far western part of the site is within

Historic & Built Environment Criteria	Assessment
	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/excellent. However, there is no secondary school within 1km. 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. Central Station is 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 public car parks which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	Suitable operation of the highway must be retained. There is likely to be some scope for rationalising the footprint of the junctions 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and

Health & Safety Criteria	Assessment
	construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system. South West Water advises that this would take c.18 months to design and construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site contains a building last used as overnight accommodation for rough sleepers. 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 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	NA

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

Availability Assessment: Of the land parcels comprising the site:

- Cathedral and Quay Car Park (site ref. 47): The landowner has advised this is no longer available for development. Therefore, it is not included in the gross site area.
- Magdalen Street Car Park (site ref. 48): The landowner has advised that the site will be available for development during the Plan period.
- South Gate (site ref. 169): The landowner of the car park and highways gyratory has advised that the site will be available for development during the Plan period. The landowner of the Night Shelter has advised that they cannot confirm availability until the City Council's lease on the premises has been terminated in accordance with the lease requirements. The City Council is currently undertaking to comply with the termination requirements, so that the site can be confirmed as available. It is therefore assumed that the premises will be available for development during the Plan period; and
- Existing homes and associated open space within the site: The landowner has advised that this area may become available for development during the Plan period.

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: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include the need to maintain highways operation, the area of archaeological importance, heritage assets, the potential loss of a public car park and a community facility, existing homes, surface water flood risk and the potential presence of a major sewer. Also of note are the potential for contaminated land and ecology, loss of retail, air quality and noise constraints.

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.

Easting / Northing: SX 92012 92225

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): 0.00

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 Submission 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. However, there is no secondary school within 1 km and the site is currently surrounded 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. Central Station is 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	Existing highways access is suitable to allow for residential development. The site is suitable for car-free development. Devon County Council 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 what pollution levels are measured or predicted. This may affect the site layout and number of units but will not 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	Following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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
Red: The site is not considered to have housing development potential as it has failed the availability assessment.

Magdalen Street Car Park, Magdalen Street

Site Overview

Site reference number: 48

Site description: A level site on the southern edge of the city centre, occupied by a City Council-run 100 space surface car park. The site is surrounded on three sides by a highway gyratory and to the east by a building last used as rough sleepers accommodation. 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.

Easting / Northing: SX 92229 92267

Relevant planning history: A pre-application inquiry for residential development of the site is pending consideration.

Existing assessment: Liveable Exeter Prospectus

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 Submission 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) and 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	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 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 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 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 Wynards Hospital (restored and converted rather than current hospital use) which is Grade II* listed; and a number of Grade II listed buildings including 39, 40, 42-46, 49, 50 Magdalen Street, Hotel du Vin (Former Exeter Eye Hospital) including boundary walls to north and east, Gateway to Palmer's Almshouses (remains of) and Higher End and Lower End (Part of the Home of the Good Shepherd). Presentation of St Mary Convent School and George's Chapel which are grade I listed buildings are nearby, as well as other Grade I, II* and II listed buildings, Bishop's Palace which is an historic park and garden; and the City Walls which are 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. However, there is no secondary school within 1 km and the site is currently surrounded 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. Central Station is 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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

Health & Safety Criteria	Assessment
	or predicted. This may affect the site layout and number of units but will not 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 has advised that the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include the area of archaeological importance, heritage assets, the potential loss of a

Rating and Overall Conclusion
public car park, nearby trees and the potential presence of a major sewer. Also of note are the potential for contaminated land and ecology, loss of retail, air quality and noise constraints.

Howell Road Car Park

Site Overview

Site reference number: 50

Site description: Surface car park on the edge of the city centre, operated by the City Council. 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 to the west by a combination of residential and employment uses. Following the granting of planning consent in 2023, the northern corner of the site is occupied by four emergency sleeping pods for temporary use by rough sleepers

Easting / Northing: SX 92204 93156

Relevant planning history: Planning consent 23/0582/FUL for the sleeping pods.

Existing assessment: Strategic Brownfield Sites Study

Total site area (ha): 0.94

Gross development area (ha): 0.53

Net development area (ha): NA

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 Submission 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 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.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at significant risk from surface water flooding. Longbrook Street also floods frequently, and the site 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 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 is not 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 near 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 II listed. It is also near Northernhay and Rougemont Gardens to the west, which is Grade II listed and an historic park and garden. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is near Longbrook conservation and St David's conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	The site adjoins 1-10 Longbrook Terrace and 36-39 New North Road which are locally listed buildings.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. The site is located within the city centre providing good access by a

Accessibility & Movement Criteria	Assessment
	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 several 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	Existing highways access is suitable to allow for residential 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also

Health & Safety Criteria	Assessment
	be required depending on the scale of development as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	The site contains four pods providing temporary overnight accommodation for rough sleepers. 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	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	There are substantial combined sewer pipes stretching across the site, including a 2k cubic metre attenuation tank approximately 6m below the eastern end of the site. The existing combined sewers passing

Other Criteria	Assessment
	through the site will need to remain within the site boundary due to surrounding boundary constraints. Local diversions can be completed to move some or all these sewers to parts of the site (or routes through, e.g. roads) 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 the planning of 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 considered 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 electricity cables can be re-routed through the development to avoid disruption to the 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: In submitting the site for assessment, the landowner has not specified when the site will be available for development.

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

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are the risk of surface water flooding, underground utilities and a water culvert, potential loss of car parking and impact on nearby listed buildings and trees. Other potential constraints relate to land contamination, heritage, air quality, noise, ecology and archaeology.

12-31 Sidwell Street / Land at Sidwell Street

Site Overview

Site reference number: 51

Site description: City centre site comprising 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 several 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, which is in separate ownership.

Easting / Northing: SX 92409 92969

Relevant planning history: No relevant recent planning history.

Existing assessment: Urban Capacity Study Phase 2

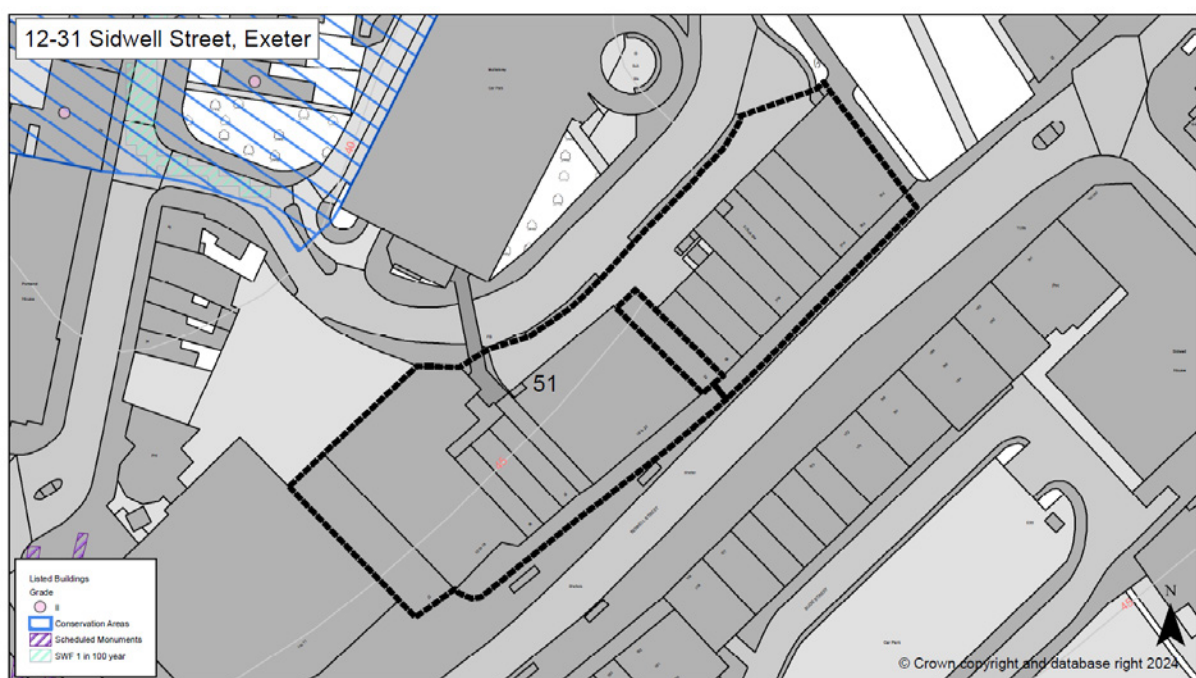
Total site area (ha): 0.44

Gross development area (ha): 0.37

Net development area (ha): NA

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 Submission 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	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 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. Devon County Council advise that surface water should not connect into the combined sewer in this location. The site may need to drain into a surface water sewer - the applicant will need to assess how the site currently drains. As this is a brownfield site, if demolition occurs then greenfield runoff rates should be attempted; if change of use, the applicant should improve drainage where possible (if the site drains into the South West Water system which goes to Longbrook Street, then the applicant will need to assess whether reducing flows from their site could reduce the flooding experienced in Longbrook Street).
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 close to several Grade II Listed Buildings on Longbrook Street and Rougemont and the Underground Passages, which are Scheduled Monuments. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is close to Longbrook, Central and St David's conservation areas. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	ISCA Lofts on Longbrook Street is nearby and is locally listed. Development must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. However, there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is within 500m walking distance of the city centre bus station and there are additional bus stops serving a range of locations in proximity along Sidwell Street and Longbrook Street. Central Station is within 500m walking distance of the site, providing access to both local and national services. 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.
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 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 depending on the scale of development, 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Other Criteria	Assessment
	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 during the Plan period.

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

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints are the area of archaeological importance, impact on heritage assets, the potential loss of a community facility, existing homes, nearby listed buildings and the presence of a taxi rank. Other potential constraints include ecology, loss of retail, land contamination, noise and air quality.

City Point, Bampfylde / Sidwell Street

Site Overview

Site reference number: 53

Site description: Largely level city centre site that includes an area previously occupied by the old city centre bus station, a City-Council-owned surface level car park and ranks of post-war retail units up to three storeys in height, with some homes and offices in the upper stories. Bampfylde Street and Bude Street run through the site, and it is bound by Sidwell Street to the 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 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 is also part of East Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Easting / Northing: SX 92468 92897

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: Development Management advice / LDA Density Study

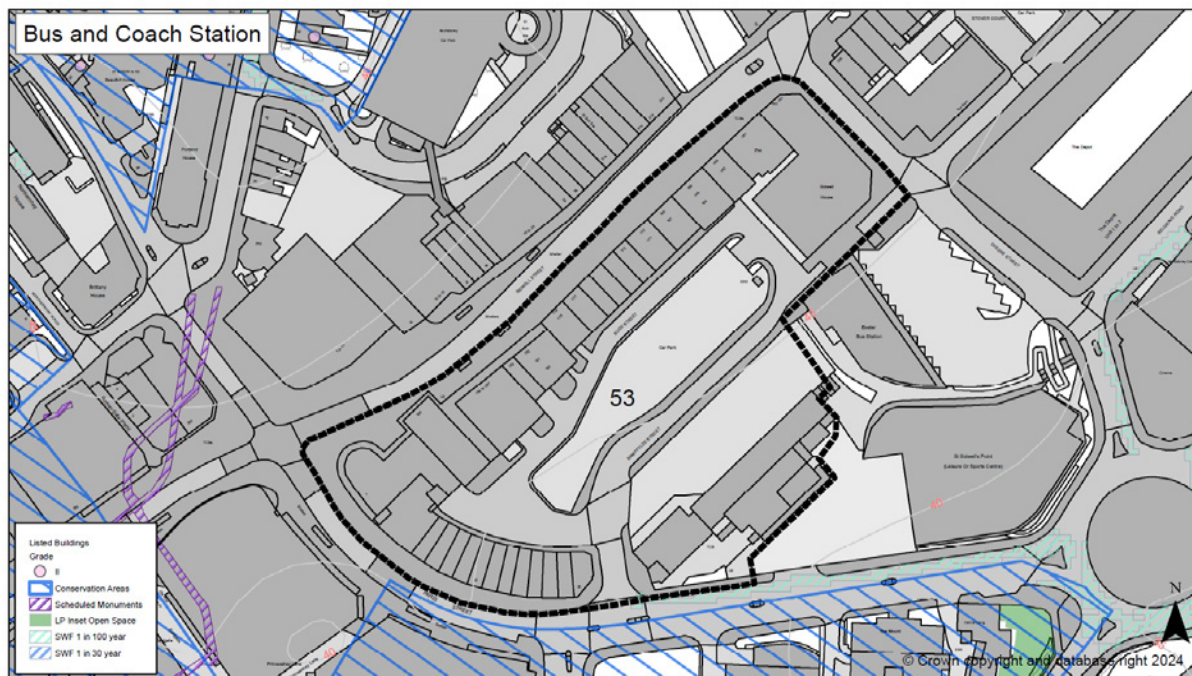
Total site area (ha): 2.08

Gross development area (ha): 2.08

Net development area (ha): NA

Housing capacity: 255 gross, 239 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 Submission 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 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 near 13-15 Dix's Field, Chichester Place and Sidwell Street Methodist Church which are Grade II* Listed Buildings; several 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.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/excellent. However, there is no secondary school within 1km. 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 proximity along Sidwell Street and Heavitree Road. Central Station is within 500m 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 a public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 around 30 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

Other Criteria	Assessment
Steep topography	NA
Existing homes	The site contains around 16 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: The landowner has advised that the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the risk of surface water flooding; potential loss of public car parking, existing employment uses, homes and community facilities; impact on heritage assets; the area of archaeological importance; and the presence of significant trees. Also of note are potential impacts relating to contaminated land, loss of retail, noise, air quality and ecology. Green: The Exeter Employment Study rates the site as green for employment development.

Triangle Car Park, Russell Street

Site Overview

Site reference number: 54

Site description: A City Council-owned surface car park on the eastern edge of the city centre, bounded on all sides by highway. Beyond to the west/north-west are offices, a hotel and a church, rising to 5-storeys in height in places. To the northeast/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.

Easting / Northing: SX 92747 92874

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

Total site area (ha): 0.67

Gross development area (ha): 0.00

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 Submission 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) and 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	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 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, 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 near 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 southeastern 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	The site close to Nos 15-37 (odds only) Heavitree Road, which are locally listed buildings.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/excellent. However, there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The city centre bus station is within 500m walk and there are additional bus stops serving a range of locations in proximity

Accessibility & Movement Criteria	Assessment
	along Heavitree Road. Central Station is 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat topography and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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 has not specified when the site will be available for development.

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

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the achievability assessment.

Parr Street Car Park, Parr Street

Site Overview

Site reference number: 56

Site description: A City Council-owned surface car park on the eastern edge of the city centre, bounded by Western Way to the west, beyond which are two 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.

Easting / Northing: SX 92785 93054

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 Submission 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) and is within a Greater Crested Newt Consultation Zone and a Cirl Bunting 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	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 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. 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 reasonably close proximity to a number of Grade II listed buildings including Lethbridge's and Davey's Almshouses Nos. 1 -6a, and Nos. 32-56 (evens only) Belmont Road. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is in reasonably close proximity to the Belmont 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. However, there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are adequate, although access across Western Way could be improved. The site is within 500m of the city centre bus station and there are additional bus stops serving a range of locations in proximity along Sidwell Street and

Accessibility & Movement Criteria	Assessment
	Summerland Street. Central Station is within 100m 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 a public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	In order to achieve suitable highways access that allows for residential development, it will be necessary to improve the public realm of Parr Street/Chute Street. A footway adjacent to Western Way will be required and it will be necessary to improve 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 depending on the scale of development, as nearby monitoring shows levels close to objective.

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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 has not specified 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 housing development potential but is subject to significant constraints. The key constraints are the potential loss of car parking, nearby listed buildings and other heritage assets, the need for highways access improvements and significant trees. Other potential constraints relate to archaeology, ecology, contaminated land, air quality and noise.

Fairbanks, 90 Polsloe Road

Site Overview

Site reference number: 58

Site description: Brownfield site comprising a former nursery within the building fronting Polsloe Road, recently converted to residential use, together with car parking and part of a day centre in the main part of the site. 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 nearby.

Easting / Northing: SX 93222 93359

Relevant planning history: Retrospective planning consent to convert 90 Polsloe Road to three flats (22/1217/FUL) has been implemented.

Existing assessment: LDA Density Study

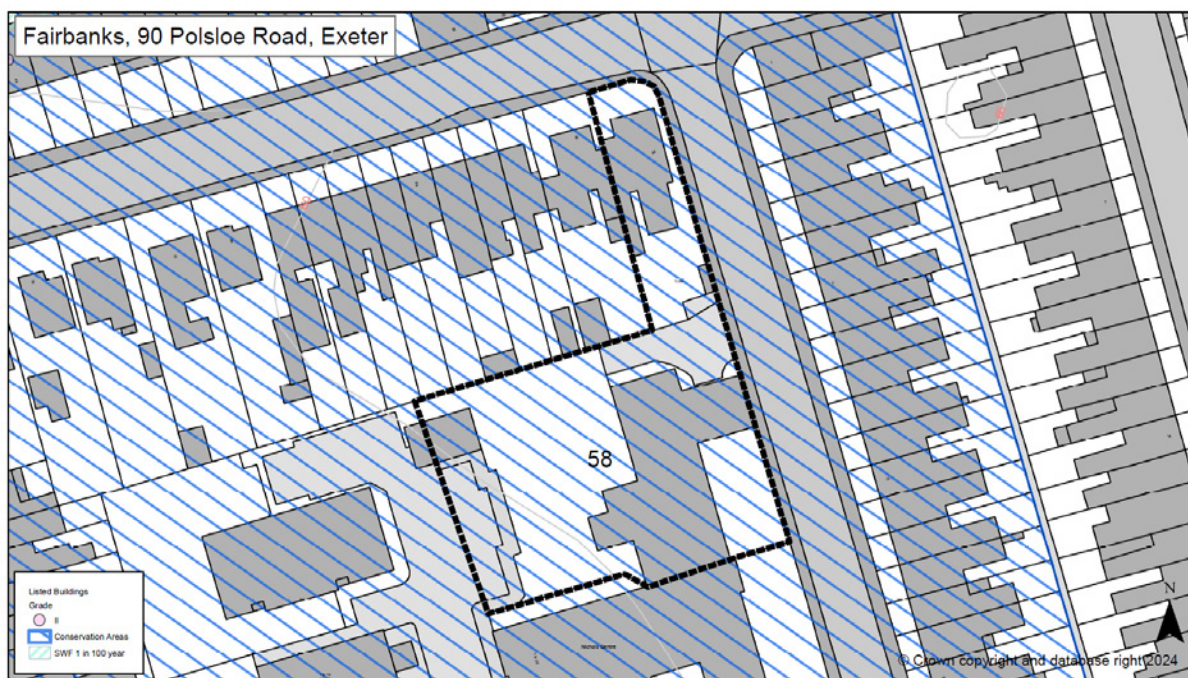
Total site area (ha): 0.20

Gross development area (ha): 0.17

Net development area (ha): NA

Housing capacity: 10 (excluding 90 Polsloe Road)

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 Submission 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 and 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 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	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	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as 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	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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels 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	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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	NA
Existing homes	No 90 Polsloe Road (0.03ha) is excluded from the gross site area, as it has recently been converted to residential use.
Other	NA

Stage B Conclusion: 0.03ha is considered unsuitable for development on grounds of containing existing homes that have recently been delivered. 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 constraints.

Rating and Overall Conclusion
Amber: Not including the discounted area, the site has housing development potential but is subject to significant constraints. Key constraints are the conservation area, presence of a significant tree, the need for highways access improvements and potential loss of a community facility. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Clifford Close

Site Overview

Site reference number: 63

Site description: Mid-20th Century housing estate of thirty-three 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 residential.

Easting / Northing: SX 94919 93195

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

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 Submission 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 a legally protected species and 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 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 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 & Recreation Facilities Criteria	Assessment
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 have 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good. 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 c.300m away.
Car Parks	NA
Transport requirements	To achieve suitable highways access that allows for residential development, works may be required to Hospital Lane and possibly its junction with Hill Barton Road, potentially reverting the mini roundabout to a standard T-junction. Contributions will also be sought towards strategic cycle routes into Exeter and towards pedestrian/cycle connections to the northeast towards Leypark 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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: The landowner has advised that the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include flood risk, surface water flood risk, the need for highways access improvements, existing homes on the site, potential loss of open space and significant trees. Additional potential constraints include ecology, archaeology, contaminated land, air quality and noise.

Whipton Community Hospital, Hospital Lane

Site Overview

Site reference number: 64

Site description: Community hospital offering a range of services. The site comprises two parcels, divided by Hospital Lane and is located within a predominantly residential area. 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 northeast of the site.

Easting / Northing: SX 95457 93444

Relevant planning history: A planning application for new hospital buildings on part of the site was recently granted consent (23/0366/FUL).

Existing assessment: Urban Capacity Study Phase 2 / Development Management advice

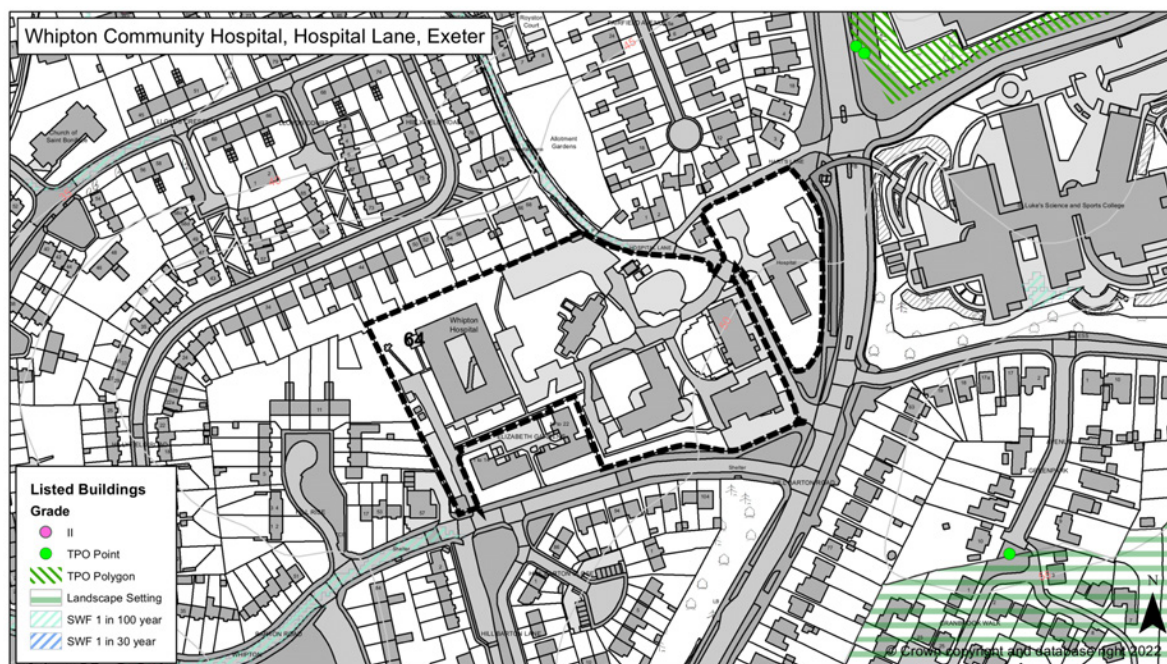
Total site area (ha): 2.10

Gross development area (ha): 1.72

Net development area (ha): NA

Housing capacity: 129

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 Submission 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 and includes buildings 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.
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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good/very 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 1.5km distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is c.400m away.
Car Parks	NA
Transport requirements	To achieve suitable highways access that allows for residential development, works may be required to Hospital Lane and possibly its junction with Hill Barton Road, potentially reverting the mini

Accessibility & Movement Criteria	Assessment
	roundabout to a standard T-junction. Contributions towards strategic cycle routes into Exeter and Travel Plan will be required 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision;

Infrastructure Capacity Criteria	Assessment
	consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	The site is occupied by a hospital. 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 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. The NHS has submitted the site for assessment on the basis that it is reconfiguring its estate to better meet commissioning needs and create opportunities to deliver new homes on surplus sites that emerge from this.
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: Since submitting the site, the site submitter has advised that the area of the site on the eastern side of Hospital Lane is in separate ownership and therefore may not be available for development during the plan period. This area is therefore discounted as potentially unavailable. The submitter (NHS Property Services) has advised that the rest of the site will become available for development in years 1-5, in line with work by the NHS to make more effective use of their health estate. However, in line with the HELAA Methodology, the City Council considers that the site will more likely be delivered in years 6-10.

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

Rating and Overall Conclusion
Amber: The area of the site that is available has housing development potential but is subject to significant constraints. The key constraints are the loss of a hospital, the presence of significant trees, surface water flood risk and the Met Office Safeguarding Zone. Also of note are potential constraints relating to archaeology, ecology, land contamination, air quality and noise.

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 is within an 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) and is covered by the adopted Monkerton and Hill Barton Masterplan.

Easting / Northing: SX 96585 93455

Relevant planning history: Employment buildings on the southern part of the site were developed under 05/1906/RES and 07/0050/RES.

Existing assessment: LDA Density Study

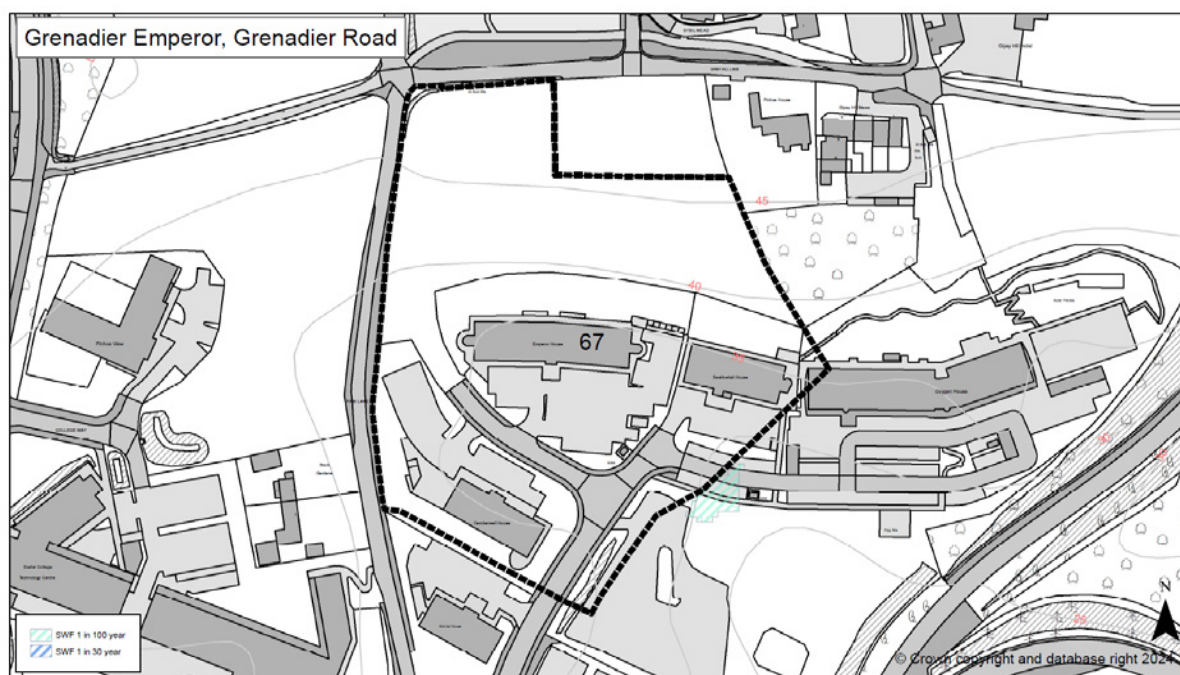
Total site area (ha): 2.22

Gross development area (ha): 2.10

Net development area (ha): 1.68

Housing capacity: 90

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 Submission 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 and 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 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 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	NA

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 structural landscape and part of a proposed Monkerton Ridgeline Park in the adopted Monkerton and Hill Barton masterplan. However, the Ridgeline Park has not been implemented and much of its potential area has or is being developed for housing and other uses.
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 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to continue to meet demand for employment. The southern area is identified predominantly for employment development in the Monkerton Hill Barton Masterplan.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate/poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also reasonably near to the site. The nearest local centre as designated in the adopted Local Plan is c.900m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Devon County Council 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is of a mixed sloping topography. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. The HELAA Panel noted the potential noise impact from the M5 motorway.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.

Infrastructure Capacity Criteria	Assessment
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	The flows from this site enter a small SPS. South West Water will need to investigate to determine if an upgrade is required. The waste water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	0.26ha to the north of Emperor House and Swallowtail House has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. A further 0.12ha has a gradient more than 1:3 and is discounted as being too steep to be developed for housing. This is in a similar area.
Existing homes	NA
Other	NA

Stage B Conclusion: 0.12 ha of the site is unsuitable for development on grounds of topography. 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
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints are conflict with the adopted Exeter Core Strategy and Monkerton Hill Barton Masterplan, potential loss of employment and best and most versatile agricultural land, vehicle access, accessibility, hedgerows and trees on the site and topography. Also of note are potential archaeology, ecology, land contamination, air quality and noise constraints. Green: The Exeter Employment Study rates the site as green for employment development.

Grenadier Land 29, Grenadier Road

Site Overview

Site reference number: 68

Site description: Site comprising car parking, open grassland and scrubland. It lies within an established employment area (Exeter Business Park), forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered by the adopted Monkerton and Hill Barton Masterplan.

Easting / Northing: SX 96638 93337

Relevant planning history: Site has outline permission for employment uses and car parking under 20/0238/OUT.

Existing assessment: LDA Density Study

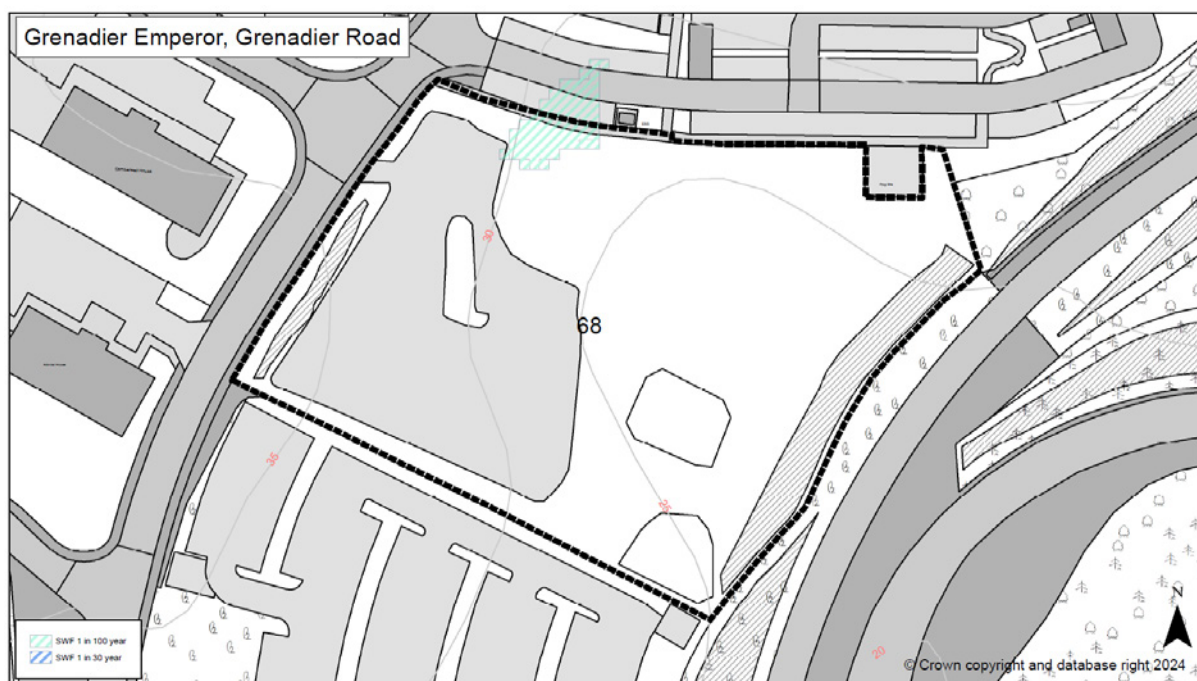
Total site area (ha): 0.94

Gross development area (ha): 0.89

Net development area (ha): 0.71

Housing capacity: 36

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 Submission 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 and 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 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 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 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 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 and is identified for predominantly employment development in the Monkerton and Hill Barton Masterplan. 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is reasonably near to the site. The nearest local centre as designated in the adopted Local Plan is c.1km away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Devon County Council 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is of a mixed sloping topography. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 depending on the scale of development, as nearby monitoring shows levels close to objective.
Noise pollution	An acoustic design statement will be required and some noise mitigation could be required but this will not prevent development. The HELAA Panel noted the potential noise impact from the M5 motorway.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All

Infrastructure Capacity Criteria	Assessment
	development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	The flows from this site enter a small SPS. South West Water will need to investigate to determine if an upgrade is required. The waste water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	0.04ha towards the eastern boundary 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. A further 0.05ha has a gradient more than 1:3 and is discounted as being too steep to be developed for housing. This is in a similar area.
Existing homes	NA
Other	NA

Stage B Conclusion: 0.05 ha of the site is unsuitable for development on grounds of topography. 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
Amber: Not including the discounted areas, the site has housing development but is subject to significant constraints. Key constraints are conflict with the adopted Exeter Core Strategy and Monkerton Hill Barton Masterplan, loss of potential employment land and best and most versatile agricultural land, vehicle access, accessibility and topography. Also of note are potential archaeology, tree, ecology, land contamination, air quality and noise constraints. Green: The Exeter Employment Study rates the site as green for employment development.

Magdalen Road Car Park

Site Overview

Site reference number: 69

Site description: A City Council owned 100-bay surface car park on the southeastern 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.

Easting / Northing: SX 92533 92405

Relevant planning history: No relevant recent planning history.

Existing assessment: Strategic Brownfield Sites Study

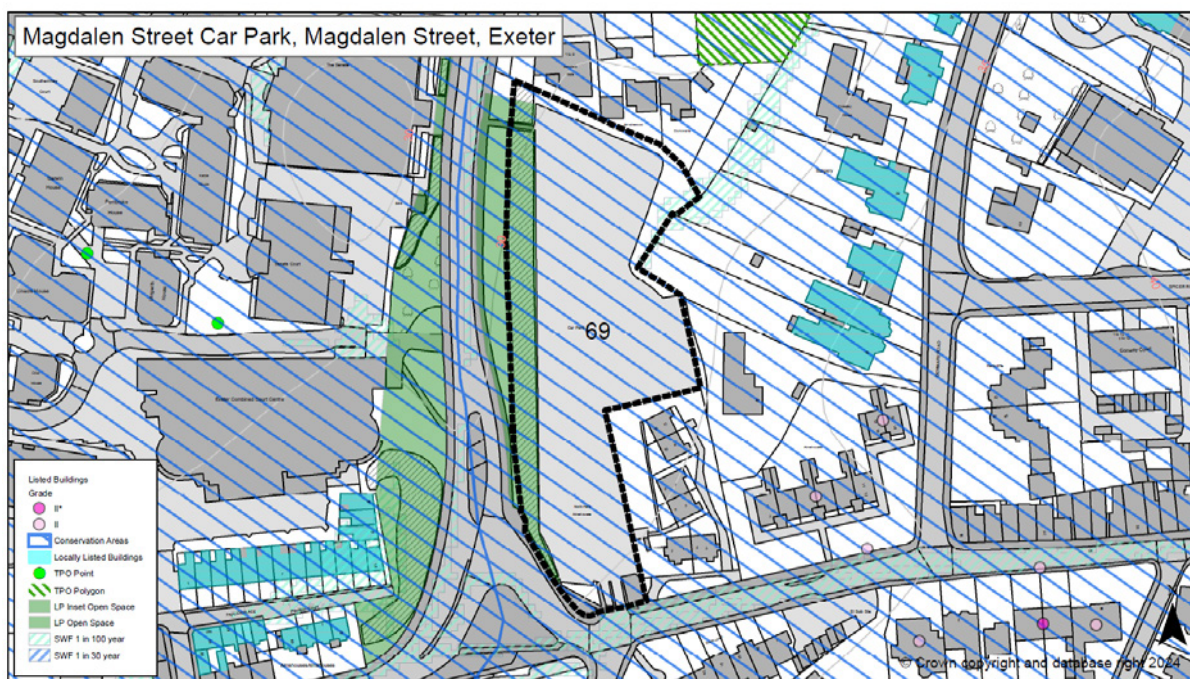
Total site area (ha): 0.65

Gross development area (ha): 0.40

Net development area (ha): NA

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 Submission 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 and 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	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 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 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 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 any development, with cost implications. It is not possible to build (including providing undercroft parking) in 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 close 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	The site is close to numerous locally listed buildings along Denmark Road, Pavilion Place and Magdalen Street. Development must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent/very good, although there is no secondary school within 1km. 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 proximity. Central Station (rail) is 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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. Devon County Council 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 what pollution levels are measured or predicted. This may affect the site layout and number of units but will not 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 diversion/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, 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, or at least one line will need to be re-aligned to reduce developable land loss. It is likely that

Other Criteria	Assessment
	the existing underground electricity cable running through the site could be re-routed to enable development.

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

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

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
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are the presence of underground utilities infrastructure and culverts, surface water flood risk, potential loss of car parking, the conservation area and proximity of listed and local listed buildings and the need for new vehicular access. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Land known as Mount Radford Lawn

Site Overview

Site reference number: 70

Site description: Greenfield site within the urban area consisting of open space/playing fields. 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 a 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 several mature trees contribute to the visual amenity of the area. The site has been designated an Asset of Community Value.

Easting / Northing: SX 92564 91957

Relevant planning history: A planning application for 7 new build dwellings, associated landscaping, amenity and vehicular access was refused in 2019 (19/1047/FUL).

Existing assessment: NA

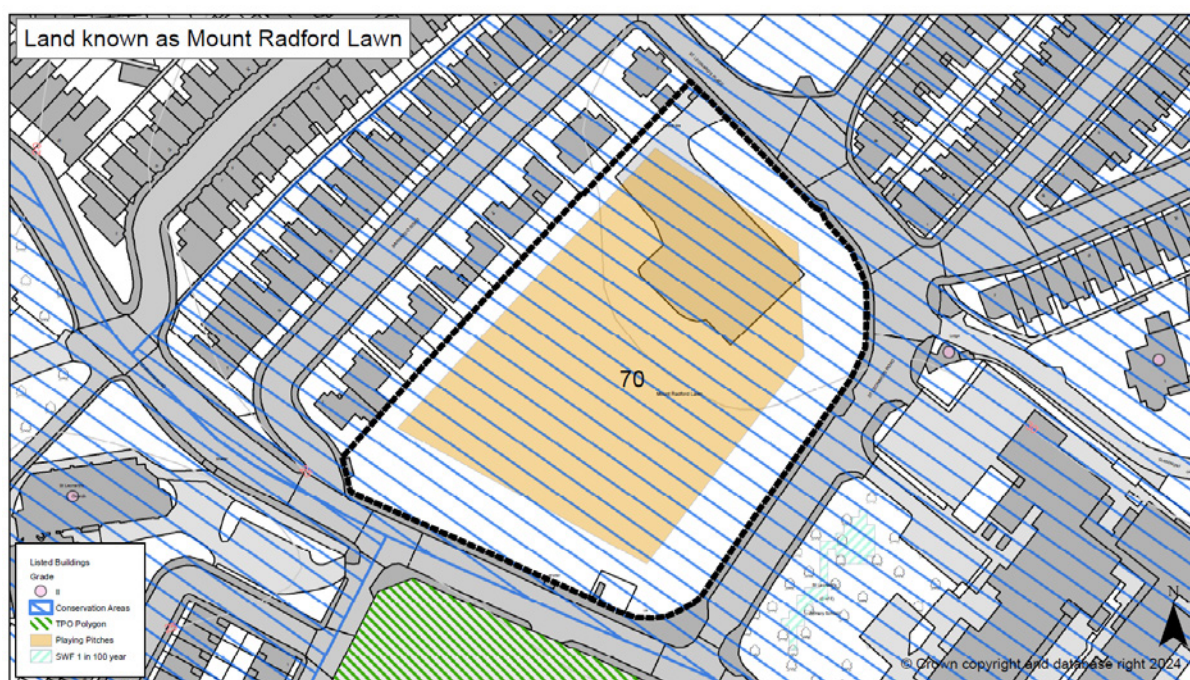
Total site area (ha): 1.04

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 Submission 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 and there are hedgerows on and 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 a playing field. Whilst the site is not specifically assessed in the Council's 2022 Exeter Playing Pitch Strategy, the document is clear there is a need for additional playing pitch provision in the city. 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,

Open Space & Recreation Facilities Criteria	Assessment
	the benefits of which clearly outweigh the loss of the current or former use. Given the conclusions of the Playing Pitch Strategy and no evidence from the submitter that the facility would be suitably replaced elsewhere, the site is discounted from having development potential.
Other sports facility (built / outdoor)	NA
Open Space	The site is an area of 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.

Historic & Built Environment Criteria	Assessment
Listed Buildings	The site is close to 1-9 St Leonards Place, St Leonards Church 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as 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 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 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.

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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 and that development would result in the loss of a playing pitch.

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
Red: The site is not considered to have housing development potential as it has failed the stage B suitability assessment.

Belle Isle Depot, Belle Isle Drive

Site Overview

Site reference number: 72

Site description: Brownfield depot in nursery use, set within Belle Isle Park and the Riverside Valley Park.

Easting / Northing: SX 92674 91438

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

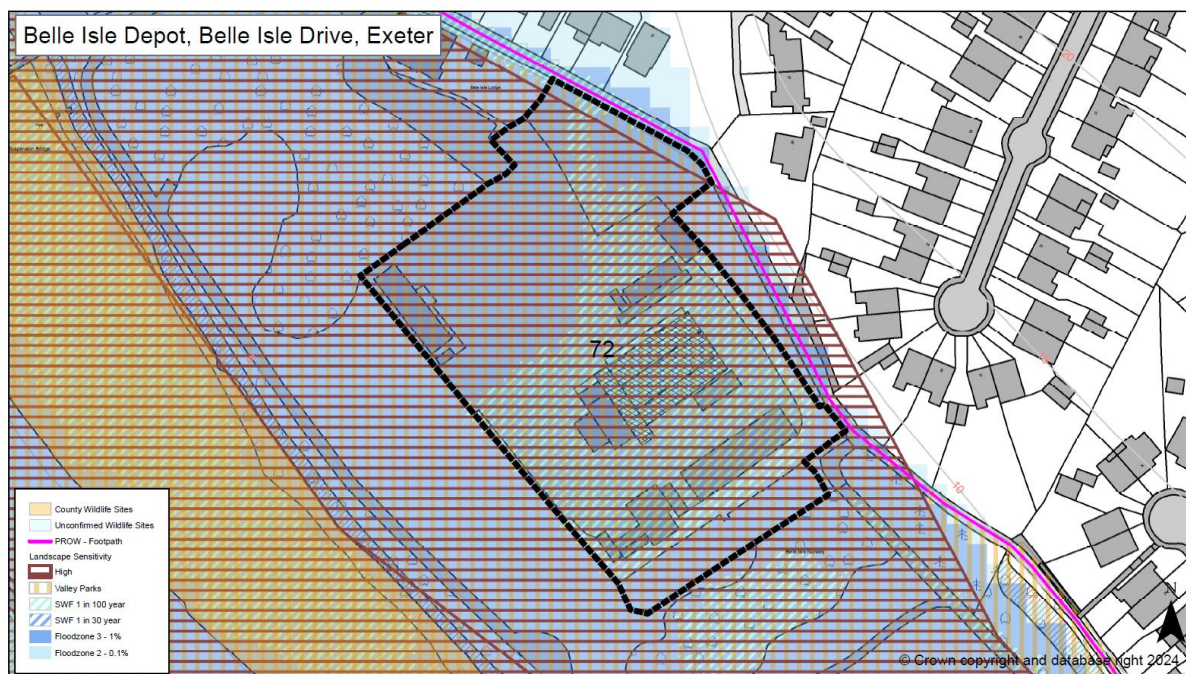
Total site area (ha): 0.84

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 Submission 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 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 entirely within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. Whilst the site is previously developed, the Environment Agency advise that housing development in this location is unlikely to pass the exception test. Therefore, the site is discounted from having housing development potential.

Conclusion: 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
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
Red: The site is not considered to have housing development potential as it has failed the Stage A suitability assessment.

91-97 Wonford Street

Site Overview

Site reference number: 73

Site description: Terrace of four mid-20th century buildings comprising two 2-storey homes sandwiched between single storey retail and community use 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.

Easting / Northing: SX 94237 91694

Relevant planning history: Full consent for redevelopment to provide a two-storey building of 11 flats, a take-away on the ground floor, parking, access to the 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): NA

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 Submission 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) and 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 and Pebblebed Heaths SPAs. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	There are several 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.

Flood Risk, Drainage & Water Quality Criteria	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.
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	The site is in close proximity to Ruby Court which is locally listed.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/good, although there are no doctor or dental surgeries within 1km. Pedestrian and cycle connectivity is reasonable, and the site is close to several bus stops. There is no train station within easy walking distance. The nearest local centre as designated in the adopted Local Plan is c.700m away.
Car Parks	NA
Transport requirements	To achieve suitable highways access that allows for residential development, access and pedestrian improvements will be required. Localised improvements to 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	The site contains the Wonford and St Paul's Youth and Community Project. 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 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.
Retail	The site includes a small takeaway premises. 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: The landowner has advised the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that development is achievable, potentially with a higher yield than assessed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are surface water flood risk, the need for improved vehicle access and potential loss of a community facility, existing homes and local retail. Additional potential constraints include archaeology, nearby heritage, ecology, land contamination, air quality and noise.

Chestnut Avenue

Site Overview

Site reference number: 75

Site description: A play area, open space and twelve maisonettes situated in a residential area.

Easting / Northing: SX 94171 91230

Relevant planning history: Planning consent to demolish four maisonettes has been implemented (11/1657/PRAP).

Existing assessment: Chestnut Avenue Outline Feasibility Study

Total site area (ha): 0.53

Gross development area (ha): 0.23

Net development area (ha): 0.23

Housing capacity: 34 gross, 24 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Submission 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 in Ludwell Valley Park is landscape that has a high sensitivity to new housing development. Therefore, this part of the site (0.3ha) 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 Submission 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 0.3ha of the site is unsuitable for development as it is contrary to the Publication 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) and 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 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	The 2022 Exeter Landscape Sensitivity Assessment concludes that the area of the site within Ludwell Valley Park has a high landscape sensitivity to housing development. However, this area has been discounted at Stage A.
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 & Recreation Facilities Criteria	Assessment
Open Space	The site's play area and open space have already been discounted from having development potential at stage A.
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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as 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'

Accessibility & Movement Criteria	Assessment
	surgery in easy walking distance. The nearest local centre as designated in the adopted Local Plan is c.700m away.
Car Parks	NA
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.

Infrastructure Capacity Criteria	Assessment
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Availability Assessment: The landowner has advised the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to a significant constraint, this being the presence of existing homes on the site. Additional potential constraints include archaeology, ecology, contamination, air quality and noise.

Bishop Westall Road

Site Overview

Site reference number: 76

Site description: A play area and open space set within a residential area adjacent to Ludwell Valley Park.

Easting / Northing: SX 94154 90704

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

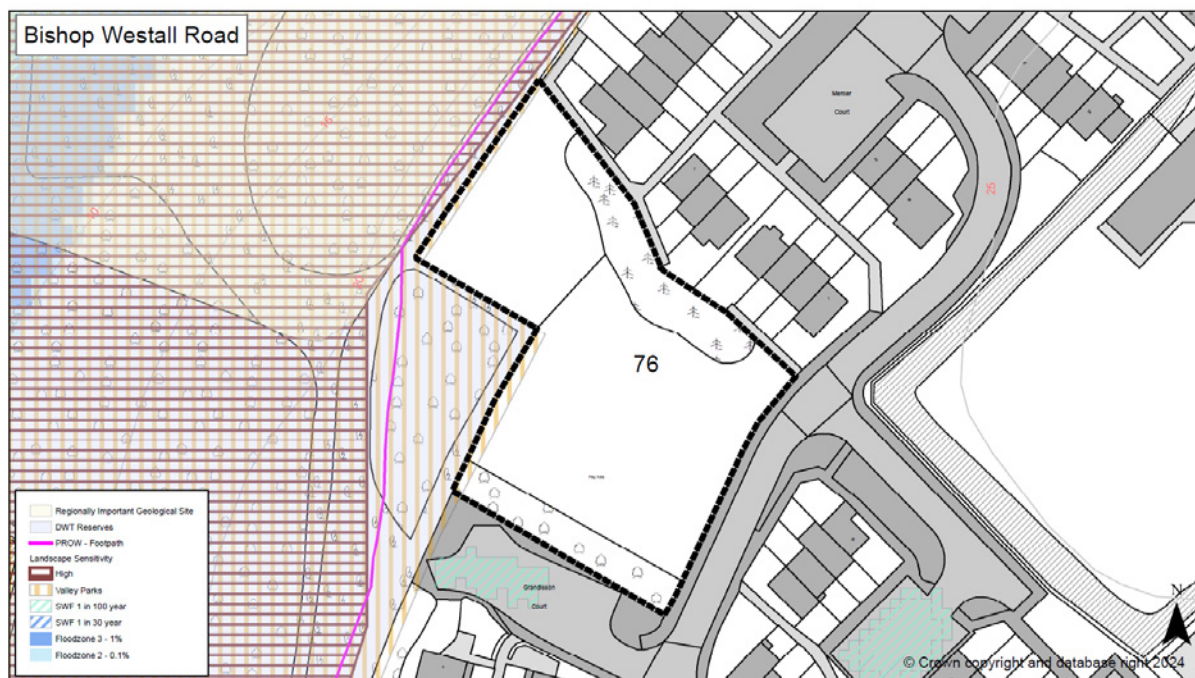
Total site area (ha): 0.37

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 Submission 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 and 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 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 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

Open Space & Recreation Facilities Criteria	Assessment
	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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.

Accessibility & Movement Criteria	Assessment
	However, there is no train stations within any easy walking distance. The nearest local centre as designated in the adopted Local Plan is c.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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.

Infrastructure Capacity Criteria	Assessment
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the existing play area and open space and the presence of significant trees. Also of note are potential issues with archaeology, ecology, land contamination and air quality.

Park and Ride Site, Digby Drive / Car park north of Digby Drive

Site Overview

Site reference number: 79

Site description: Flat park and ride site that serves the RD&E Hospital, located within a largely residential area. The site is surrounded by trees.

Easting / Northing: SX 95875 91473

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

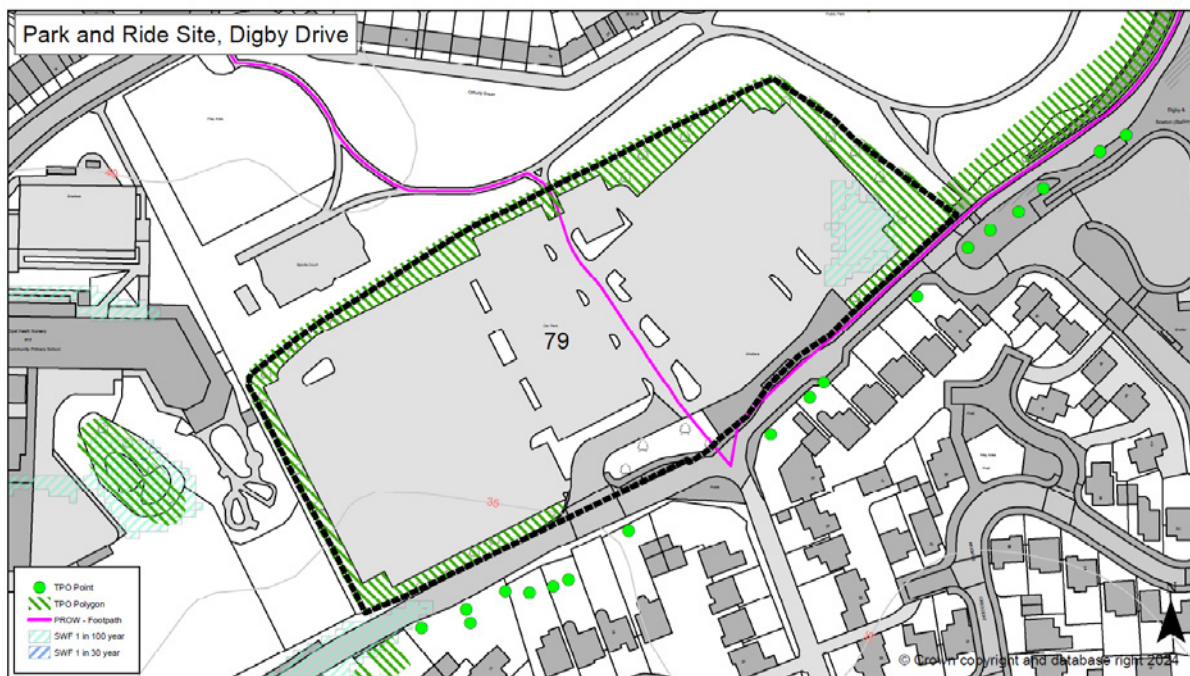
Total site area (ha): 1.50

Gross development area (ha): 1.28

Net development area (ha): 1.02

Housing capacity: 51

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 Submission 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 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.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding, but this should be possible to design out. 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	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 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 c.2km away.
Car Parks	NA
Transport requirements	Existing highways access is suitable to allow for residential development, which would generate less trips/ traffic than existing usage. The site is suitable for low car but not suitable for car free development and there will be a requirement for active travel permeability through the site and in respect of onward connections.

Accessibility & Movement Criteria	Assessment
	The feasibility of finding a suitable alternative location for the existing park and ride will require detailed investigation.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.

Infrastructure Capacity Criteria	Assessment
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
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 development on grounds of TPOs on site. The rest of 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
Amber: Not including the discounted area, the site has housing development potential but is subject to significant constraints. The key constraints are the loss of a park and ride facility, the presence of significant trees and surface water flood risk. Potential additional constraints include archaeology, ecology, land contamination, air quality and noise.

Land adjacent Tesco Store, Russell Way

Site Overview

Site reference number: 81

Site description: A triangular shaped site of open space containing significant trees. Privately owned, but open and publicly accessible and located to the east of a superstore.

Easting / Northing: SX 95601 90925

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 Submission 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 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 larger Site of Local Interest for Nature Conservation and is also a component of a larger 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 open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued

Open Space & Recreation Facilities Criteria	Assessment
	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. 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 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 c.1,400m away.
Car Parks	NA
Transport requirements	Vehicular access will only be acceptable north of the new crossing of Russell Way. Access should prioritise 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 3ms 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 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also

Health & Safety Criteria	Assessment
	be required depending on the scale of development, as nearby monitoring shows levels 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. The HELAA Panel expressed concern about noise issues on the site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.0ha 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 0.05ha has a gradient more than 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 development 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
Red: The site is not considered to have housing development potential as it has failed the stage B suitability assessment.

Land south of Russell Way

Site Overview

Site reference number: 82

Site description: A long strip of wooded land bisected by Russell Way and bound by the A379 to the south. Late 20th century residential development adjoins to the north.

Easting / Northing: SX 95786 90991

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

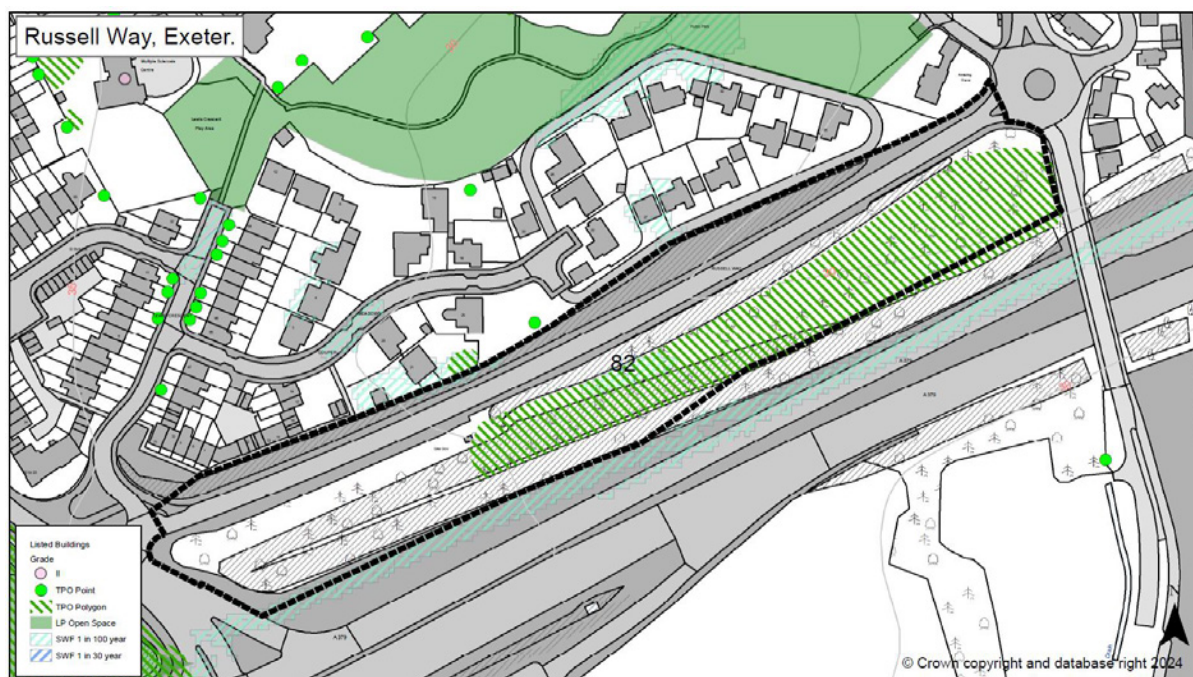
Total site area (ha): 1.96

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 Submission 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 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 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	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	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. 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 close 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 c.1,500m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Achieving suitable highways access that allows for residential 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels 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	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.

Infrastructure Capacity Criteria	Assessment
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 most 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 development on grounds of an Area 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.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the achievability assessment.

St Bridget Nurseries, Old Rydon Lane

Site Overview

Site reference number: 83

Site description: Former nursery site that is already allocated in the Exeter Core Strategy (Newcourt Strategic Allocation), lying to the north of Old Rydon Lane and abutting the A379 to the south. The site slopes down from north-east to south-west. Whilst the field in the west of site is largely free from development, there are 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.

Easting / Northing: SX 95389 90565

Relevant planning history: An outline application to demolish existing buildings and structures and to develop up to 350 homes, infrastructure and open space was granted on appeal, but is the subject of a current judicial review (23/1320/OUT).

Existing assessment: Strategic Brownfield Sites Study

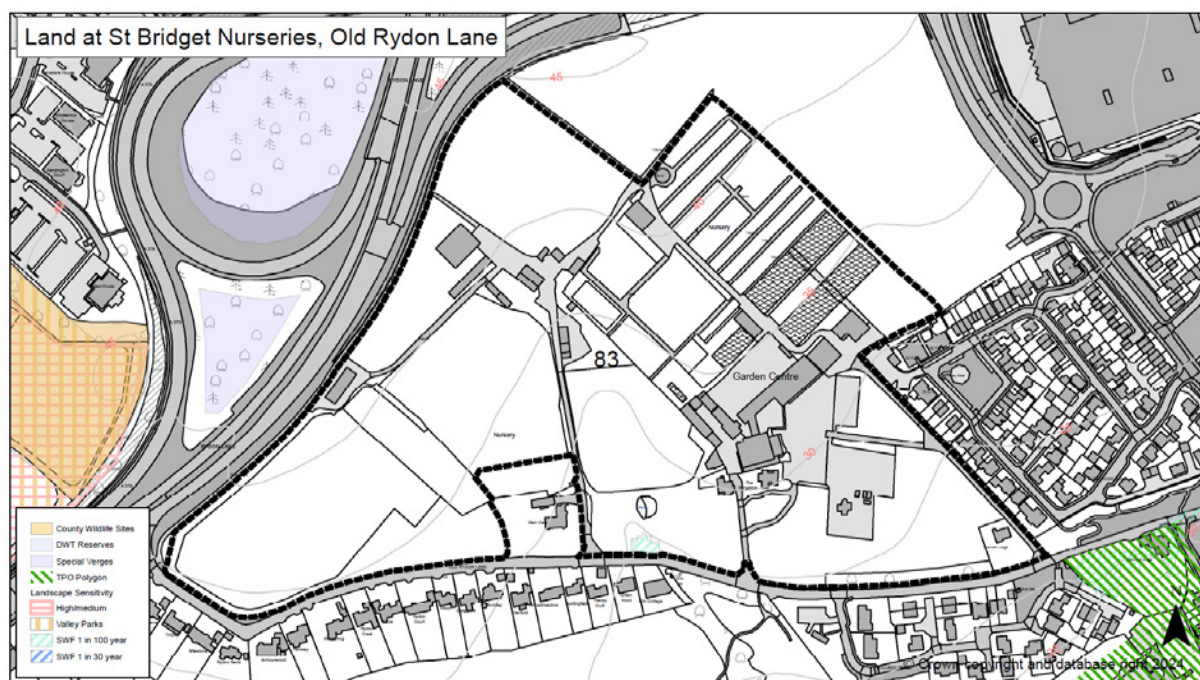
Total site area (ha): 13.77

Gross development area (ha): 13.77

Net development area (ha): NA

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 Submission 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 and the Cirl Bunting Consultation Zone and 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 and hedges on the site, although no TPOs. 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	The site is in reasonably close to Newcourt House, Old Rydon Lane, which is a Grade II listed building. Development must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. The site is within c. 1km of job opportunities. Walking and cycle links are attractive. There is an excellent bus service on Topsham Road, but the closest bus stop is a c.500m walk. Newcourt Station is just over 500m away and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is c. 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

Accessibility & Movement Criteria	Assessment
	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 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 consider 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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: In their original submission, the agent advised that the site will be available in years 1-5. However, in April 2025 the agent advised that the site cannot yet be relied upon as deliverable in relation to the five-year housing land supply. Therefore, the site is assumed to be available in years 6-10.

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

Rating and Overall Conclusion
Green: The site is already allocated for housing development in the Core Strategy.

Garages at Lower Wear Road

Site Overview

Site reference number: 84

Site description: Garages set within a mid-20th Century residential area.

Easting / Northing: SX 94487 89742

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

Total site area (ha): 0.23

Gross development area (ha): 0.23

Net development area (ha): 0.23

Housing capacity: 12

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 Submission 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 and 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 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 northeastern 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 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	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 easy walking distance. The nearest local centre as designated in the adopted Local Plan is c.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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 has advised the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are surface water flood risk and a significant hedgerow on site. Potential additional constraints include archaeology, ecology, land contamination, air quality and noise.

Land at Glasshouse Lane

Site Overview

Site reference number: 85

Site description: Open space located in a residential area.

Easting / Northing: SX 94816 89607

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: LDA Density Study

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 Submission 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 and 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 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 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 & 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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 adjacent.
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 development, it is unlikely to constrain the operation of the WWTW and, therefore, the Waste Planning Authority has no objections. The site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the water network. The water risk level is assessed as low.

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 housing development potential but is subject to significant constraints. The key constraints are the loss of public open space and the presence of significant trees. Potential additional constraints include archaeology, ecology, land contamination, air quality, noise and presence in a Waste Consultation Zone.

Wear Barton Playing Fields, Wear Barton Road

Site Overview

Site reference number: 86

Site description: Playing pitch with recently developed changing rooms. The site was part of a larger site recently developed to provide 101 homes, a football pitch, a 5 aside playing pitch, changing rooms and amenity open space (planning references: 16/0849/OUT and 18/1081/RM). The sports and recreation facilities now on the site replaced playing pitches and recreation open space that had previously existed on the larger site.

Easting / Northing: SX 94848 89346

Relevant planning history: Planning applications 16/0849/OUT and 18/1081/RES, as above.

Existing assessment: NA

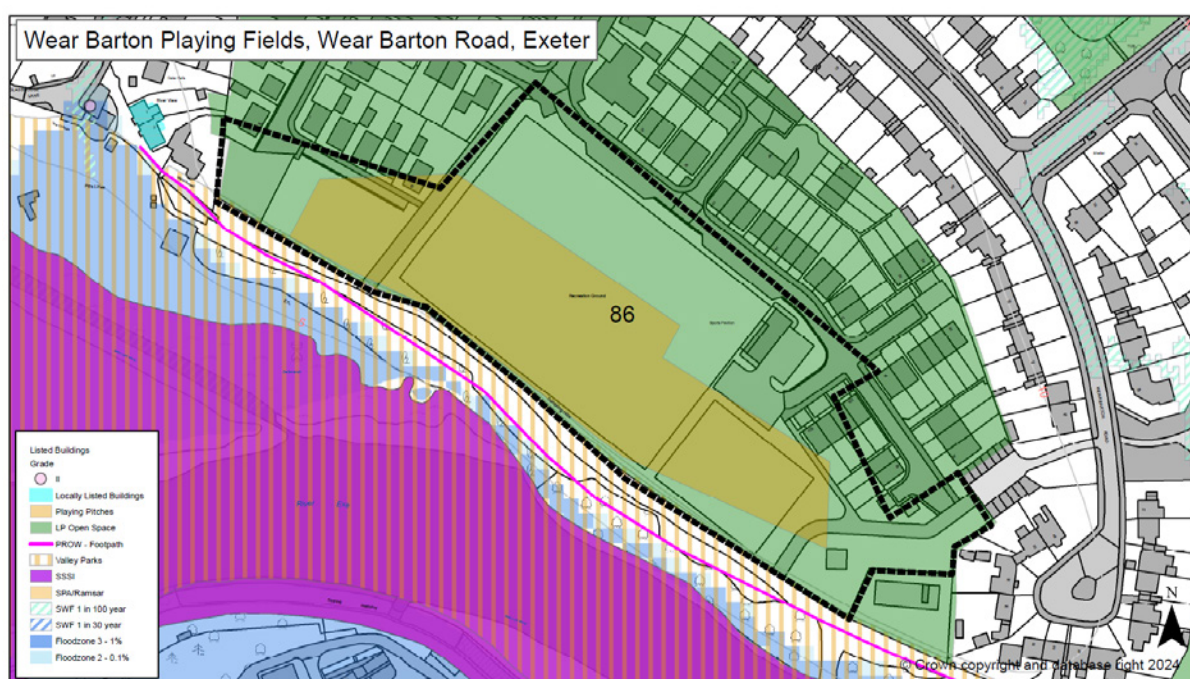
Total site area (ha): 1.75

Gross development area (ha): 1.75

Net development area (ha): 1.40

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 Submission 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 and 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	NA

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	NA
Landscape Setting	NA
Landscape Character Assessment	The site is identified in the Devon Landscape Character Assessment partly as Exe Estuary and Farmlands and partly as Main Cities and Towns.
Valley Parks	The site is adjacent to the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	The site includes a playing field. The Council's 2022 Playing Pitch Strategy is clear that there is a need for additional playing pitch provision in the city and notes that Wear Barton Playing Field could accommodate additional adult and youth football pitches. 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

Open Space & Recreation Facilities Criteria	Assessment
	the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Given the conclusions of the Playing Pitch Strategy and no evidence from the submitter that the facility would be suitably replaced elsewhere, the site is discounted from having development potential.
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 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 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	The site is close to The Cottage and No 74 (The Old Glasshouse) which are Grade II listed buildings. Development must be acceptable in heritage terms.
Conservation Area	NA
Local Listed Buildings	The site is close to Nos 1 and 2 River View, Glasshouse Lane which are locally listed buildings.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. There is no 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 c.1,100m 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	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 several 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. The site is relatively flat topography, and it is considered that there is potential for the

Health & Safety Criteria	Assessment
	creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 consider 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Stage B Conclusion: The site is unsuitable for development on grounds that it is a playing pitch.

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 not considered to have housing development potential as it has failed the stage B suitability assessment.

Land at Seabrook Farm, Topsham

Site Overview

Site reference number: 88

Site description: 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.

Easting / Northing: SX 95800 89616

Relevant planning history: Since being submitted for assessment, the southern-most part of the site has been developed to provide a care home. This part of the site (0.7 ha) is excluded from the gross development area. The remaining site area has reserved matters consent for 188 homes, as part of a larger 201-homes development (23/1237/RES).

Existing assessment: Planning consent

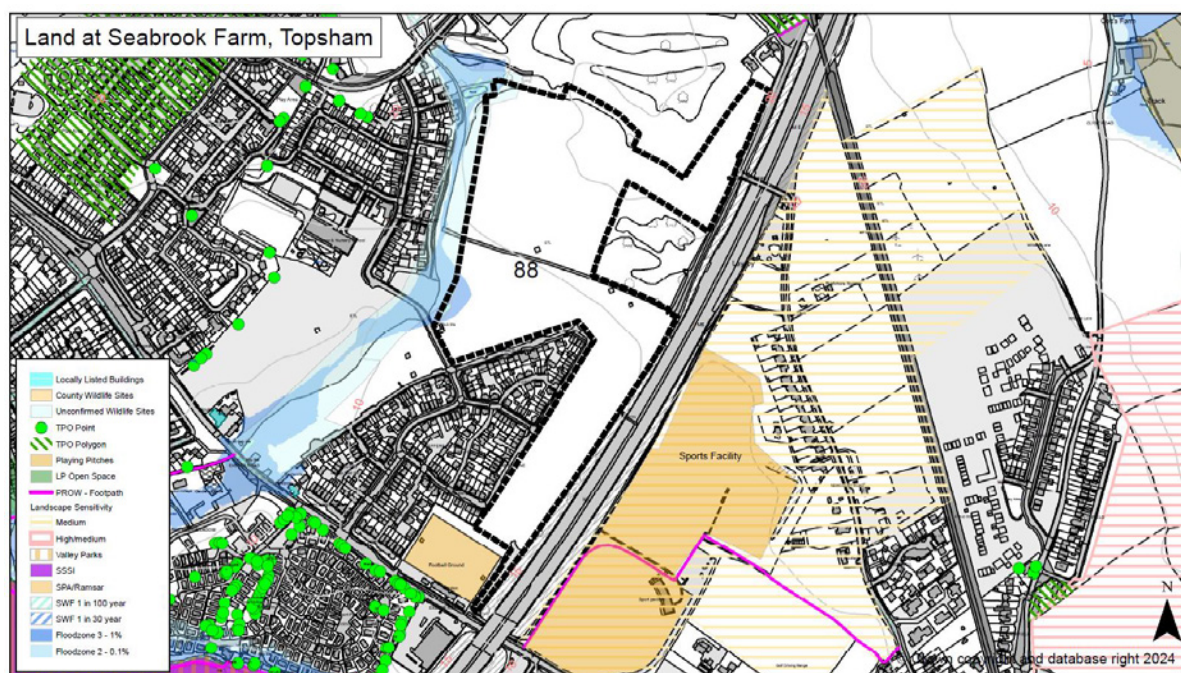
Total site area (ha): 11.50

Gross development area (ha): 10.62

Net development area (ha): NA

Housing capacity: 188

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 Submission 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 could be used as green infrastructure/public open space/valley park etc.

Conclusion: 0.18 ha of the site is unsuitable for 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 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 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

Open Space & Recreation Facilities Criteria	Assessment
	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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. There is no 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 c.1,600m away.
Car Parks	NA
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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels 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 high voltage power lines and includes four pylons, one on the north-western boundary adjacent to Newcourt Road and three in the centre. Development proposals will need to take into account the type and location of this infrastructure and

Health & Safety Criteria	Assessment
	reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	The site contains a recently development care home, which is excluded from the gross site area.
Other	NA

Stage B Conclusion: Excluding the 0.18ha 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. This excludes the area recently developed to provide a care home.

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

Rating and Overall Conclusion
Green: The site is already allocated for housing development in the Exeter Core Strategy and benefits from outline planning consent for residential development.

Sandy Gate

Site Overview

Site reference number: 89

Site description: Mixed use site on the eastern edge of the city close to junction 30 of the M5 and Sandy Park Rugby Ground. Land uses include 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 the site to the south of the A379 is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

Easting / Northing: SX 96370 91573

Relevant planning history: The area of the site south of the A379 is the subject of a current outline planning application for up to 158 homes and 17,567sq ms of commercial floorspace (23/1352/OUT).

Existing assessment: LDA Density Study / Walkable Neighbourhoods evidence

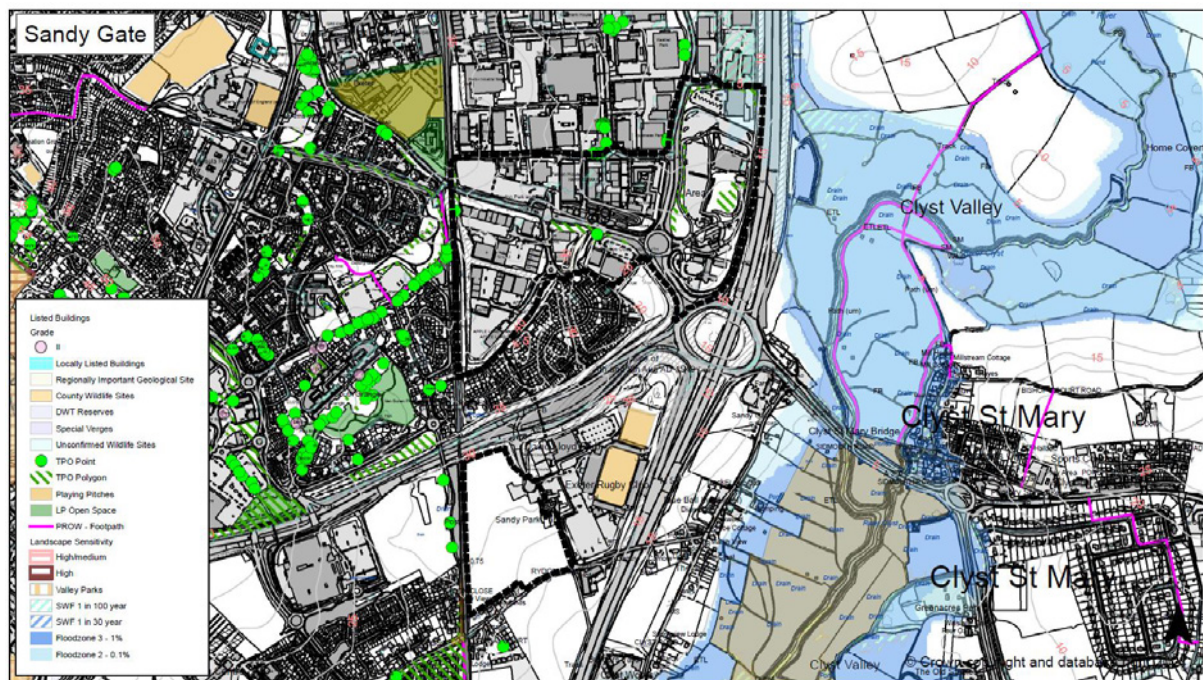
Total site area (ha): 39.95

Gross development area (ha): 10.41

Net development area (ha): NA

Housing capacity: 403 gross, 394 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 Submission 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	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 that cover around 2.05 ha. This area is discounted from having any 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	1.24ha is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has

Flood Risk, Drainage & Water Quality Criteria	Assessment
	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 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. 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 should be retained on site as part of future mixed-use developments.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. There is no GP surgery or grocery 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 c.1.9km 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 and a detailed assessment and strategy 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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 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	2.64 ha 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 more than 1:3 and is discounted as being too steep to be developed for

Other Criteria	Assessment
	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 development on grounds on containing TPO trees and topography. The rest of the site has passed the Stage B Assessment.

Availability Assessment: Since the site was originally submitted for assessment, it has been confirmed that the only areas available for development during the Exeter Plan period are Sowton Park and Ride (site 111), Falcon House (119) and Land adjacent Sandy Park (site 140).

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 master planning and phasing.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints are the existing motorway service station; the park and ride facility; potential loss of employment and local retail uses and community facilities; flood risk; surface water flood risk; significant trees; the best and most versatile agricultural land; accessibility; and geodiversity. Additional potential constraints include ecology, archaeology, land contamination, air quality and noise. Green: The Exeter Employment Study rates the site as green for employment development.

Land at Old Rydon Lane

Site Overview

Site reference number: 90

Site description: Largely greenfield site comprising gently sloping fields and Sandy Park Farm. The site is allocated for a mixture of residential and employment 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.

Easting / Northing: SX 96260 90774

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). The area of the site south of the A379 is the subject of a current outline planning application for up to 158 homes and 17,567sq ms of commercial floorspace (23/1352/OUT).

Existing assessment: Walkable Neighbourhoods evidence

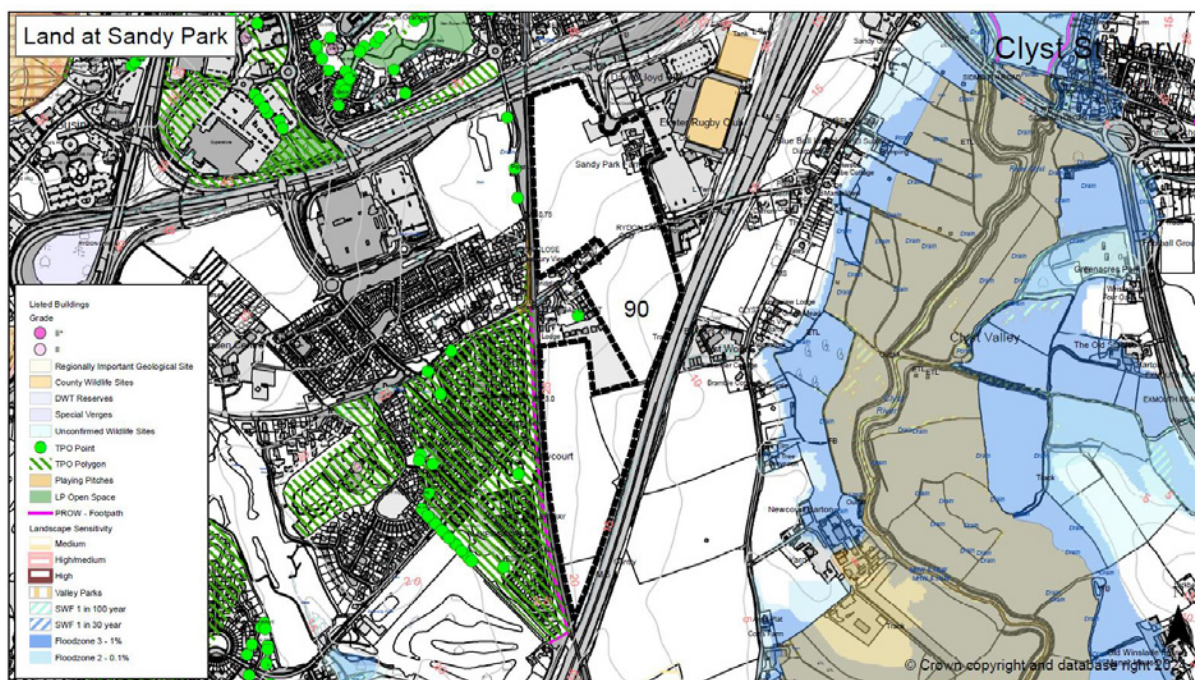
Total site area (ha): 19.83

Gross development area (ha): 19.82

Net development area (ha): 11.89

Housing capacity: 590 gross, 581 net

Employment capacity: Considered in appendix D



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 Submission 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 and 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 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	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 area of the site to the north of Old Rydon Lane (HELAA site 140: Land adjacent to Sandy Park) is assessed in appendix D of the HELAA as amber in terms of its capacity to meet future demand for employment. The site is identified for employment use as part of the Newcourt Strategic Allocation in the Exeter Core Strategy and in the Newcourt Masterplan.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. However, with improved pedestrian/cycle links, access could be enhanced. Newcourt Railway Station is within 500m. The site has access to cycle 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 c.1.9km away.

Accessibility & Movement Criteria	Assessment
Car Parks	NA
Transport requirements	Devon County Council Highways is concerned about the impact of development on the nearby Clyst Road/A376 junction and the resulting interaction with the A376 approach to M5 junction. An upgraded Sandy Park junction may be required. Appropriate walking/cycling facilities should be provided on the section of Old Rydon Lane up to the recently upgraded steps adjacent the railway bridge serving Newcourt station. Level access 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision;

Infrastructure Capacity Criteria	Assessment
	consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site enter a network where there is a risk of an increase in external flooding. The waste water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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 more than 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 development 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. However, there is insufficient evidence that the site is deliverable during this period. The City Council considers that development will not commence until years 6-10.

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

Rating and Overall Conclusion
Green: The site is already allocated in the Core Strategy for housing development.
Green: Appendix D of the HELAA rates Land adjacent to Sandy Park as green for employment 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.

Easting / Northing: SX 96199 89657

Relevant planning history: Use of land as allotments was granted under reference 18/1204/FUL. This has not been implemented.

Existing assessment: Walkable Neighbourhoods evidence / Development Management advice

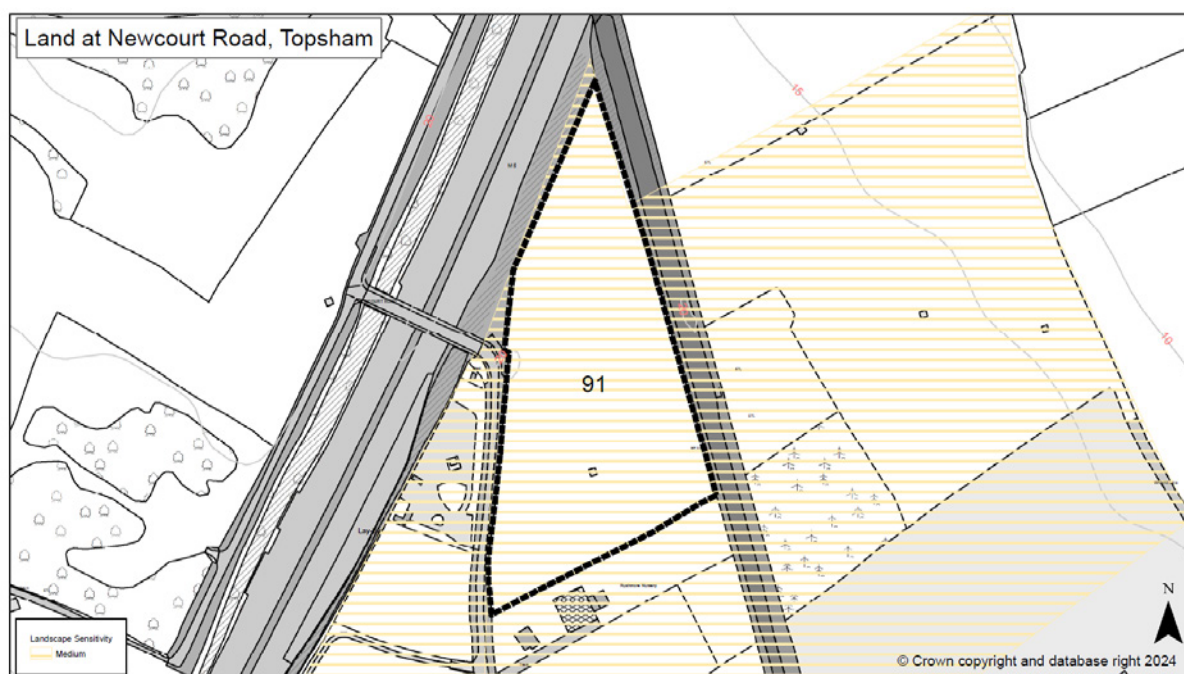
Total site area (ha): 1.73

Gross development area (ha): 1.73

Net development area (ha): 1.38

Housing capacity: 51

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 Submission 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 and 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.
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	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. Improved cycling and walking links will be required. 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

Accessibility & Movement Criteria	Assessment
Transport requirements	Newcourt Road and Denver Road are unsuitable for a significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. Development will require adoption of Devon County Council's Clyst Road Access Strategy. The impact on Exeter Road will also 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. 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of developments, as nearby monitoring shows levels 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 one pylon towards the south of the site. Development proposals will need to consider the type and location of this infrastructure and reflect

Health & Safety Criteria	Assessment
	safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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. However, in line with the HELAA Methodology, the City Council considers that the site is more likely to be delivered in years 6-10.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the loss of best and most versatile agricultural land, high voltage powerlines, highways access, accessibility, significant trees and the site's landscape sensitivity. Additional potential constraints include archaeology, ecology, contaminated land, air quality and noise.

Land to the west of Newcourt Road

Site Overview

Site reference number: 94

Site description: Site comprising a bungalow (Pondfield) with adjacent field to the west of Newcourt Road. To the rear of Pondfield, within the site, are several 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. To the south of the site is Topsham Golf Academy and to the north is ribbon development along Newcourt Road.

Easting / Northing: SX 96198 89109

Relevant planning history: No relevant recent planning history.

Existing assessment: Walkable Neighbourhoods evidence

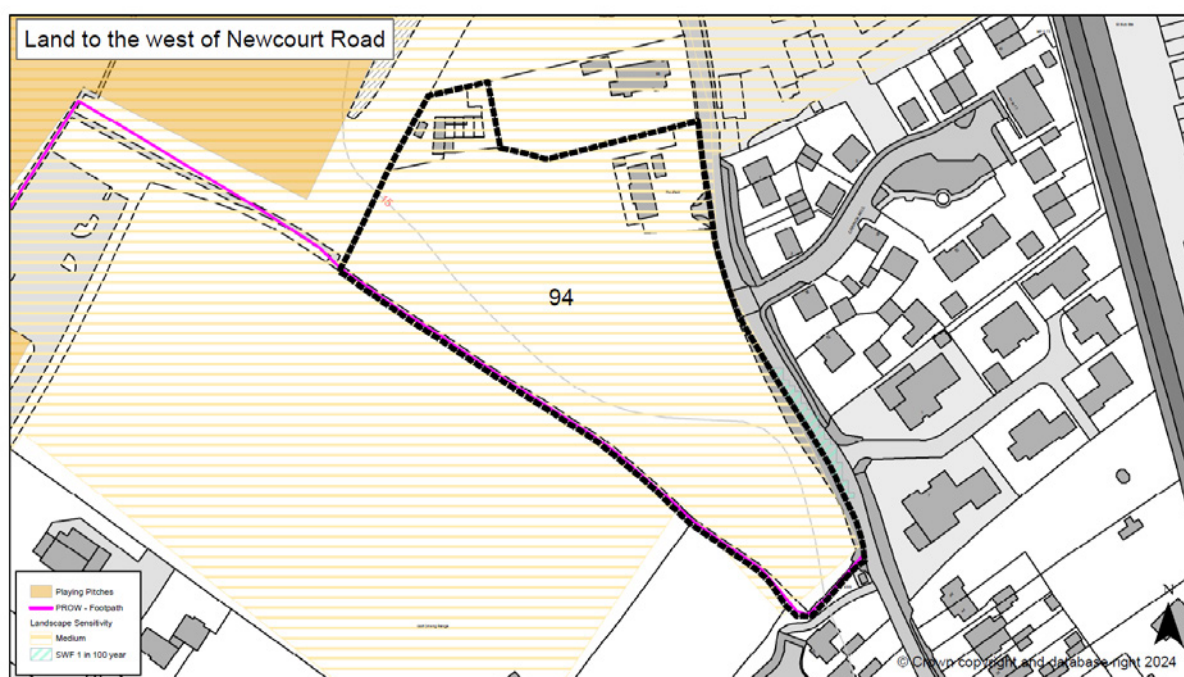
Total site area (ha): 1.41

Gross development area (ha): 1.41

Net development area (ha): 1.13

Housing capacity: 57 gross, 56 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 Submission 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 and a 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.
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.
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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Topsham District Centre, with facilities including shops, post office, doctors' surgery, dentist, pharmacy, library, swimming pool, community hall, 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

Accessibility & Movement Criteria	Assessment
	and overall capacity at the junction of the two roads. Development will require adoption of Clyst Road Access Strategy. The impact of development on Exeter Road will also 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All

Infrastructure Capacity Criteria	Assessment
	development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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. However, in line with the HELAA Methodology, the City Council considers that the site is more likely to be delivered in years 6-10.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are significant hedgerows and trees, landscape sensitivity, surface water flood risk, vehicular access, accessibility, the loss of an existing home and the loss of best and most versatile agricultural land. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Land at Topsham Golf Academy

Site Overview

Site reference number: 95

Site description: Site comprising an existing golf driving range. The site is accessed from Exeter Road between Five Acres (a bungalow) and Broom Park Nurseries, which are currently being redeveloped for housing. 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.

Easting / Northing: SX 96126 89033

Relevant planning history: Planning consent to provide a replacement golf driving range on land north of the West of England School, Topsham Road, has been granted (21/1676/FUL). A planning application to build 54 homes on the site is pending consideration (24/0785/FUL).

Existing assessment: Planning application

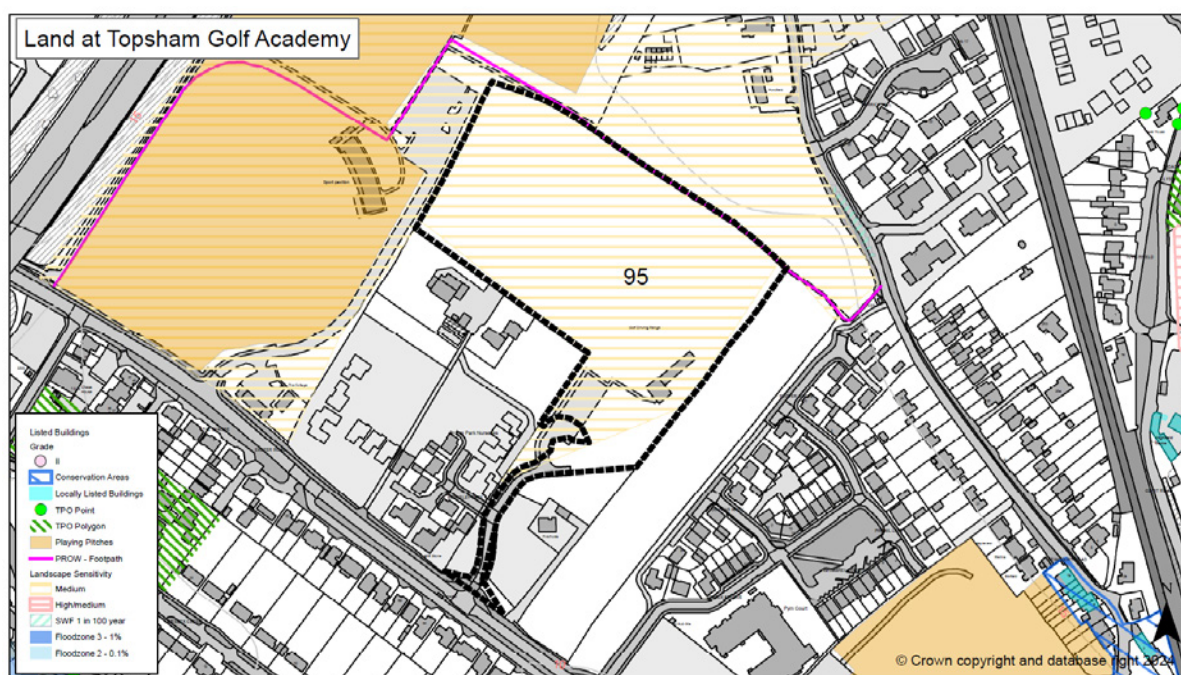
Total site area (ha): 2.81

Gross development area (ha): 2.81

Net development area (ha): 1.69

Housing capacity: 54

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 Submission 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 and a 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.
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. Planning consent to provide a replacement golf driving range on land north of

Open Space & Recreation Facilities Criteria	Assessment
	the West of England School, Topsham Road, has been granted consent (21/1676/FUL).
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	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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. Topsham District Centre, with facilities including shops, post office, doctors' surgery, dentist, pharmacy,

Accessibility & Movement Criteria	Assessment
	library, swimming pool, community hall, 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 c.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 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 the 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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 restrictive covenant.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the potential loss of a sports facility, the loss of best and most versatile agricultural land, landscape setting, accessibility, significant trees and hedgerows and the potentially restrictive legal covenant. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Land to the east of Clyst Road

Site Overview

Site reference number: 97

Site description: Largely greenfield site to the north of Topsham, comprising several fields subdivided by trees and hedgerows. The site also includes one home and several buildings in employment use within an area adjoining Clyst Road.

Easting / Northing: SX 96683 89134

Relevant planning history: Various consents relating to the existing commercial units on site.

Existing assessment: NA

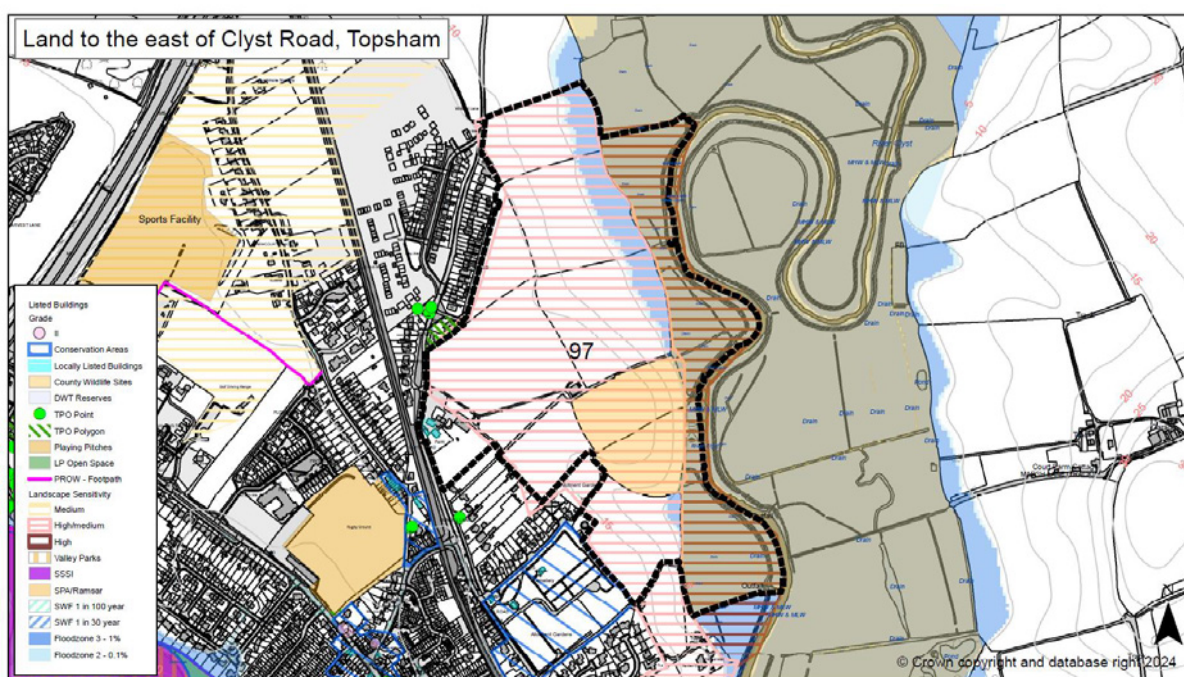
Total site area (ha): 30.34

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 Submission 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 Publication 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
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.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

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.

Easting / Northing: SX 96935 87799

Relevant planning history: A pre-application inquiry for residential development is pending consideration.

Existing assessment: NA

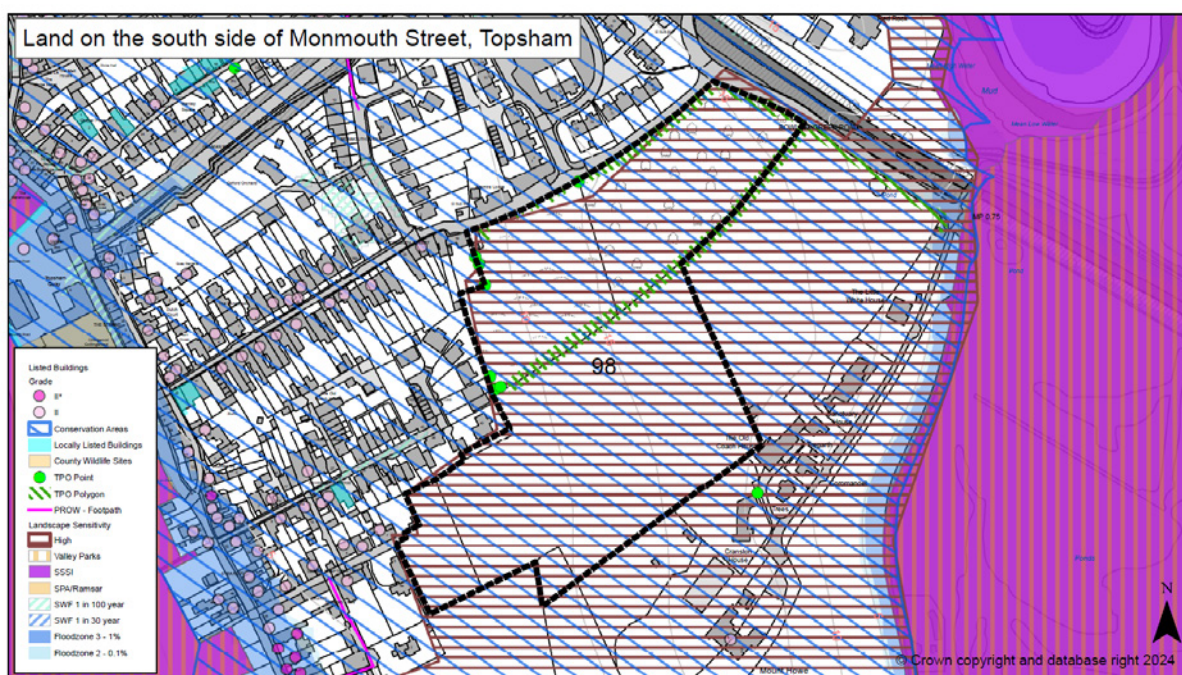
Total site area (ha): 3.99

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 Submission 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 Publication 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
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

Mount Howe Field, Topsham

Site Overview

Site reference number: 99

Site description: Greenfield land comprising a single large field.

Easting / Northing: SX 97052 87560

Relevant planning history: No recent relevant planning history.

Existing assessment: NA

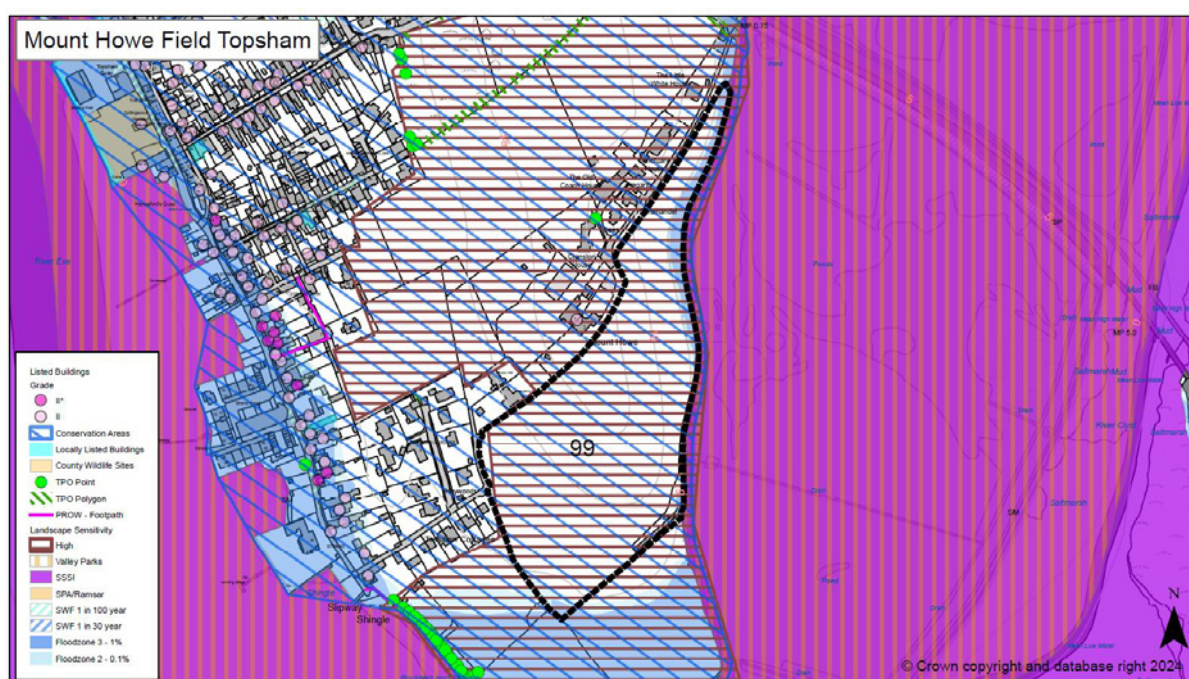
Total site area (ha): 4.03

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 Submission 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 Publication Plan's development strategy. An area of 0.27 ha 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
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 flood risk and potential highways access constraints.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

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 building fills the site, is unattractive and makes no contribution to the urban landscape of the Conservation Area. Surrounding uses include retail, public car parking, a church and a synagogue, offices and homes.

Relevant planning history: Relevant history relates to the nightclub use.

Existing assessment: LDA Density Study

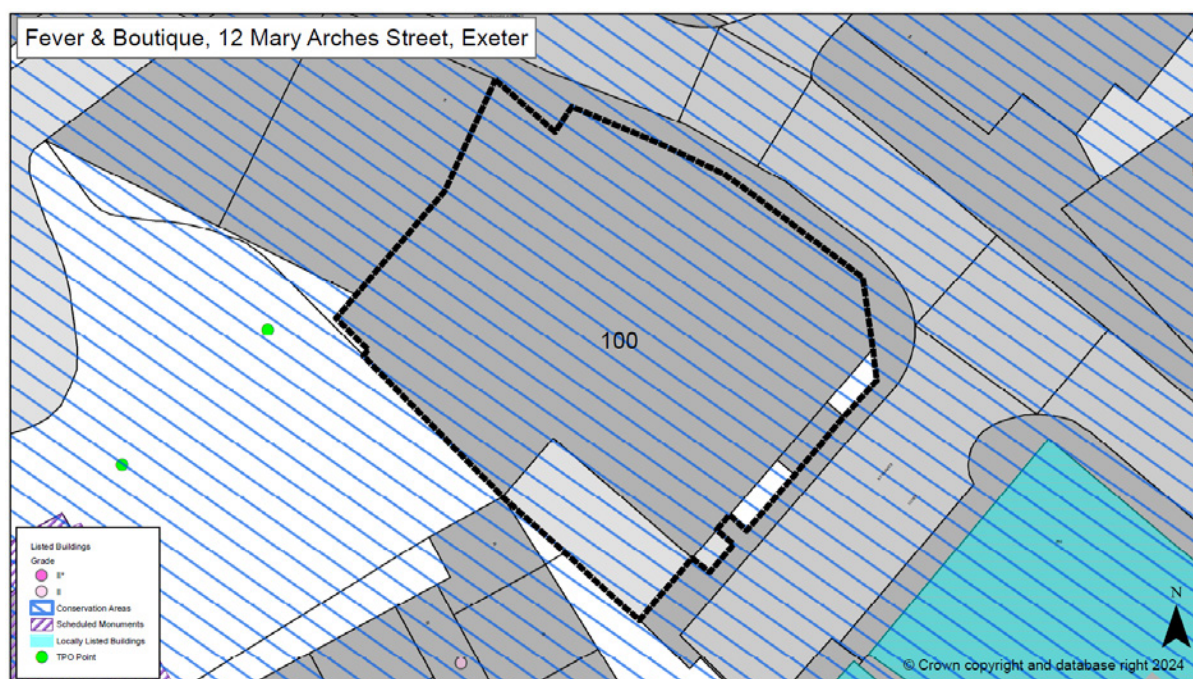
Total site area (ha): 0.07

Gross development area (ha): 0.07

Net development area (ha): 0.07

Housing capacity: Residential: 11 gross, 10 net. PBSA: 21 gross, 20 net. Average of 15 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 Submission 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 and a 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 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	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 near St Mary Arches Church which is grade I listed, the Synagogue and St Olave's Church which are Grade II* listed, numerous Grade II listed buildings around The Mint, Mecca Bingo, Mary Arches Street, and St Nicholas' Priory scheduled monument. Development proposals must be acceptable in heritage terms.
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	There site is near numerous locally listed buildings around St Olave's Close. Development must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. The site is c.500m of most essential services and job opportunities

Accessibility & Movement Criteria	Assessment
	and has good access to all transport modes. It 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	Connections to LCWIP routes may be sought. The site is suitable as a no- or low-car development, but sufficient on-site bicycle parking 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 site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 proposed. 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 to determine whether the site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary

Infrastructure Capacity Criteria	Assessment
	schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are the area of archaeological importance, the conservation area, the proximity of heritage assets, the loss of an existing home and significant trees. Additional potential constraints include ecology, archaeology, land contamination, noise and air quality.

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.

Easting / Northing: SX 92466 92780

Relevant planning history: No recent relevant planning history

Existing assessment: Development Management advice

Total site area (ha): 0.68

Gross development area (ha): 0.68

Net development area (ha): NA

Housing capacity: 106

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 Submission 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 on the southwest of the site, 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 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. 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 near 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	The site is within the 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 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.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as

Accessibility & Movement Criteria	Assessment
	excellent/very good, 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 proximity along Sidwell Street and Paris Street. Central Station (rail) is around 550m walk from 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	Connections to LCWIP routes may be sought. The site is suitable as a no- or low-car development, but sufficient on-site bicycle parking 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 site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 proposed. 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 is suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	The site includes a Flying Start Children's Centre. 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	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 has advised that the site will be available for development during the Plan period.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are the potential loss of land in employment use and a community facility, the conservation area and nearby heritage assets. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise. Green: The Exeter Employment Study rates the site as green for employment development.

Clarendon House, Western Way

Site Overview

Site reference number: 103

Site description: City centre site occupied by a mid/late 20th century office block of two to six storeys that also includes a Job Centre on the ground floor and private under-croft parking 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.

Easting / Northing: SX 92678 92858

Relevant planning history: Full planning application 25/1082/FUL for demolition of the existing building and redevelopment to provide purpose-built student accommodation (PBSA), associated amenity space, commercial/community floorspace and, public realm and landscaping is pending consideration. The PBSA comprises 134 studio flats which count towards the housing supply on a 1:1 basis, plus 163 bedspaces in cluster flats which count towards the housing supply on a 1:2.4 basis and therefore equate to 68 homes. The proposed scheme equates to 202 homes in total.

Existing assessment: Planning application

Total site area (ha): 0.25

Gross development area (ha): 0.25

Net development area (ha): NA

Housing capacity: 202

Employment capacity: Considered in appendix D



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 Submission 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 and 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 the site, but these are not a major constraint to development. 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 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 near Nos. 5, 7, 9, 11 and 13 Heavitree Road, Eaton Place and Eaton's Place, which are Grade II listed buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is adjacent to the Lower Summerlands Conservation Area and near Southernhay and The Friars conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	The site is near Nos. 15, 17, 19, 21, 23, 35 and 37 Heavitree Road, which are locally listed buildings.

Employment Criteria	Assessment
Employment Land Supply	The site is assessed in appendix D of the HELAA as amber in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent,

Accessibility & Movement Criteria	Assessment
	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 in 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. Central Station (rail) is around 650m walking distance of the site, providing access to local and national services. The site is within the city centre as designated in the adopted Local Plan.
Car Parks	Under croft parking on the ground floor is privately owned.
Transport requirements	If the site is opened to include access through from the Triangle Car Park, then a change in pedestrian crossing locations across Western Way (etc.) may be necessary. The site is ideally located to be a car-free or low-car development, but sufficient on-site bicycle parking and storage will be needed. Contributions will be sought towards a travel plan and LCWIP routes.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. 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 to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 1-5.

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

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are surface water flood risk, the potential loss of land in employment use and nearby heritage assets. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.
Amber: Appendix D of the HELAA rates Clarendon House as amber for employment development.

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 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 adjoins Heavitree Road to the south and Gladstone Road to the east. Neighbouring uses include two to three storey homes, a co-living scheme, a supermarket and, to the south, the University of Exeter's St Luke's Campus.

Easting / Northing: SX 92999 92722

Relevant planning history: Outline consent to redevelop the site to provide purpose-built student accommodation and co-living housing was refused (21/1564/OUT) and a subsequent appeal dismissed on design grounds. A revised full planning application (25/0676/FUL) for the demolition of the existing buildings and erection of mixed-use development comprising purpose-built student accommodation and co-living with associated infrastructure has been submitted. The proposed scheme includes 414 co-living studio flats and 399 purpose built student accommodation studio flats. Studio flats count towards the housing supply on a 1:1 basis, so the proposed scheme equates to 813 homes.

Existing assessment: Planning application

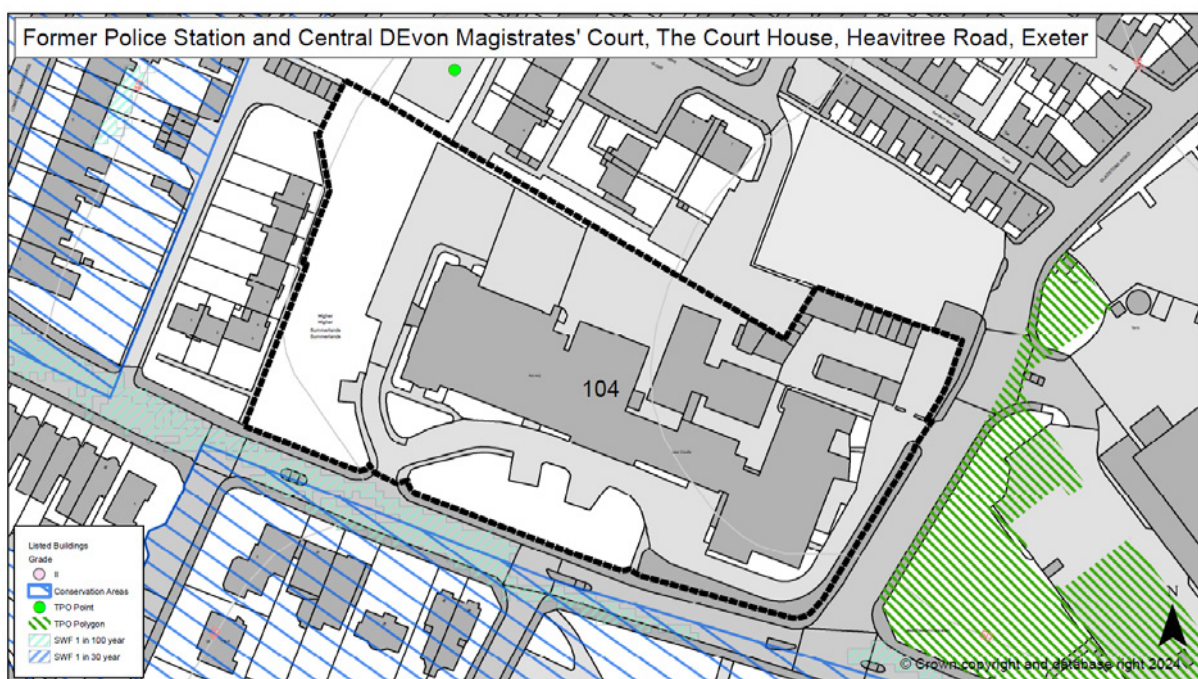
Total site area (ha): 1.28

Gross development area (ha): 1.28

Net development area (ha): NA

Housing capacity: PBSA and co-living: 813

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 Submission 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 and 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

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	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 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 near 1-4 and 7-9 Lower Summerlands, which are grade II listed buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	The site is near the University of Exeter's St Luke's College which is a locally listed building. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent/very good, 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 around 550m walk from the city centre bus station and there are additional bus stops serving a range of locations nearby on Heavitree Road. Central Station (rail) is around 1.1km walking distance of the site, providing access to both local and national services. The site is c.100 m from the city centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Contributions to LWCIP routes will be sought, plus potentially also some upgrades to the highway. Land to the front of the site, adjacent Heavitree Road, should be safeguarded for the provision of a future bus lane. The site is suitable for low- and no-car development, but sufficient on-site storage and parking will be required for bicycles.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. 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 to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which are in need of investment to meet the 2040 storm overflow target. The waste water risk level is assessed as medium.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system. South West Water advises that this will take up to 12 months to construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site's primary and most recent use is as a community facility, although the facilities have been replaced elsewhere in the city.
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
Amber: Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the proximity to listed buildings and other heritage assets, significant trees on site, the need to safeguard land for the provision of a bus lane and nearby surface water flood risk. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Land lying east of Pinn Lane

Site Overview

Site reference number: 106

Site description: Greenfield site largely comprising scrub. Forms part of the Monkerton and Hill Barton strategic allocation in the Exeter Core Strategy (2006-2026) and is covered by the adopted Monkerton and Hill Barton Masterplan.

Easting / Northing: SX 96599 93804

Relevant planning history: No recent relevant planning history.

Existing assessment: Development Management advice

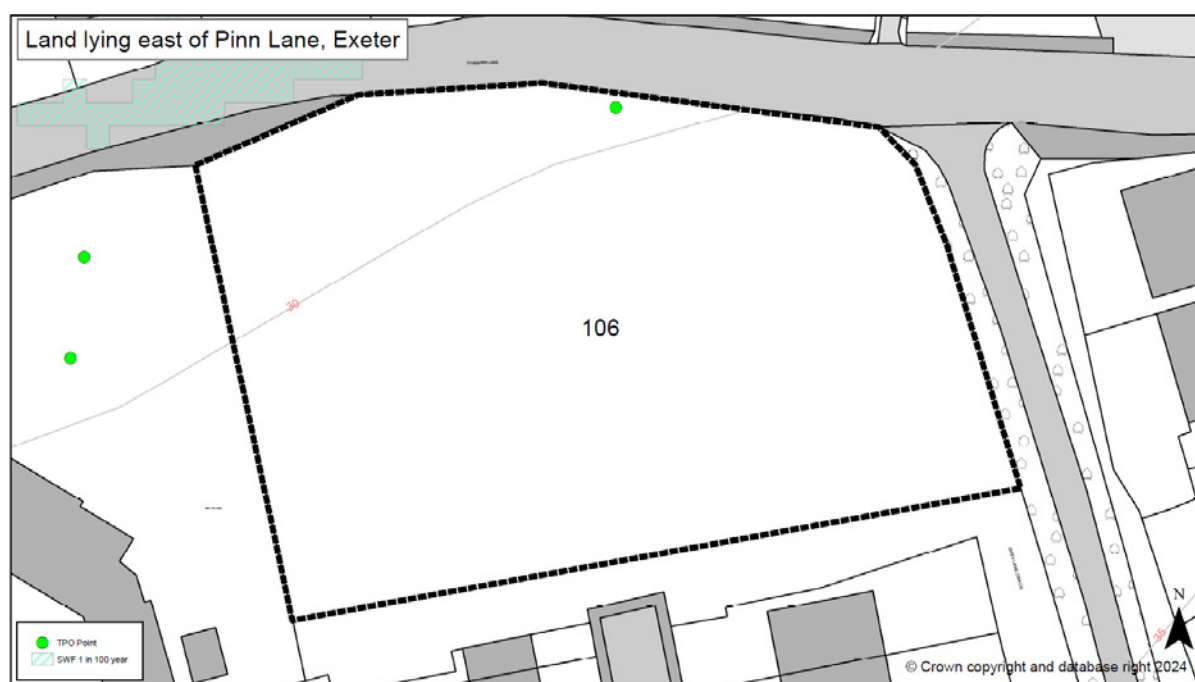
Total site area (ha): 0.25

Gross development area (ha): 0.24

Net development area (ha): 0.24

Housing capacity: 12

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 Submission 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 and 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 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 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	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. 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 near 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 c.600m away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Development should include EV charge points and sufficient bicycle parking and storage. 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.
Waste Consultation Zone	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 proposed. This may affect the site layout and number of units but will not prevent development. 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.

Infrastructure Capacity Criteria	Assessment
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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: 0.01 ha of the site is unsuitable for residential development on grounds on 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. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.

Achievability Assessment: The HELAA Panel has advised that development is achievable, subject to potential highways access constraints.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are the loss of best and most versatile agricultural land, significant trees and nearby listed buildings. Potential additional constraints include highway access, the location in a possible critical drainage area, archaeology, ecology, land contamination, noise and air quality.

Land south of Gypsy Hill Lane

Site Overview

Site reference number: 107

Site description: 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 covered by the adopted Monkerton Hill Barton masterplan.

Easting / Northing: SX 96783 93499

Relevant planning history: No recent relevant planning history.

Existing assessment: Development Management advice

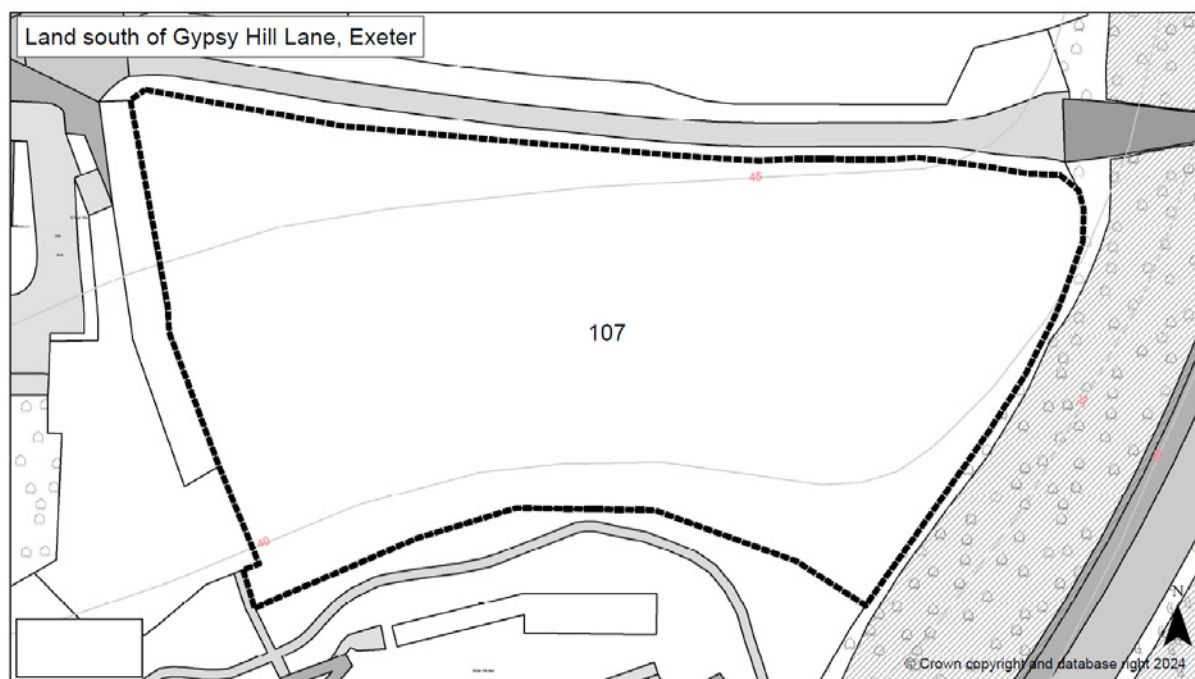
Total site area (ha): 0.58

Gross development area (ha): 0.58

Net development area (ha): 0.46

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 Submission 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 and 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	NA

Open Space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA
Open Space	The site is identified as predominantly structural landscape and part of a proposed Monkerton Ridgeline Park in the adopted Monkerton and Hill Barton masterplan. However, the Ridgeline Park has not been implemented and much of its potential area has or is being developed for housing and other uses.
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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is 700m from the site. The nearest local centre as designated in the adopted Local Plan is c.1km away.
Car Parks	NA
Transport requirements	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is 700m from the site. The

Accessibility & Movement Criteria	Assessment
	nearest local centre as designated in the adopted Local Plan is c.1km away.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. It is considered that there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 LDA Density Study 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. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although topography could constrain yield below the LDA Density Study level. The yield has been revised downwards since the Panel meeting, to reflect this and other constraints.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are conflict with the Monkerton and Hill Barton Masterplan, highways access, accessibility, the loss of best and most versatile agricultural land and significant trees. Potential additional constraints include topography, archaeology, ecology, land contamination, noise and air quality.

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 covered by the adopted Monkerton Hill Barton Masterplan.

Easting / Northing: SX 96252 93407

Relevant planning history: No relevant planning history.

Existing assessment: Development Management advice

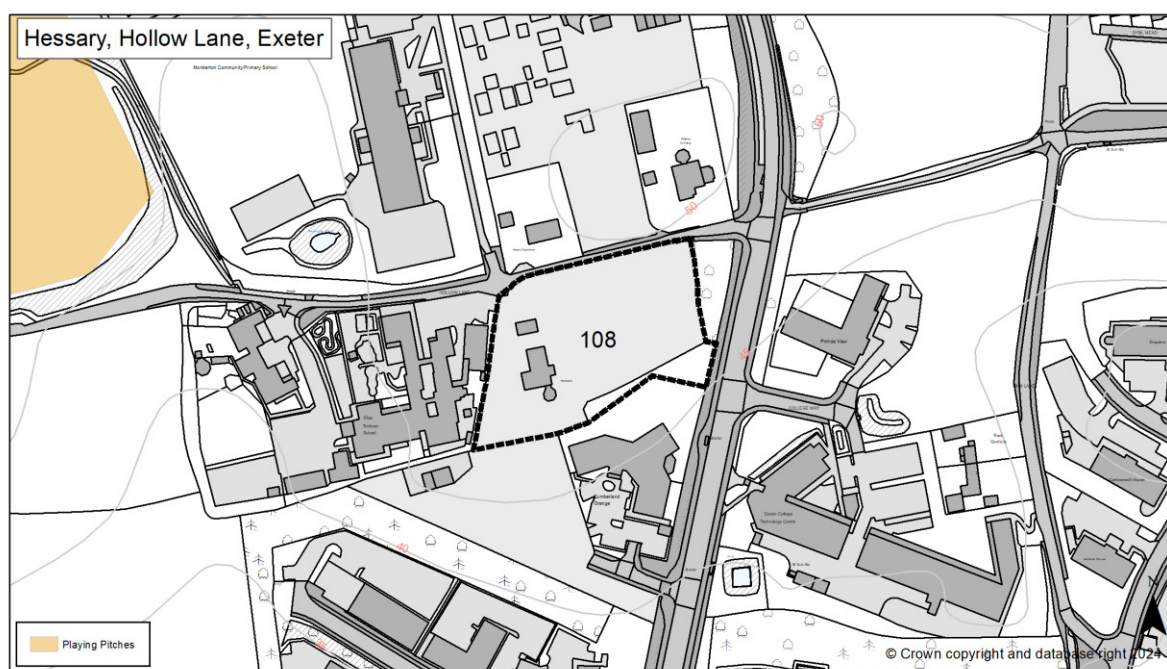
Total site area (ha): 0.73

Gross development area (ha): 0.73

Net development area (ha): 0.58

Housing capacity: 19 gross, 18 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 Submission 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 and 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	Significant trees on site could constrain 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 is identified as predominantly formal open space and part of a proposed Monkerton Ridgeline Park in the adopted Monkerton and Hill Barton masterplan. However, the Ridgeline Park has not been implemented and much of its potential area has or is being developed for housing and other uses.
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	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate/poor. 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 c.1km away.
Car Parks	NA
Transport requirements	It is not clear where highways access to the site would be achieved. Hollow Lane is not a preferred option without an upgrade. However, there is LTN1/20 infrastructure in place to encourage cycling in the area and the site is close to bus stops and a railway station; therefore,

Accessibility & Movement Criteria	Assessment
	development could be low-car, subject to the provision of sufficient on-site bicycle storage and parking. Contributions towards LCWIP routes and other proposals in the area could 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
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 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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.

Infrastructure Capacity Criteria	Assessment
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	NA
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: The landowner has advised the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that development is achievable, although existing trees could constrain yield below the assessed level. The yield has been revised downwards since the Panel meeting, to reflect this and other constraints.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are conflict with the adopted Monkerton Hill Barton Masterplan, significant tree coverage of the site, the loss of best and most versatile agricultural land and existing home and the Met Office safeguarding zone. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Land to the north, south and west of the Met Office

Site Overview

Site reference number: 109

Site description: Site comprising three fields. It forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is covered by the adopted Monkerton and Hill Barton Masterplan.

Easting / Northing: SX 95927 93307

Relevant planning history: Planning consent (21/1701/OUT) has been granted for up to 285 dwellings. A reserved matters planning application (24/1449/RES) for 274 homes including affordable housing, public open space and associated infrastructure pursuant to outline permission 21/1701/OUT is pending consideration.

Existing assessment: Planning application

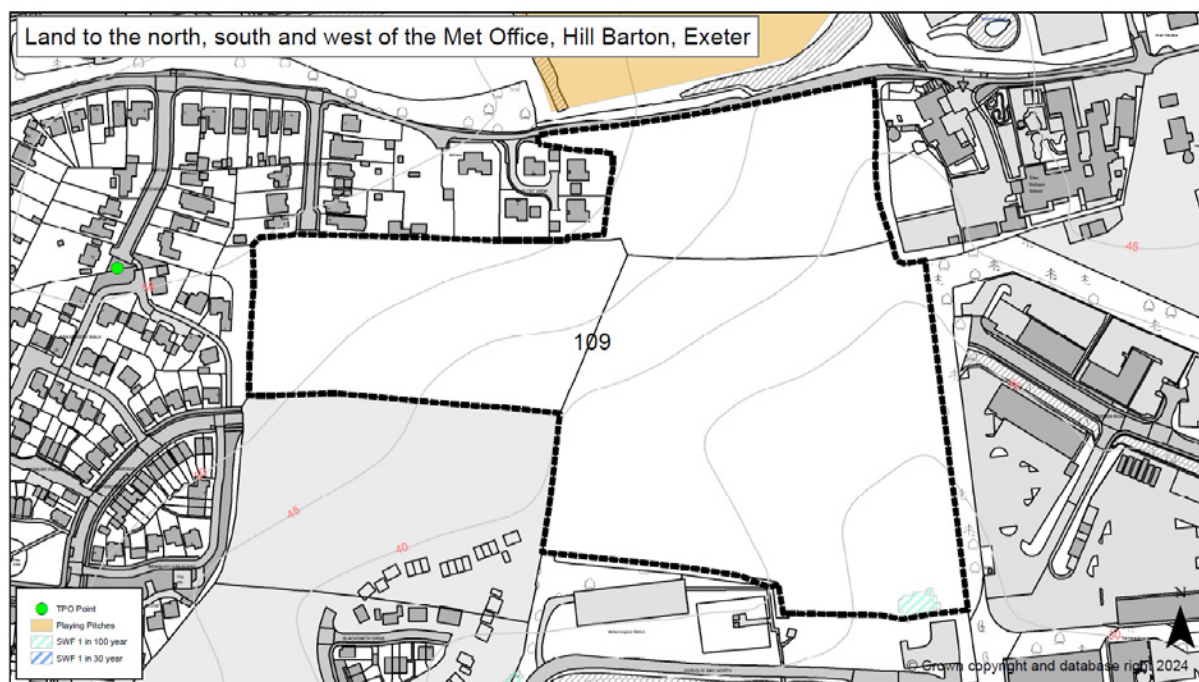
Total site area (ha): 7.50

Gross development area (ha): 7.50

Net development area (ha): NA

Housing capacity: 274

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 Submission 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 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	NA

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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. Although Hollow Lane is narrow with no pedestrian footways, access can be achieved through adjacent development in the south. Pinhoe Railway Station is 800m from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1km away.
Car Parks	NA
Transport requirements	Contributions towards LCWIP routes would be sought. Sufficient on-site bicycle storage and parking will be required, plus EV charge points.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
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. 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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site enter a network where there is a risk of an increase in external flooding. The waste water risk level is assessed as medium.

Infrastructure Capacity Criteria	Assessment
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 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 benefits from outline planning consent for housing development.

88 Honiton Road

Site Overview

Site reference number: 110

Site description: Relatively flat site currently used as a car wash. A school playing field lies to the north, to either side it is residential and Honiton Road runs along the southern boundary.

Easting / Northing: SX 95277 92426

Relevant planning history: An application to develop 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 SPD (11/0509/EXT).

Existing assessment: Urban Capacity Study Phase 1

Total site area (ha): 0.30

Gross development area (ha): 0.00

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 Submission 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 and 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. 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	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 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. There is no 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 c.1.2km away.
Car Parks	NA
Transport requirements	Development should include EV charge points and sufficient bicycle parking and storage.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 proposed. This may affect the site layout and number of units but will not prevent development. 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.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 is unsuitable for development on grounds of a group TPO. The rest of the site has passed the Stage B Assessment.

Availability Assessment: Since submitting the site for assessment, the landowner has advised that the site is no longer available for residential development.

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

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the availability assessment.

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.

Easting / Northing: SX 96163 91757

Relevant planning history: Planning history relates to Park and Ride and associated works.

Existing assessment: LDA Density Study

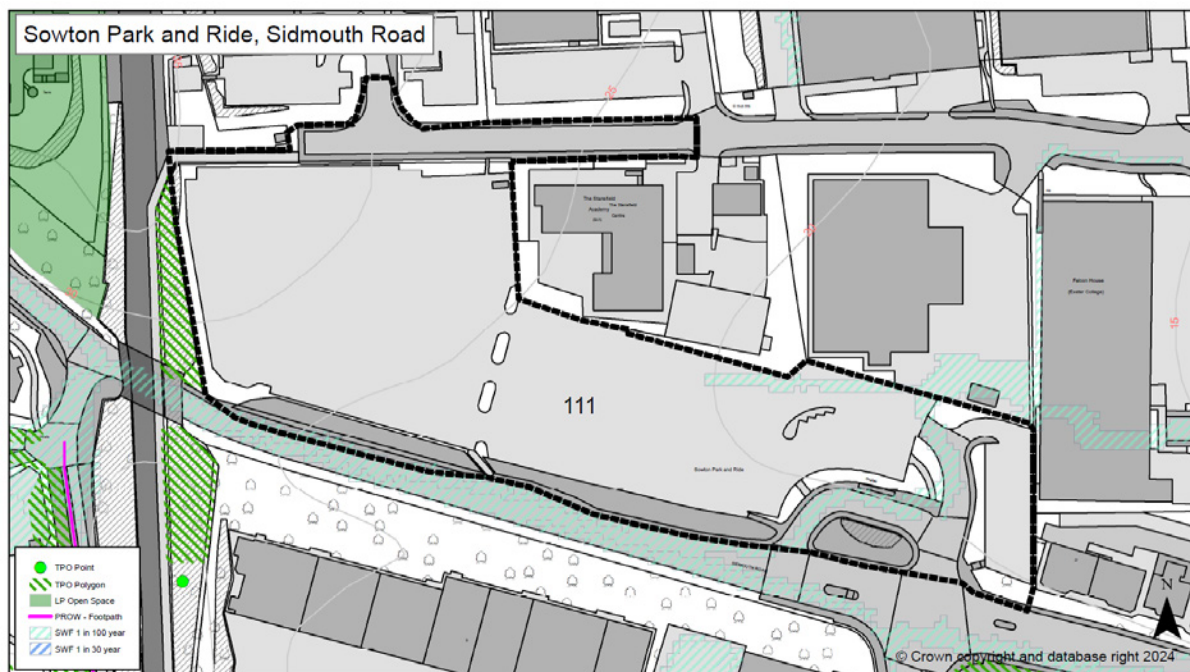
Total site area (ha): 2.06

Gross development area (ha): 2.06

Net development area (ha): 1.24

Housing capacity: 124

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 Submission 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 and 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. 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 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	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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate/poor. There is no 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 c.2km away.
Car Parks	NA
Transport requirements	The feasibility of finding a suitable alternative location for the park and ride will require detailed investigation. Contributions towards

Accessibility & Movement Criteria	Assessment
	LCWIP routes would be sought. Sufficient on-site bicycle storage and parking will be required, plus EV charge points.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA
Met Office Safeguarding Area	NA
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 mitigated; 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 to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.

Infrastructure Capacity Criteria	Assessment
Waste water	Flows from the site enter a network where there is a risk of an increase in external flooding. The waste water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.11ha 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 master planning and phasing.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the loss of the existing Park and Ride facility, accessibility, surface water flood risk and the presence of significant trees. Additional potential constraints include archaeology, ecology, land contamination, noise and air quality.

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 for NHS 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 church and associated car parking.

Easting / Northing: SX 93350 91786

Relevant planning history: The most recent applications have been retrospective and related to the provision of a car park for hospital employees (20/1177/FUL and 21/1918/FUL). Both applications were refused consent (21/1918/FUL).

Existing assessment: LDA Density Study

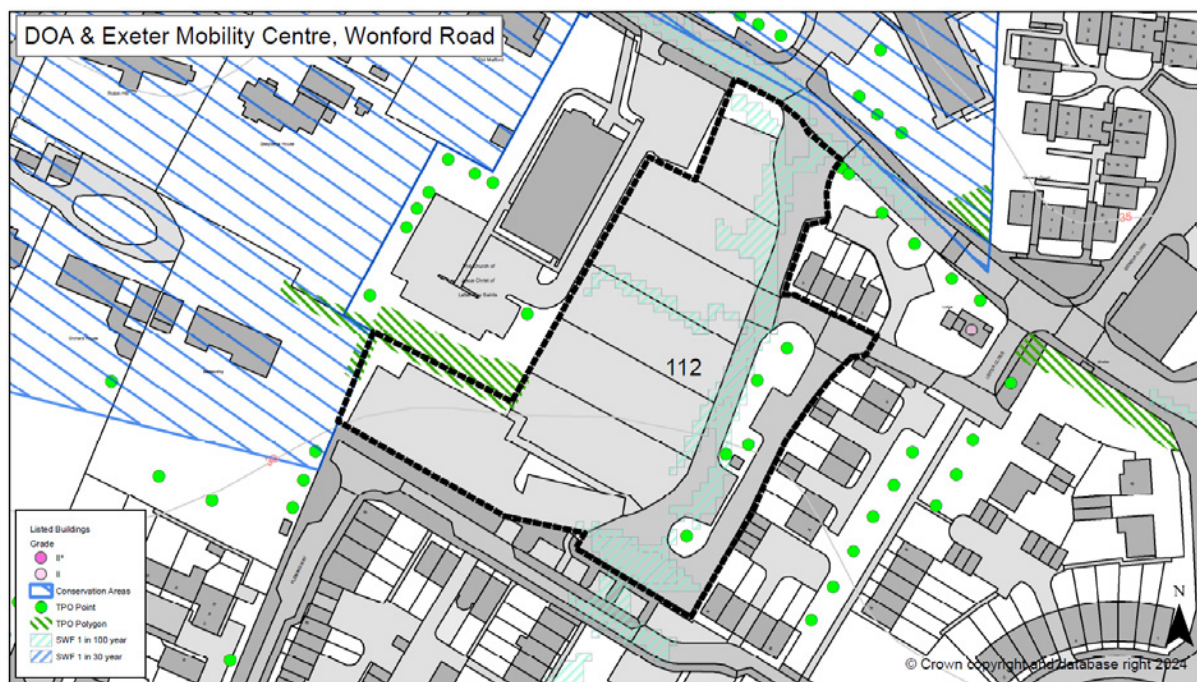
Total site area (ha): 0.82

Gross development area (ha): 0.00

Net development area (ha): 0.0

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 Submission 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 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	There is a surface water flood risk through middle/eastern side of the site relating to a culverted minor watercourse that runs through the site (spring in Nuffield Hospital). The Environment Agency advises that it may be possible to divert the watercourse 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	The site is near Old Matford which is a Grade II* listed building and 1 Lister Close which is Grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is in close proximity to St Leonard'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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate/poor. There is no secondary school within 1km. Cycle and

Accessibility & Movement Criteria	Assessment
	walking routes are nearby. The site is located on the E9 cycle route. Bus stops are adjacent to the site along Wonford Road, and a larger range of bus services are available along Barrack Road within 500m. The nearest local centre as designated in the adopted Local Plan is c.700m away.
Car Parks	NA
Transport requirements	Improved pedestrian connections and contributions towards LCWIP routes will be required. The site may be suitable for car-free or low-car development, but sufficient on-site bicycle storage and parking will be needed.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 proposed. This may affect the site layout and number of units but will not prevent development. 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.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 development 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 is no longer available for development.

Achievability Assessment: The HELAA Panel has advised that development is achievable subject to addressing surface water flood issues.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the availability assessment.

Corner of Retreat Drive and Exeter Road, Topsham

Site Overview

Site reference number: 114

Site description: Site currently used as a builder's yard by the developer of a nearby site.

Easting / Northing: SX 95763 89007

Relevant planning history: A variation of condition consent has been granted in relation to a detailed planning consent to build 10 flats on the site (21/1610/VOC). The consent has been implemented.

Existing assessment: Planning consent

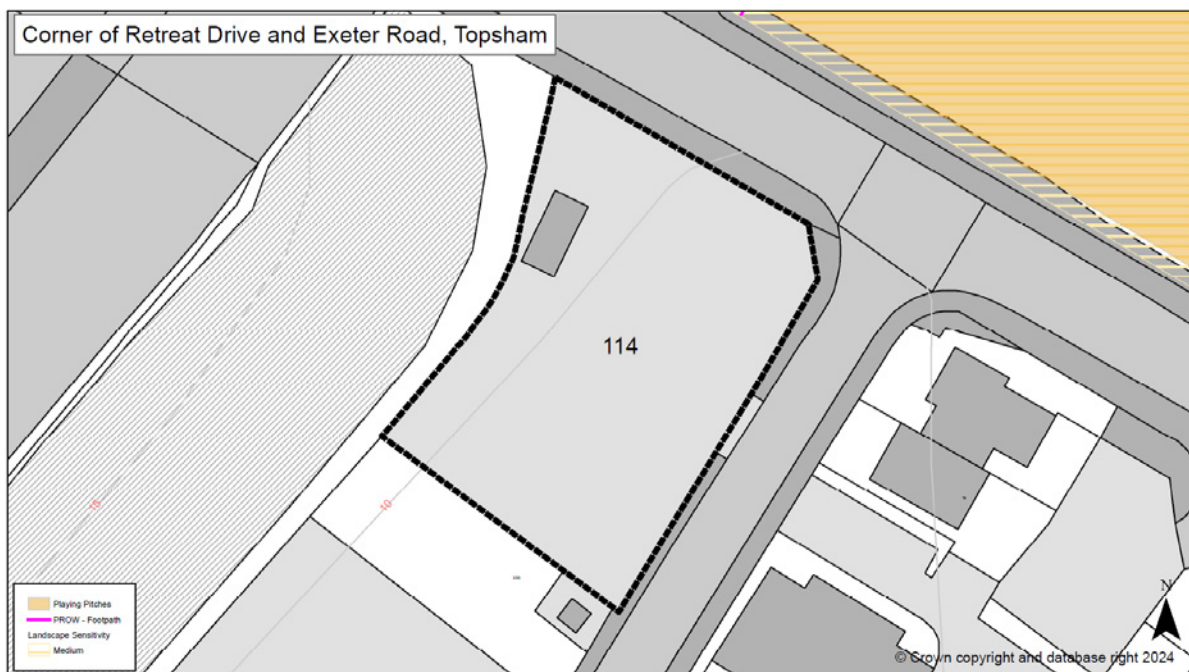
Total site area (ha): 0.10

Gross development area (ha): 0.10

Net development area (ha): NA

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 Submission 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 and 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 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 Land Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Topsham Railway Station is 1km from the site. The nearest local centre as designated in the adopted Local Plan is c.1km away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient bicycle parking and storage will be needed. The site is on a private road and so car parking could not be enforced by the Highway Authority.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Rating and Overall Conclusion
Green: The site already has detailed planning consent for housing development.

Land at Retreat Drive, Topsham

Site Overview

Site reference number: 115

Site description: Site currently used as a builder's yard by the developer of a nearby site.

Easting / Northing: SX 95745 88987

Relevant planning history: Site has planning consent for 8 apartments (25/0139/FUL.

Existing assessment: Planning consent

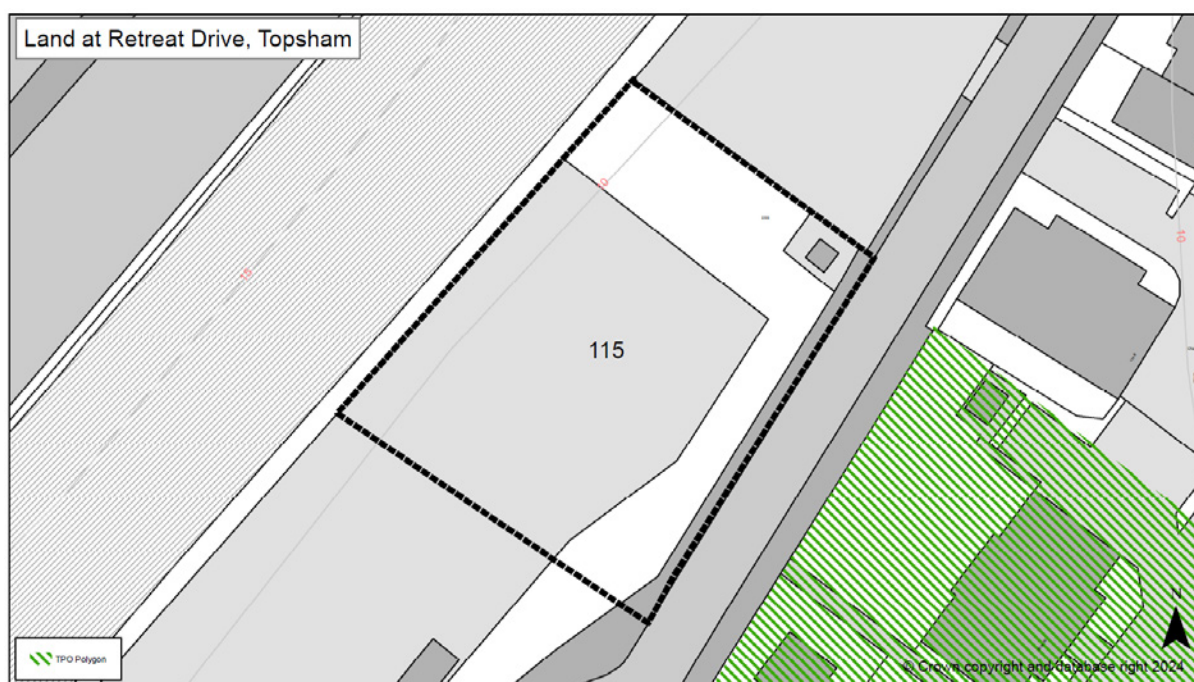
Total site area (ha): 0.12

Gross development area (ha): 0.12

Net development area (ha): NA

Housing capacity: 8

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 Submission 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 and 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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Topsham Railway Station is 1km away from the site. The nearest local centre as designated in the adopted Local Plan is c.1km away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient bicycle parking and storage will be needed. The site is on a private road and so car parking could not be enforced by the Highway Authority.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advise that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advise that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Rating and Overall Conclusion
Green: The site already has detailed planning consent for housing development.

Water Lane South

Site Overview

Site reference number: 116

Site description: Site situated between the Exeter Canal and mainline railway, including traditional employment uses with many buildings in a poor state of repair, a large electricity distribution substation and a social club. The site is 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 is also part of 'Water Lane', which is identified for mixed use redevelopment in the City Council's Liveable Exeter programme and is the subject of the Liveable Water Lane Supplementary Planning Document.

Easting / Northing: SX 92157 91342

Relevant planning history: Outline planning consent has been granted subject to the completion of a Section 106 Agreement for mixed-use redevelopment of Water Lane South (23/1007/OUT). This includes up to 976 C3 dwellings and 320 co-living bedspaces (equating to 1,140 dwellings overall). 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.

Existing assessment: Planning application

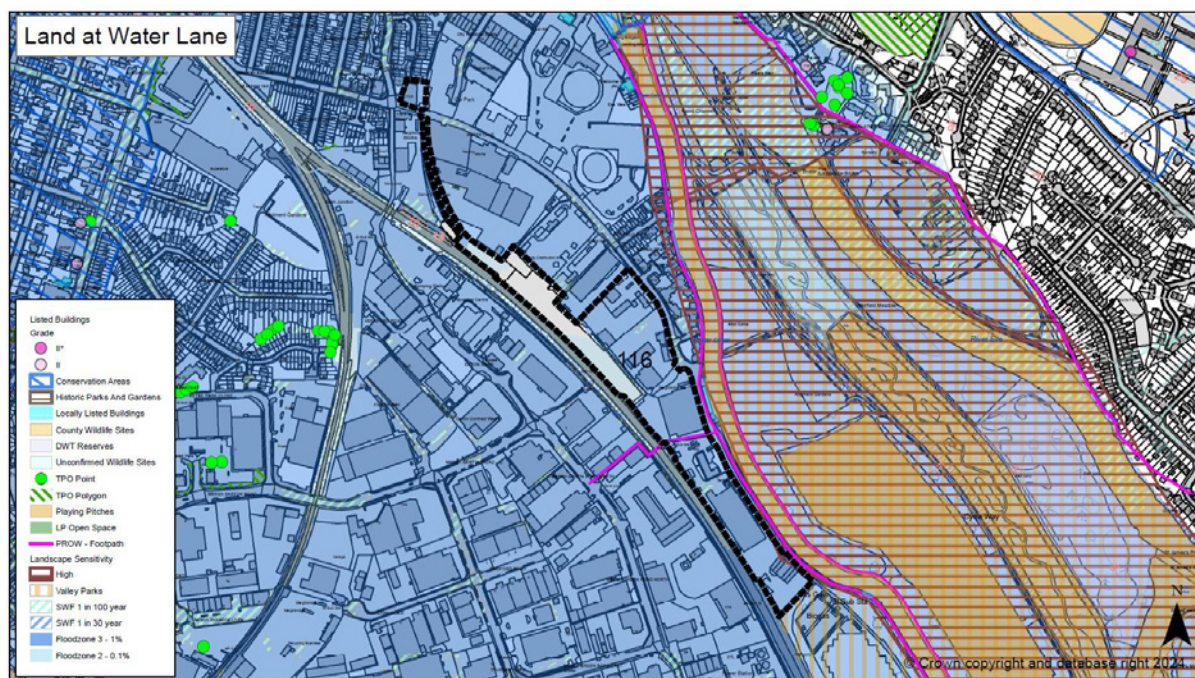
Total site area (ha): 4.47

Gross development area (ha): 4.47

Net development area (ha): NA

Housing capacity: 1,140

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 Submission 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 the potential for a direct pollution pathway to the nearby Exe Estuary SPA.

Flood Zone 3b: 3.49ha 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 and 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 the 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	The site is near the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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 crosses the site, 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 that is previously developed land and in flood zone 3 (see Stage A Assessment), part 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 has advised that the site is subject to major flood risk from the River Exe. If existing flood defences are breached, Water Lane will become a flood route. For the site to be redeveloped, safe access and egress will need to be provided. 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	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: 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	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 residentially led, mixed use redevelopment including ancillary leisure and retail.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from good to very poor. 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 walk of bus stops along Water Lane, with other bus stops within 1km 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 a 1km walk and cycle of St Thomas Station and the southern part of the site is close to the new Matford Station. Both stations provide access to local services. The nearest local centre as designated in the adopted Local Plan is c.500m away.
Car Parks	NA
Transport requirements	Extensive changes to the highway will be needed including a new bus lane under the Tan Lane railway arches and new highways within the site for improved access. Contributions towards LCWIP routes and other sustainable travel options such as mobility hubs will be required. Electric vehicle charging will be needed within the site and development will need to include upgraded and new links for pedestrians and cyclists that are LTN1/20 compliant. Bus routes and

Accessibility & Movement Criteria	Assessment
	links to Marsh Barton Railway station must be explored. Subject to these improvements, the site may be suitable for low- or no-car development.

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 potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses. The site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 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 considered 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 to determine whether this site can be suitable for residential use.

Health & Safety Criteria	Assessment
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 consider 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Tan Lane SPS. South West Water will need to determine if investment into the network is needed because of any development on this site. The waste water risk level is assessed as medium.
Clean water	Upgrades to the water and sewerage infrastructure network will be needed to supply development of the site. A new water main will be required along Water Lane, Willeys Avenue and Alphington Street, connecting into the trunk main at Exe Bridge. There will be capacity in the existing network for the first parcel of the development and, once water infrastructure upgrades start, it will take c.24 months to design and construct the upgrades. The water risk level is assessed as medium.

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 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	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 Suitability Assessment.

Availability Assessment: The landowner/agent has advised that the site will be available for development during the Plan period.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include potential loss/relocation of existing employment uses; flood risk; surface water flood risk; contamination; the potential loss of a community facility; accessibility; impact on heritage assets and the nearby Valley Park; waste uses near to the site; and utilities infrastructure on site. Also of note is highways access, the presence of significant trees, ecological assets and potential issues with archaeology, noise and air quality. Red: The Exeter Employment Study rates the site as red for employment development.

Isca House, Haven Road

Site Overview

Site reference number: 117

Site description: Site on the southern bank of the Exeter Canal, in a mixed-use area. Two operational low-pressure gas holders that once occupied a large portion of the site have been demolished. The rest of the site contains a Pressure Regulating Station, associated pipeline, areas of hardstanding, car parking and a various storage and office buildings. Surrounding land uses include a coach/car park to the west, industrial buildings and several homes. Water Lane runs along the southern boundary. The site is 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 is also part of 'Water Lane', which is identified for mixed use redevelopment in the City Council's Liveable Exeter programme and is the subject of the Liveable Water Lane Supplementary Planning Document.

Easting / Northing: SX 92199 91595

Relevant planning history: Consent has been granted to install a replacement pressure reduction station and associated works in the south-eastern corner of the site (23/1489/FUL). Previous planning applications for piecemeal residential 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 Water Lane.

Existing assessment: Liveable Water Lane Supplementary Planning Document

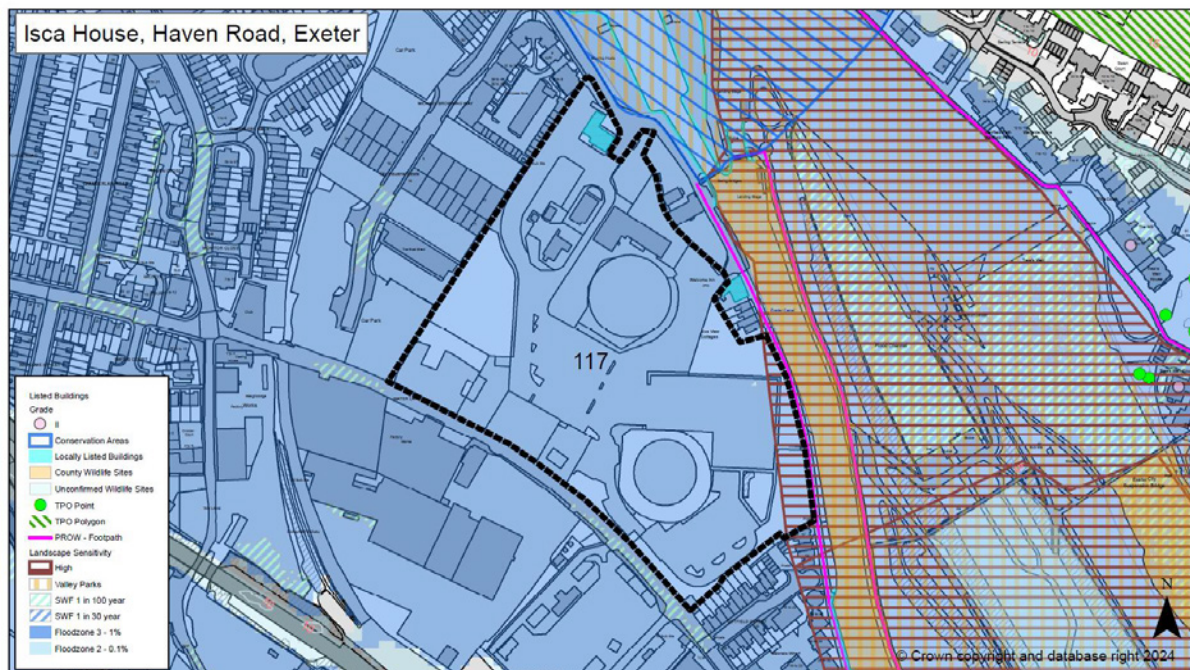
Total site area (ha): 4.05

Gross development area (ha): 3.90

Net development area (ha): NA

Housing capacity: 507

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 Submission 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 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 site is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. It 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 and 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	The site is near the Riverside Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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.

Flood Risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	In addition to the area that is previously developed land and in flood zone 3 (see Stage A Assessment), part 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 has advised that the site is subject to major flood risk from the River Exe. If existing flood defences are breached, Water Lane will become a flood route. For the site to be redeveloped, safe access and egress will need to be provided. A strategic approach must be taken to address all flood risk issues.
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	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: Quay House and Custom House, Wharfinger's House and attached Warehouse which are Grade I Listed

Historic & Built Environment Criteria	Assessment
	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	Riverside Conservation Area borders the northeastern part of the site. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
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 site is not 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 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	Extensive changes to the highway will be needed including a new bus lane under the Tan Lane railway arches and new highways within the site for improved access. Contributions towards LCWIP routes and other sustainable travel options such as mobility hubs will be required. Electric vehicle charging will be needed within the site and development will need to include upgraded and new links for pedestrians and cyclists that are LTN1/20 compliant. Bus routes and links to Marsh Barton Railway station must be explored. Subject to these improvements, the site may be suitable for low- or no-car development. Haven Road is not suitable to accommodate additional

Accessibility & Movement Criteria	Assessment
	traffic volumes due to conflict with the LCWIP and so highways access to the site will need to be taken from Water Lane.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 (e.g. as per the planning consent). This constraint is considered 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.
Noise pollution	An acoustic design statement will be required and some noise mitigation could be required but this will not prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Tan Lane SPS. South West Water will need to determine if investment into the network is needed because of any development on this site. The waste water risk level is assessed as medium.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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 including a pressure reduction station that has consent to be relocated to the corner of the site. The gross site area has been reduced by 0.1ha to reflect this.

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. However, given the preparatory work required to enable development of this site, the City Council considers that development will not commence until years 6-10.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include flood risk; surface water flood risk; contamination; accessibility; impact on heritage assets and the nearby Valley Park; the presence of

Rating and Overall Conclusion
significant trees; and utilities infrastructure on site. Also of note is highways access and potential constraints relating to ecology, archaeology, noise and air quality.
Red: The Exeter Employment Study rates the site as red for employment development.

Falcon House, Falcon Road

Site Overview

Site reference number: 119

Site description: Site occupied by a two-storey building in education use (Exeter College) and associated car park. The site forms part of Sandy Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

Easting / Northing: SX 96347 91756

Relevant planning history: No recent relevant planning history

Existing assessment: LDA Density Study

Total site area (ha): 0.58

Gross development area (ha): 0.58

Net development area (ha): 0.46

Housing capacity: 46

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 Submission 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 and 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	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	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 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 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 but is within Sowton Industrial Estate. The 2022 Exeter Employment Study concludes that the Estate is green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. There is no 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.2.4km away.
Car Parks	NA

Accessibility & Movement Criteria	Assessment
Transport requirements	Contributions towards LCWIP routes would be sought. Sufficient on-site bicycle storage and parking will be required, plus EV charge points.

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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 to determine whether this site can be suitable for residential use.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant

Infrastructure Capacity Criteria	Assessment
	upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	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
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are surface water flood risk, the potential loss of a community facility and the presence of significant trees. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise. Green: The Exeter Employment Study rates the site as green for employment development.

22 Marsh Green Road

Site Overview

Site reference number: 120

Site description: Site within the central part of Marsh Barton industrial estate. Currently in employment use including offices and light industrial workshops, with low rise buildings across the site. The site is 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.

Easting / Northing: SX 92162 90840

Relevant planning history: Varied planning history with several applications permitted for employment-related uses and ancillary development

Existing assessment: LDA Density Study

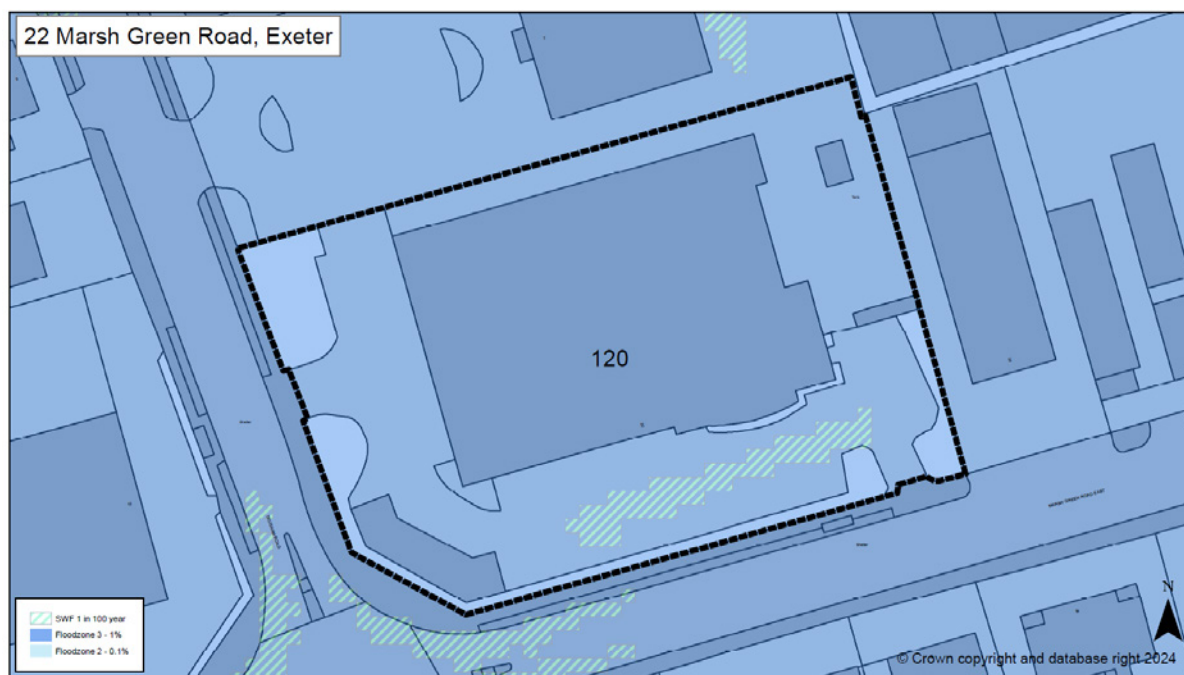
Total site area (ha): 0.52

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 Submission 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: 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 and 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.
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 standard or protection for a 1 in 100-year event but are not designed to accommodate new development. Marsh Barton has major safe flood access and egress problems, but an old the railway line may help to provide a solution if raised routes can be created throughout area. A strategic approach will be required for all flood risk issues.
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 an 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 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. The site is c.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 location provides reasonable access to a full range of retail and leisure uses in the city centre and a supermarket is c.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 c.500m from the new Marsh Barton railway station, 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 c.1.2km away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient on-site bicycle storage and parking and EV charge points 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	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. The site is of relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.

Health & Safety Criteria	Assessment
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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 housing development potential but is subject to significant constraints. The key constraints are flood risk, surface water flood risk, potential loss of employment, potential highways access issues, significant trees on site and the waste consultation zones. Potential additional constraints include ecology, archaeology, land contamination, air quality and noise. Green: The Exeter Employment Study rates the site as green for employment development.

RGB Exeter, Alphinbrook Road

Site Overview

Site reference number: 121

Site description: Site in the western part of the Marsh Barton industrial estate, currently in employment use including offices, light industrial units and areas of hardstanding. The site is 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.

Easting / Northing: SX 91989 90422

Relevant planning history: Varied planning history with several applications permitted for employment-related uses and ancillary development.

Existing assessment: LDA Density Study

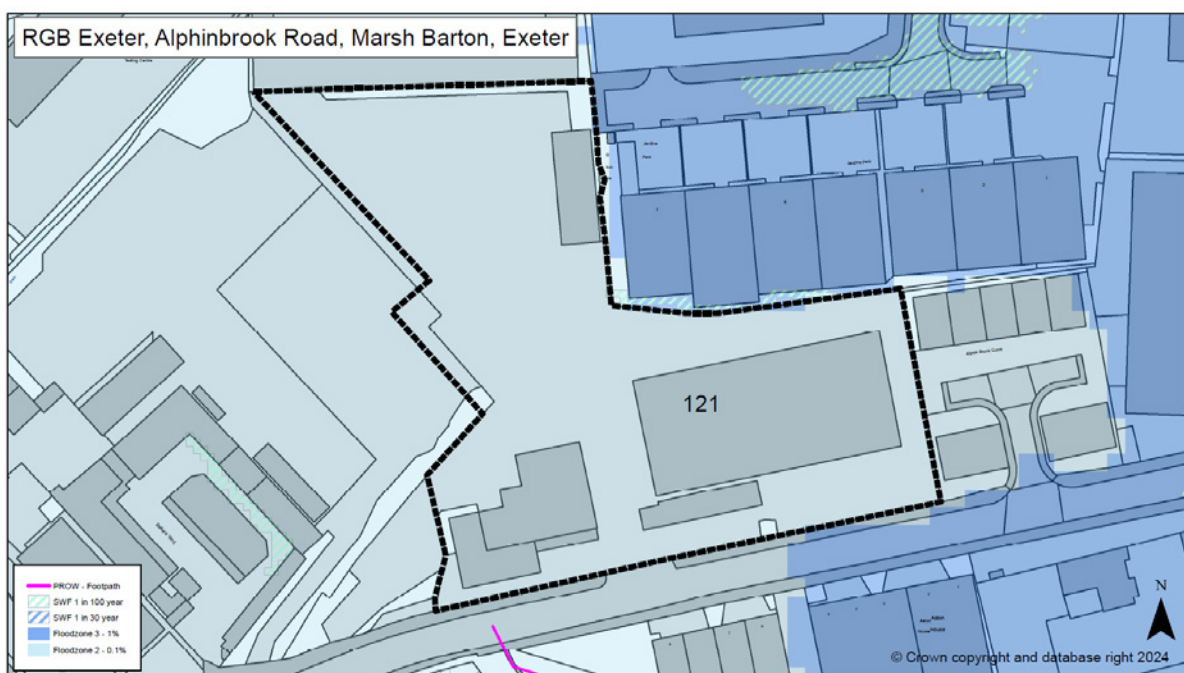
Total site area (ha): 1.40

Gross development area (ha): 1.40

Net development area (ha): 1.12

Housing capacity: 58

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 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: 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 and 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.
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 and there are significant potential flood issues associated with the River Exe. EA defences provide standard or protection for a 1 in 100-year event but are not

Flood Risk, Drainage & Water Quality Criteria	Assessment
	designed to accommodate new development. A strategic approach will be 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.
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 Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed-use development.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good/moderate. The site is c.2km from the city centre and provides

Accessibility & Movement Criteria	Assessment
	reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The location provides reasonable access to a full range of retail and leisure uses in the city centre and a supermarket is c.500m away. The site is within c.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 currently served by various bus routes through Marsh Barton and along Alphington Road providing, high frequency services. The site is c.750m from the new Marsh Barton railway station, 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 c.1.4km away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient on-site bicycle storage and parking and EV charge points 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are flood risk, surface water flood risk, potential loss of employment, highways access and nearby significant trees. Additional potential constraints include archaeology, ecology, land contamination, noise and air quality. Green: The Exeter Employment Study rates the site as green for employment development.

1-9 Alphin Brook Road

Site Overview

Site reference number: 122

Site description: Site in the western part of the Marsh Barton industrial estate, currently in employment use. The site is 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.

Easting / Northing: SX 92052 90356

Relevant planning history: No relevant recent planning history

Existing assessment: LDA Density Study

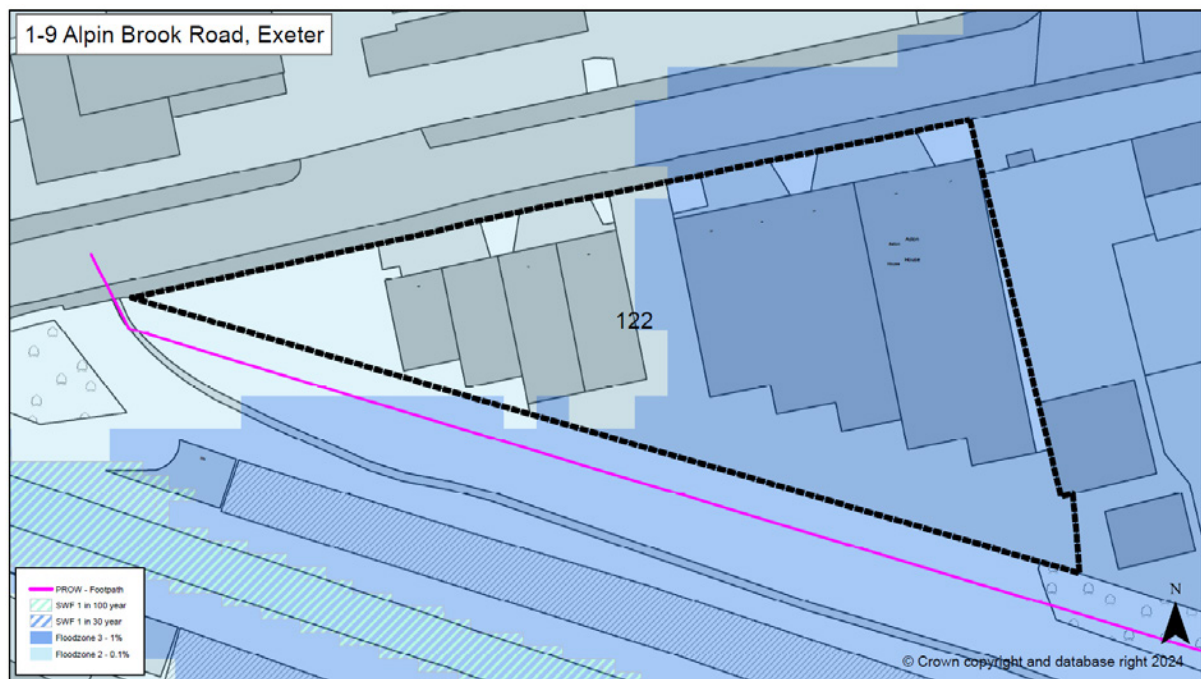
Total site area (ha): 0.46

Gross development area (ha): 0.46

Net development area (ha): 0.37

Housing capacity: 19

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 Submission 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 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: 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 and 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.
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. 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. There are significant potential flood issues associated with the River Exe. The site has major safe access and egress problems due to flood risk. EA defences provide standard or protection for a 1 in 100-year event but are not designed to accommodate new development. The Alphin Brook may require minor improvements which may include a buffer area in the site (can be car parking or green space - but not buildings). A strategic approach will be required to address all flood risk issues.
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 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

Employment Criteria	Assessment
	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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good. The site is located c.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 has reasonable access to a full range of retail and leisure uses in the city centre whilst a supermarket is c.500m away. The site is c.500m from Alphington Primary School and West Exe for secondary. There are high quality, traffic-free walking and cycle links along the Alphinbrook and Riverside Valley Park to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is currently served by various bus routes through Marsh Barton and along Alphington Road providing high frequency services. The site is c.750m from the new Marsh Barton railway station, 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 c.1,550 m away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient on-site bicycle storage and parking and EV charge points 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	The site is not in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are flood risk, surface water flood risk, potential loss of employment, highways access and significant trees. Additional potential constraints include archaeology, ecology, land contamination, noise and air quality. Green: The Exeter Employment Study rates the site as green for employment development.

CP Arts, Alphin Brook Road, Exeter

Site Overview

Site reference number: 123

Site description: Site is within the eastern part of the Marsh Barton industrial estate. It is in employment use, with a combination of low-rise buildings and car parking across the site. The site is bound 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.

Easting / Northing: SX 92486 90455

Relevant planning history: No relevant recent planning history

Existing assessment: NA

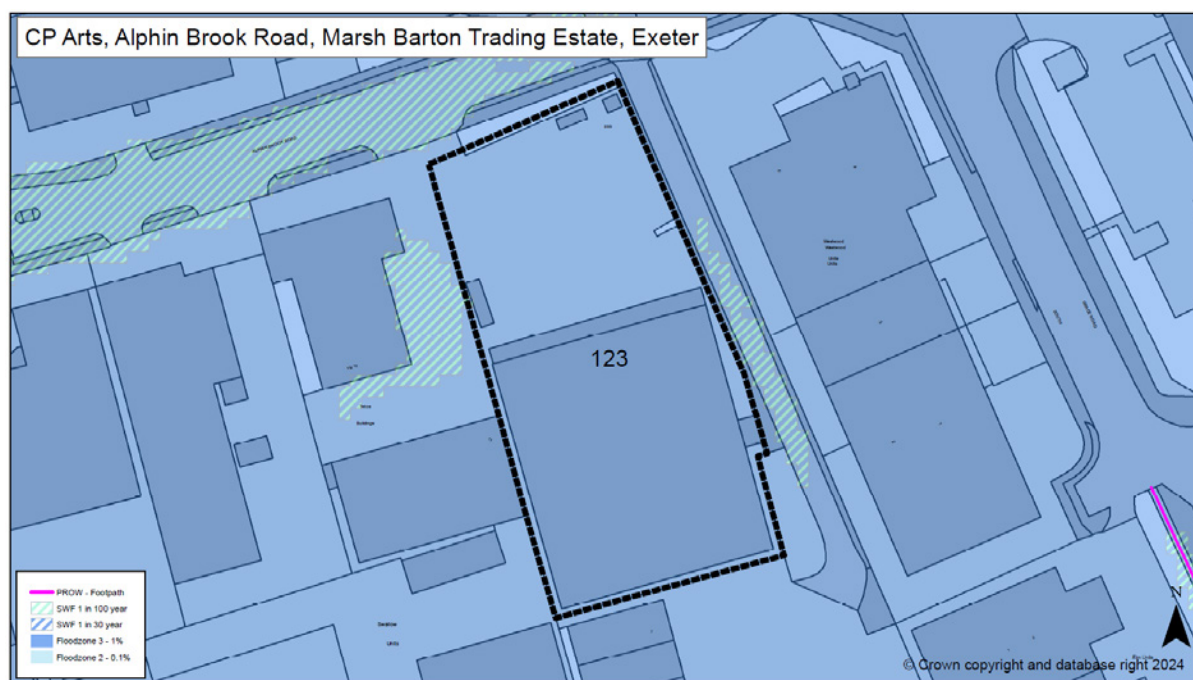
Total site area (ha): 0.36

Gross development area (ha): 0.36

Net development area (ha): 0.29

Housing capacity: 0

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 Submission 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 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: 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 and 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.
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 Road. However, the 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. Land in this flood zone 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. There are significant potential flood issues associated with the River Exe. EA defences provide standard or protection for a 1 in 100-year event but are not designed to accommodate new development. The Alphin Brook may require minor improvements which may include a buffer area in the site (can be car parking or green space - but not buildings). The site has major safe access and egress problems due to flood risk. A strategic approach will be required to address all flood risk issues.
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 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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate/poor. The site is c.2km from the city centre, but there is reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site has reasonable access to a full range of retail and leisure uses in the city centre whilst a supermarket less than 1km away. The site is within 1km of Alphington Primary School and West Exe for secondary. High quality, traffic free walking and cycle links from the site are provided along the Alphinbrook and Riverside Valley Park to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is currently served by various bus routes through Marsh Barton and along Alphington Road providing high frequency services. The site is c.200m from the new Marsh Barton railway station, 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 c. 1,650 m away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient on-site bicycle storage and parking and EV charge points 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	The site is within the Waste Consultation Zone for the Exeter EfW Facility. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers the EfW facility 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 proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. Residential properties are highly likely to be impacted upon by noise, odour, traffic etc. generated by the operations at the EfW and it is unlikely these impacts could be mitigated to an acceptable level. The Waste Planning Authority would object to the loss or constraint of EfW, as 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. Therefore, the site is discounted from having any residential development potential. The site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and

Health & Safety Criteria	Assessment
	construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	NA
Retail	NA

Other Criteria	Assessment
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: The site is unsuitable for housing development on grounds of its location in the waste consultation zone of the EfW facility. However, the site is suitable for continued employment use.

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
Red: The site is not considered to have housing development potential as it has failed the stage B suitability assessment.
Green: The Exeter Employment Study rates the site as green for employment development.

1-5 Elm Units, Grace Road South

Site Overview

Site reference number: 124

Site description: Site is within the eastern part of the Marsh Barton industrial estate, currently in employment use with low rise buildings across the site. The site is 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.

Easting / Northing: SX 92565 90380

Relevant planning history: Various consents relating to the site's continued employment-related use.

Existing assessment: NA

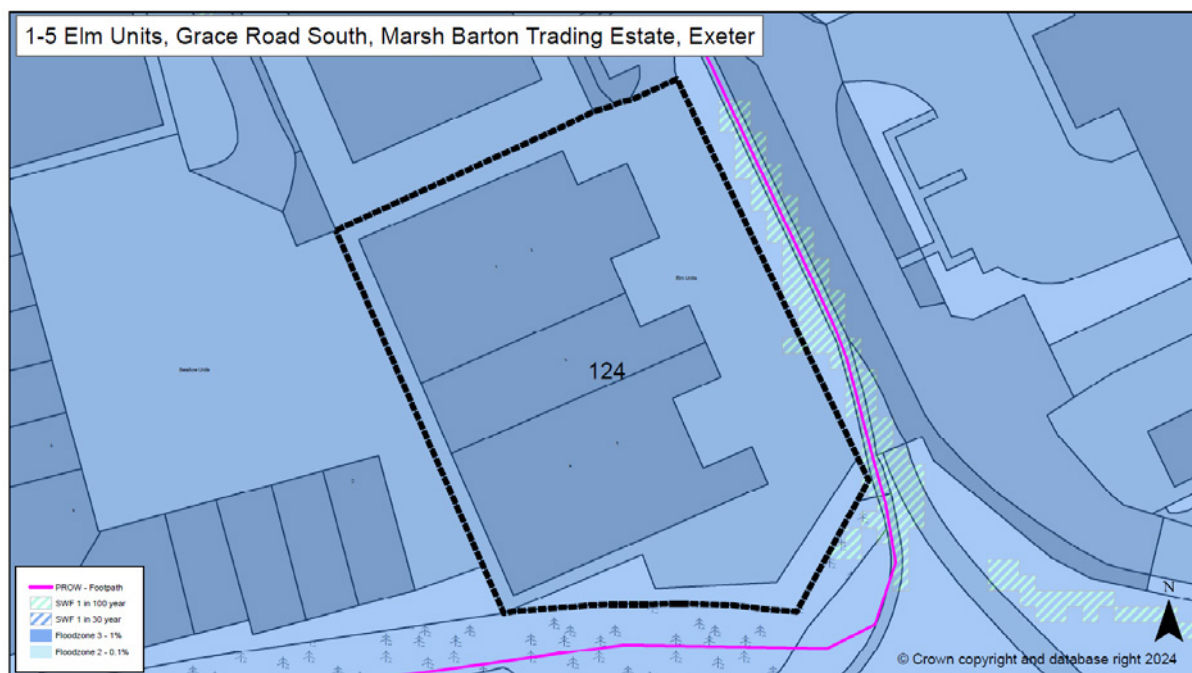
Total site area (ha): 0.29

Gross development area (ha): 0.29

Net development area (ha): 0.23

Housing capacity: 0

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 Submission 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 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: 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 and 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.
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. 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. There are major potential flood risk issues on the site from the River Exe. EA defences provide a standard or protection for a 1 in 100-year event but are not designed to accommodate new development. The Alphin Brook may require minor improvements which may include a buffer area in the site (can be car parking or green space - but not buildings). The site has major safe access and egress problems due to flood risk. A strategic approach will be required to address all flood risk issues, including linking to Water Lane over railway.
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	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

Employment Criteria	Assessment
	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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. The site is c.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 has reasonable access to a full range of retail and leisure uses in the city centre whilst a supermarket is less than 1km away. The site is within 1km of Alphington Primary School and West Exe for secondary. High quality, traffic free walking and cycle links from the site are provided along the Alphinbrook and Riverside Valley Park to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is currently served by various bus routes through Marsh Barton and along Alphington Road providing high frequency services. The site is c.200m from the new Marsh Barton railway station, 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 c.1,800 m away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but sufficient on-site bicycle storage and parking and EV charge points 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	The site is within the Waste Consultation Zone for the Exeter EfW Facility. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers the EfW facility 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 proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. Residential properties are highly likely to be impacted upon by noise, odour, traffic etc. generated by the operations at the EfW and it is unlikely these impacts could be mitigated to an acceptable level. The Waste Planning Authority would object to the loss or constraint of EfW, as 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. Therefore, the site is discounted

Health & Safety Criteria	Assessment
	from having any residential development potential. The site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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

Stage B Conclusion: The site is unsuitable for housing development on grounds of its location in the waste consultation zone of the EfW facility. However, the site is suitable for continued employment use.

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
Red: The site is not considered to have housing development potential as it has failed the stage A suitability assessment.
Green: The Exeter Employment Study rates the site as green for employment development.

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.

Easting / Northing: SX 92326 89520

Relevant planning history: No relevant planning history.

Existing assessment: LDA Density Study

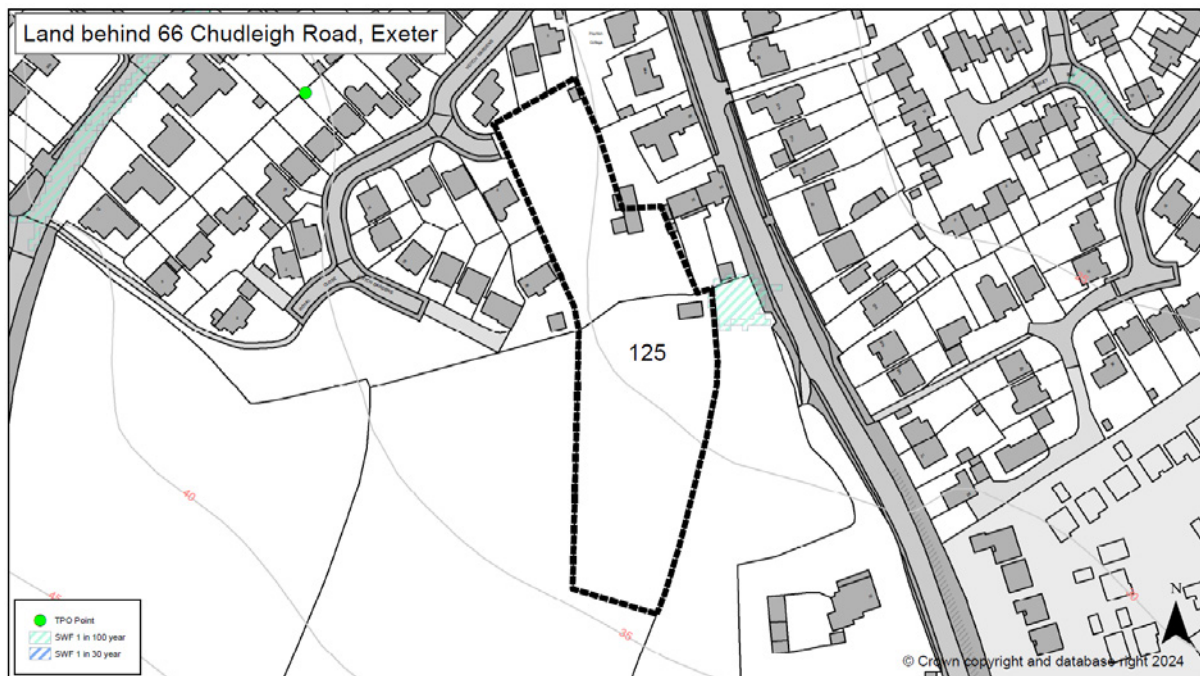
Total site area (ha): 0.68

Gross development area (ha): 0.68

Net development area (ha): 0.54

Housing capacity: 27

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 and 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 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 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	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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate. 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 within 500m. The new Marsh Barton railway station is 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 c.2.3km away.
Car Parks	NA
Transport requirements	The site may be suitable for low-car development, but development will need to include sufficient on-site cycle parking and storage and EV charge points. Contributions towards LCWIP routes may 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	The site is not in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The southern part of the site comprises 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. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.

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

Rating and Overall Conclusion
Amber: The northern part of the site has housing development potential but is subject to significant constraints. The key constraints are significant trees and surface water flood risk. Additional potential constraints include archaeology, ecology, contaminated land and air quality. Green: The southern part of the site is already allocated for housing development in the Exeter Core Strategy.

Appendix B –Third Edition HELAA site assessments, updated

Knowle Hill, Dawlish Road

Site Overview

Site reference number: 127

Site description: Agricultural 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.

Easting / Northing: SX 92326 89520

Relevant planning history: A recent pre-application inquiry for residential development has been concluded.

Existing assessment: NA

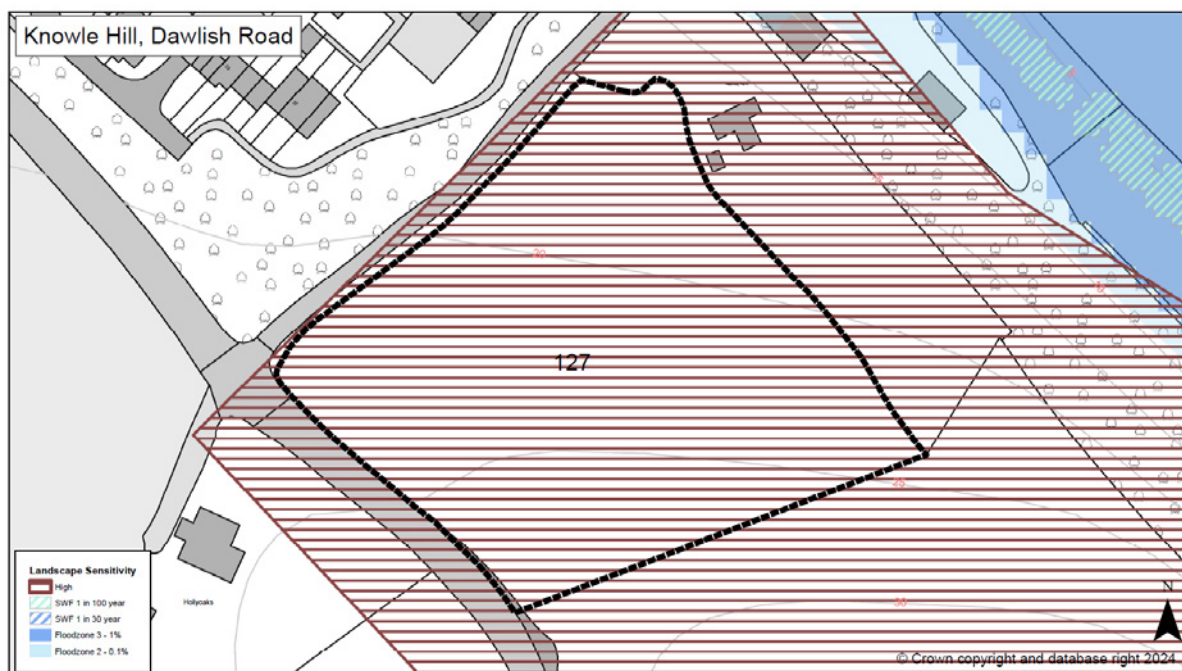
Total site area (ha): 0.93

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 Submission 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 Publication 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 for housing is achievable, subject to constraints being addressed.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential 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. Comprises several fields, separated and bound by hedgerows, some mature trees and an area of woodland. Currently designated as landscape setting. Adjoins late 20th century residential development to the south and east, with open fields and woodland abutting to the north and west. Rural in character and appearance.

Easting / Northing: SX 89850 91990

Relevant planning history: Outline planning permission 25/0957/OUT for the phased development of up to 65 homes, two access points, open space and associated infrastructure is pending consideration. It relates to the area of the site on the eastern side of Barley Lane, plus the northern part of the area on the western side of Barley Lane.

Existing assessment: NA

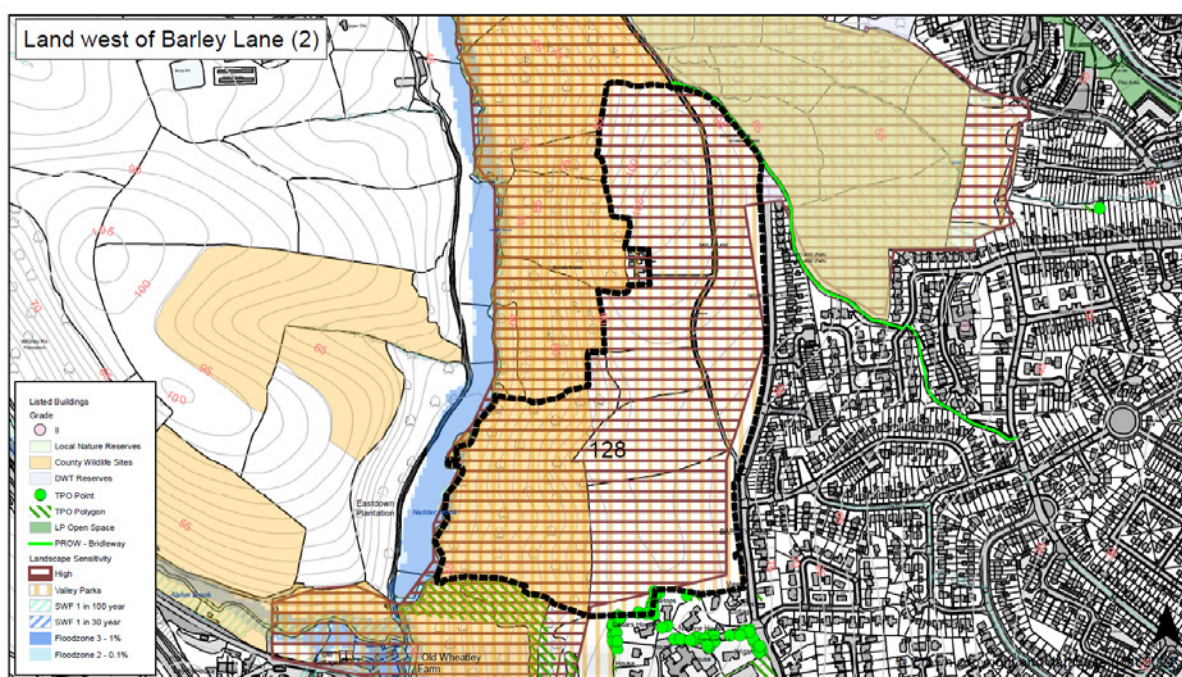
Total site area (ha): 17.34

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 Submission 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: 0.2ha is unsuitable for development on flood risk grounds. The site has failed to pass the Stage A Assessment as it is contrary to the Publication 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

Other Criteria	Assessment
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: NA

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 the area of the site on the eastern side of Barley Lane and the square-shaped field at the southern end of the site to the west of Barley Lane are achievable for housing development, subject to constraints being addressed. However, the Panel has advised that the rest of the site is not achievable for housing development.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability assessment and part of the site has failed the achievability assessment.

Newbery Car Breakers, Redhills

Site Overview

Site reference number: 129

Site description: Brownfield site on the western fringe of Exeter. Currently used as a car scrapyard.

Easting / Northing: SX 89641 93057

Relevant planning history: Series of expired permissions for residential development made between the early 2000s up to 2018. 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 subsequent appeal was dismissed on the same grounds (22/0756/FUL).

Existing assessment: Development Management advice

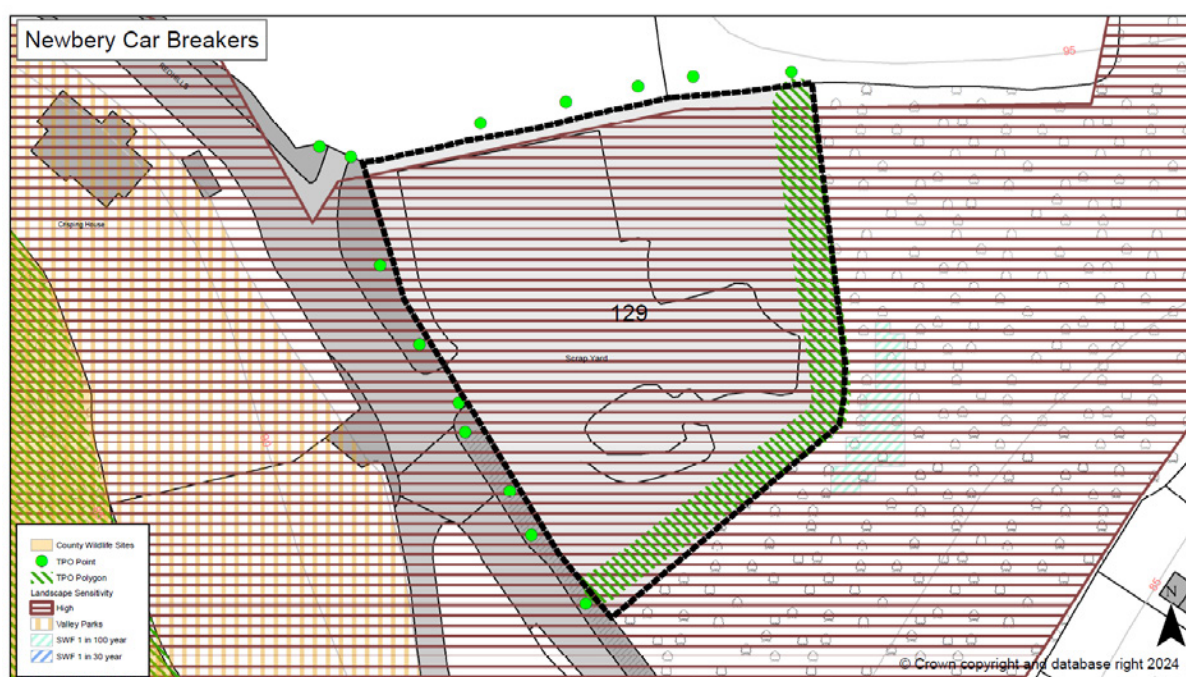
Total site area (ha): 0.31

Gross development area (ha): 0.31

Net development area (ha): 0.31

Housing capacity: 8

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Submission 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: 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 a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species and 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 trees surrounding the site. A tree survey and constraints plan will be required to guide the design process. Consideration should be given to root protection areas, shading and perceived threats from mature trees in proximity to proposed dwellings. In view of this constraint, the Council's Development Management Team has advised that the site has the capacity to deliver around 8 homes. This reflects a development density lower than 50dph, which is the standard assumption for 'all other locations'.

Landscape Criteria	Assessment
Landscape Sensitivity Assessment	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is high. However, the site is brownfield.
Landscape Setting	Located within the existing Landscape Setting Local Plan designation.
Landscape Character Assessment	Identified in the Devon Landscape Character Assessment as upper farmed and wooded valley slopes.
Valley Parks	The site is near the Alphington Whitestone Valley Park. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very poor. There are no grocery stores, doctors or dental surgeries or significant

Accessibility & Movement Criteria	Assessment
	job opportunities within 1km of the site, although there is a bus stop on Redhills within walking distance. The nearest primary school is around 850m away and Exeter St David's station is around 1.5km distant. The site is not currently served directly by pedestrian or cycle links, although this will be addressed by development of an adjoining site (currently under construction). The nearest local centre as designated in the adopted Local Plan is c.700m away.
Car Parks	NA
Transport requirements	The Highway Authority (DCC) raised no objection to previously consented schemes on this site, or to the scheme recently dismissed at appeal. An adjoining site (Land at Redhills) is currently being developed for housing and will provide improved pedestrian access to 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	The site is adjacent to existing water storage. Water supply to the site therefore may need boosting. Mains diversion may be required. The water risk level is assessed as medium.

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 the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development, subject to constraints being addressed and the land value being adjusted accordingly.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include TPO trees around the site perimeter, poor accessibility, potential landscape impact and impact on the nearby Valley Park and clean water supply. Also of note are potential constraints relating to ecology, archaeology, land contamination, noise and air quality.

Vulcan Estate, Water Lane

Site Overview

Site reference number: 130

Site description: Site in employment use including light industrial and office units generally in a poor state of repair. Water Lane runs along the northern boundary and a mainline railway runs close to the southern boundary. Surrounding 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 is also within the 'Water Lane' area that is the subject of the Liveable Water Lane Supplementary Planning Document and identified for potential mixed-use redevelopment in the City Council's Liveable Exeter programme.

Easting / Northing: SX 92094 91465

Relevant planning history: Various planning consents relating to existing employment uses.

Existing assessment: Liveable Water Lane Supplementary Planning Document / Development Management advice

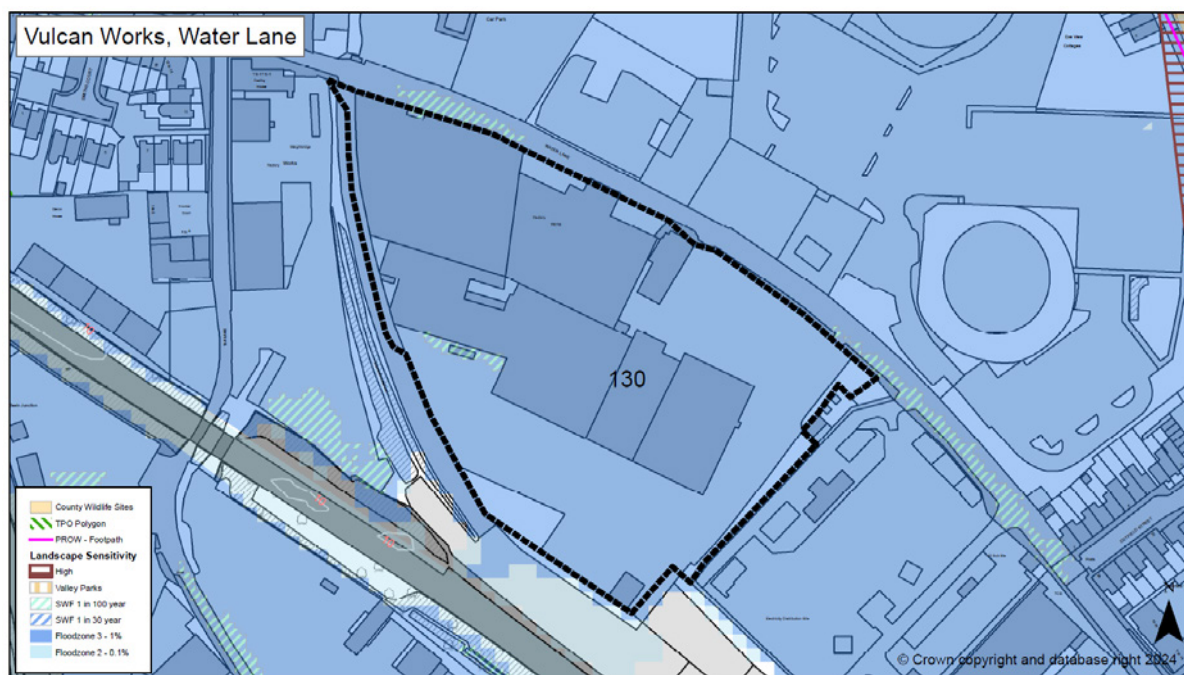
Total site area (ha): 1.89

Gross development area (ha): 1.89

Net development area (ha): NA

Housing capacity: 300

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 Submission 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 site is previously developed and so is not discounted from

having redevelopment potential on flood risk grounds. The site 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 & 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 and 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	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	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. For the site to be redeveloped, safe access and egress will need to be provided. A strategic approach must be taken to address all flood risk issues. 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	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 Water Lane area (within which the site lies) 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. The site's assessed housing capacity assumes that employment uses would be provided at ground floor level, with residential above.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as moderate/poor. 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 c.200m from bus stops along Water Lane, with other bus stops within 600m along Alphington Road. In terms of rail provision, the site is within c.1 km walking and cycling distance from 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 c.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 consider 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. The site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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),

Health & Safety Criteria	Assessment
	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 considered 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. 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 to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	Upgrades to the water and sewerage infrastructure network will be needed to supply development of the site. A new water main will be required along Water Lane, Willeys Avenue and Alphington Street, connecting into the trunk main at Exe Bridge. There will be capacity in the existing network for the first parcel of the development and, once water infrastructure upgrades start, it will take c.24 months to design

Infrastructure Capacity Criteria	Assessment
	and construct the upgrades. The water risk level is assessed as medium.

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 towards the latter part of the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing and employment development, subject to the high costs associated with addressing the constraints.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include potential loss of existing employment uses; flood risk; surface water flood risk; poor existing access to services and facilities; significant trees; clean water supply; and the impact of nearby waste and utilities infrastructure. Also of note is highways access and potential constraints relating to ecology, archaeology, land contamination, noise and air quality. Red: The Exeter Employment Study rates the site as red for employment development.

Exbridge House, 26 Commercial Road (2)

Site Overview

Site reference number: 131

Site description: Relatively flat site set below Western Way occupied by offices and associated parking and landscaping. 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 is identified for redevelopment in the Council's Liveable Exeter Programme.

Easting / Northing: SX 91758 92170

Relevant planning history: No recent relevant planning history.

Existing assessment: Liveable Exeter Prospectus/ LDA Density Study

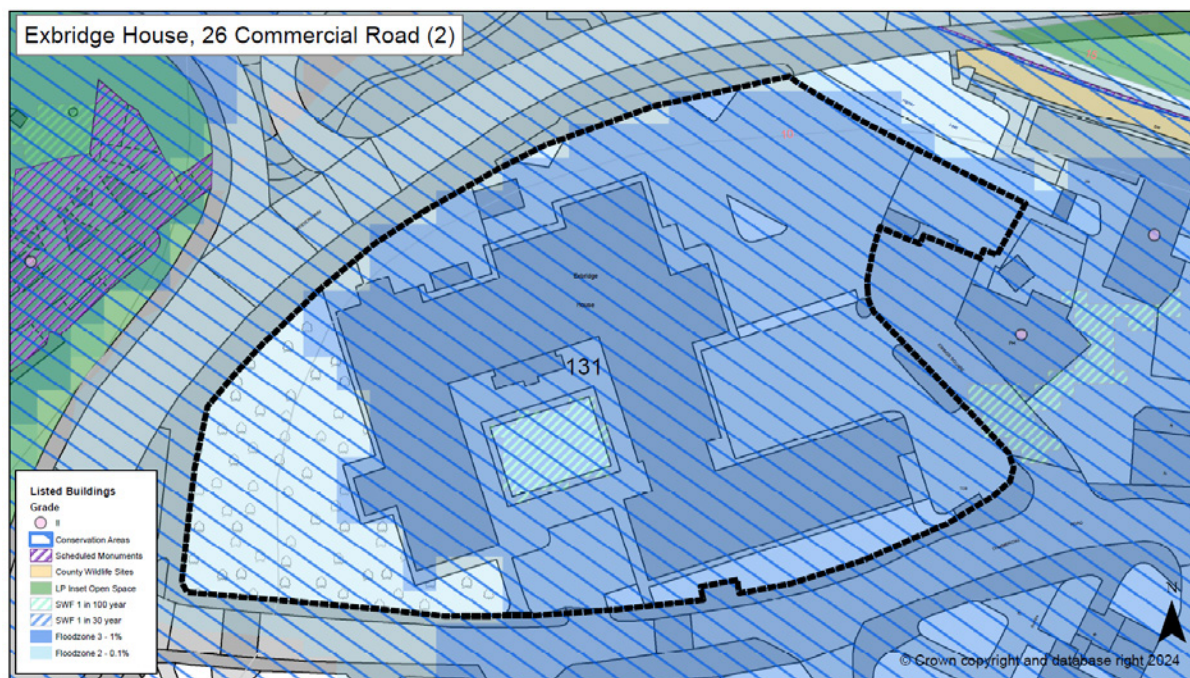
Total site area (ha): 0.70

Gross development area (ha): 0.65

Net development area (ha): NA

Housing capacity: Residential: 114. PBSA: 154. Average of 134

Employment capacity: Considered in and appendix D



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 Submission 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: 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 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. 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 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	Other than 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 risk, Drainage & Water Quality Criteria	Assessment
	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	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 advises 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 close to The Bishop Blaize Public House which is Grade II listed, Cricklepit Mill which is Grade II listed and Old Exe Bridge Scheduled Monument which is 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 and is assessed in appendix D of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. However, there is no secondary school within 1km. The site has access to good walking and cycling links. St Thomas train station is within 500m and it is served by numerous bus stops. The site is adjacent the City Centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	A transport assessment/travel plan will be needed to demonstrate vehicle movements. The site's existing use already generates a level of movement 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	The site is not in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An air quality impact assessment will be

Health & Safety Criteria	Assessment
	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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which are in need of investment to meet the 2040 storm overflow target. The waste water risk level is assessed as medium.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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 more than 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 development 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 the site is achievable for housing and employment development, subject to constraints being addressed.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include the potential loss of an existing employment use, flood risk, surface water flood risk; the supply of clean water and waste water infrastructure; and the impact on significant trees and heritage assets. Also of note are potential issues with ecology, archaeology, contaminated land, air quality and noise. Green: The site is rated in appendix D of the HELAA as green for its capacity to continue to meet demand for employment.

Larkbeare House, Topsham Road

Site Overview

Site reference number: 132

Site description: Larkbeare House is a two and three storey 19th century building set within extensive grounds that contain many attractive mature trees and lawns stretching from Topsham Road in the north to the river Exe in the south. The grounds also include an old 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.

Easting / Northing: SX 92366 91932

Relevant planning history: No recent relevant planning history.

Existing assessment: Development Management advice

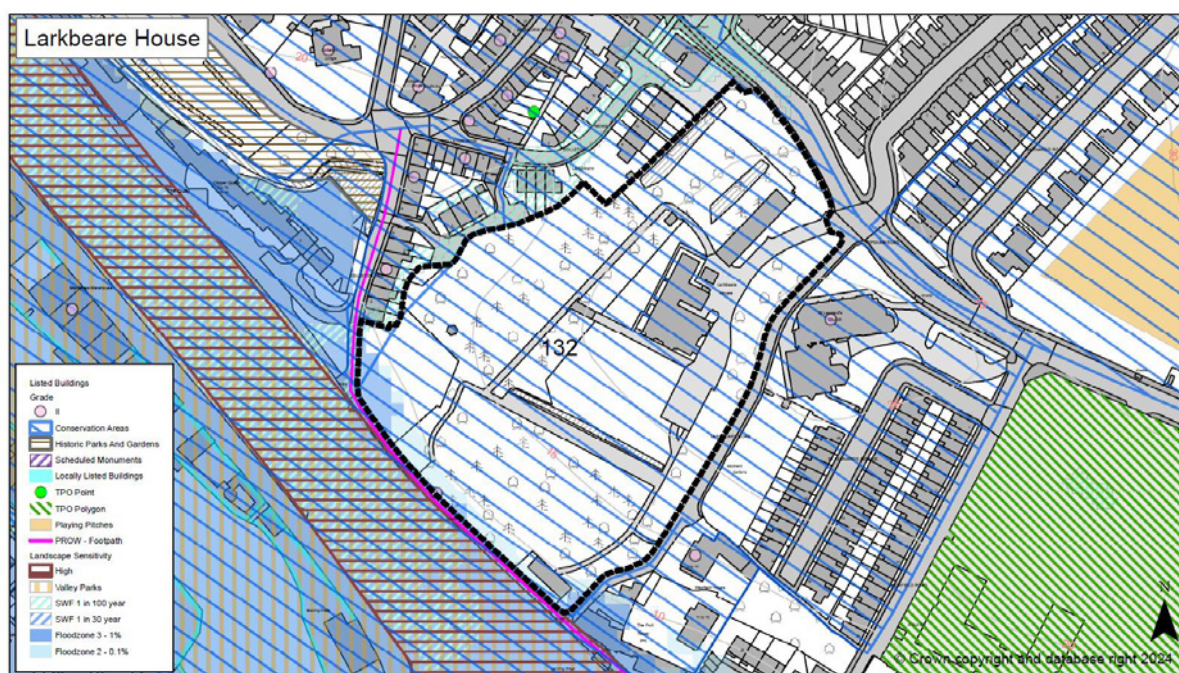
Total site area (ha): 2.16

Gross development area (ha): 0.09

Net development area (ha): 0.09

Housing capacity: 8 (based on conversion of the existing buildings)

Employment capacity: Considered in appendix D



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 Submission 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: 0.04ha is unsuitable for development on flood risk grounds. The remainder of the 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 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. 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. The 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	The site lies adjacent to the Riverside Valley Park which runs along the western boundary. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA

Open space & Recreation Facilities Criteria	Assessment
Other sports facility (built / outdoor)	NA
Open Space	The site contains a significant amount of open space.
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	The rest of the site is in flood zone 1 and so 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	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 several Grade II Listed buildings close 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

Historic & Built Environment Criteria	Assessment
	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. This is reflected in the gross and net developable area.
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	The building is in employment use. The site is assessed in appendix D of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/good. However, there is no secondary school within 1km. The site has access to good walking and cycling links and St Thomas train station is within 500m. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent. Exeter Central Station is c. 1.5 km distant and offers good access to rail services. The site is adjacent the City Centre as designated in the adopted Local Plan.
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 contribution 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	The site is not in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 will not prevent development. 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	Larkbeare House includes a registry office. 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 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,

Other Criteria	Assessment
	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: Of the area that has passed the Stage A assessment, based on the conservation area assessment above and other identified constraints, it is assumed that the only form of residential development likely to be acceptable is conversion of the existing buildings.

Availability Assessment: The landowner/agent has not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that Larkbeare House is achievable for housing development subject to constraints being addressed, but not the grounds due to heritage and tree constraints. The Panel has advised that the site is not achievable for employment development, based on a curtailed marketing exercise that took place in early 2024. The marketing exercise has resumed, and the City Council considers that it needs to run for a period of at least 12 months before it can be concluded that employment use of the site is not achievable.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential (limited to conversion/change of use of the existing buildings) but is subject to significant constraints. Key constraints include flood risk, the proximity of protected trees, the impact on heritage assets and the nearby Valley Park, and potential loss of land in employment use and a community facility. Green: The site is rated in appendix D of the HELAA as green for its capacity to continue to meet demand for employment.

Land at 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 and comprising a significant area of land that rises steeply to the north away from the urban area. The site 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.

Easting / Northing: SX 93512 94858

Relevant planning history: Outline consent for up to 85 dwellings, a community hub and associated infrastructure was recently refused on multiple grounds including harm to the character and local distinctiveness of the hills to the north of the city and landscape setting; that development would see a reliance on private motor vehicles due to the site's location, limited public transport and steep topography, with an associated unacceptable increase to highway safety; significant harm to biodiversity; and significant harm to a veteran oak tree (23/1380/OUT).

Existing assessment: NA

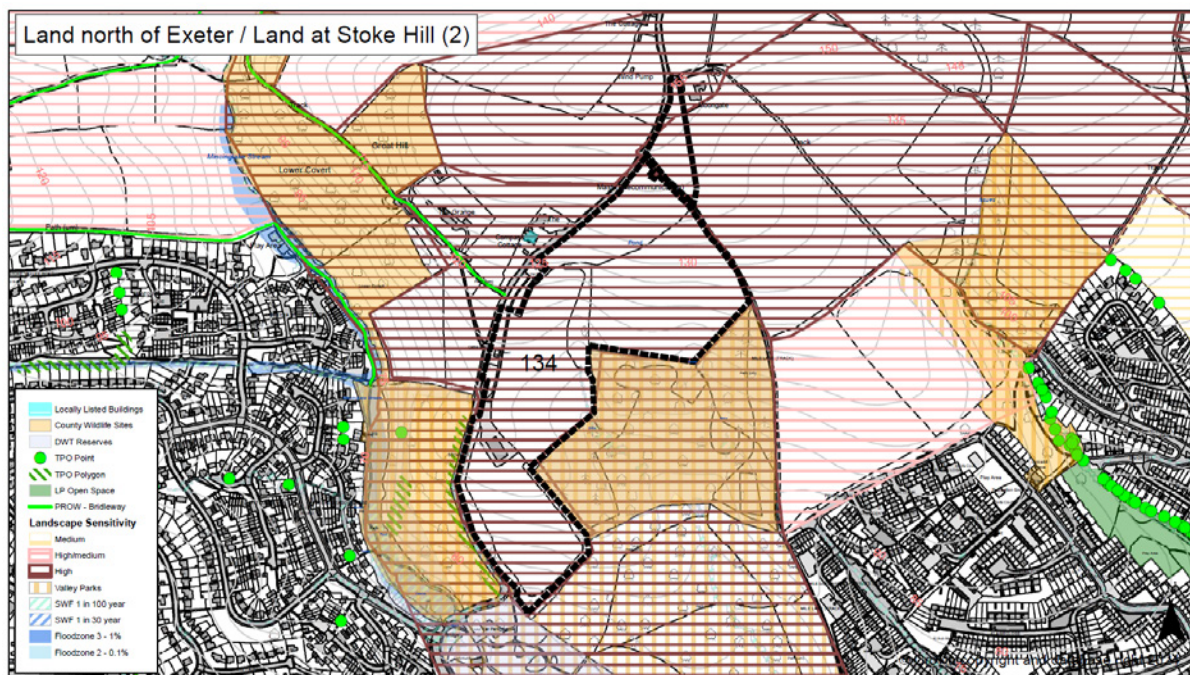
Total site area (ha): 9.82

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 Submission 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 Publication 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

Infrastructure Capacity Criteria	Assessment
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 site is unachievable for residential development due to access and accessibility constraints.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

Land adjacent Ikea, Newcourt Way

Site Overview

Site reference number: 136

Site description: Greenfield site on the eastern side of the city. It is bounded by the A379 to the north, St Bridget Nurseries to the west, a retail store to the east and new residential development to the south. The site is identified for employment use as part of the Newcourt Strategic Allocation in the Exeter Core Strategy and in the Newcourt Masterplan.

Easting / Northing: SX 95525 90693

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

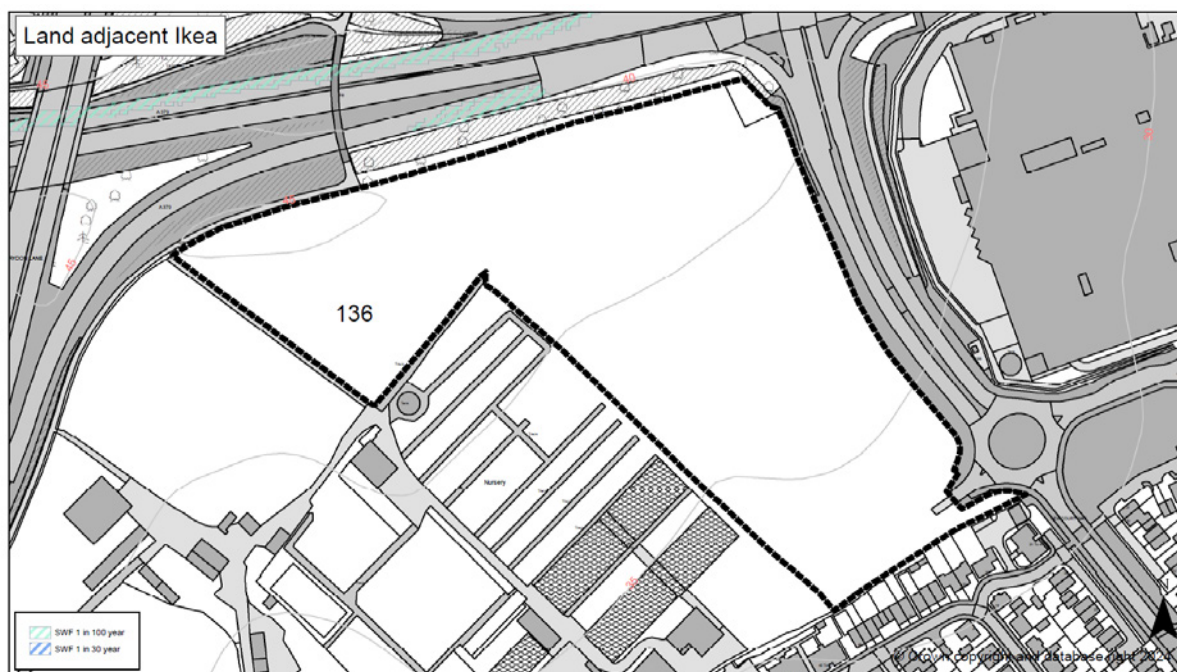
Total site area (ha): 4.18

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 Submission 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 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	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 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. The site is identified for employment use in the Newcourt Strategic Allocation in the Exeter Core Strategy and in the Newcourt Masterplan.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. The site is within 1km of a range of job opportunities, but the nearest early years and primary school are c.1.5km distant and the nearest GP is c.3km distant. Walking and cycle links are attractive. There is a bus stop within c.500m served by a good bus service heading into the city centre along Topsham Road. Newcourt Station is c.800m walk from the site and has good access. The nearest local centre is c.2.5km away.

Accessibility & Movement Criteria	Assessment
Car Parks	NA
Transport requirements	National Highways have expressed concern with developing this site for residential instead of employment (as allocated), because this may negatively impact upon the operation of junction 30 of the M5. 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 the shared path alongside Ikea. An upgrade of local bus services will be required through liaison with the 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. 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 to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary

Infrastructure Capacity Criteria	Assessment
	schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 decisions 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: The HELAA Panel has advised that the site is achievable for employment development subject to constraints being addressed. The Panel has advised the site is potentially less achievable for housing development due to possible noise constraints created by nearby busy roads and National Highways concerns over the capacity of junction 30 of the M5.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are conflict with the adopted Newcourt masterplan and Core Strategy, the impact on junction 30 of the M5, loss of potential employment land and best and most versatile agricultural land, trees and hedgerows and accessibility. Also of note are potential archaeology, ecology, land contamination, air quality and noise constraints. Green: The Exeter Employment Study rates the site as green for employment development.

Land east of Clyst Road, Topsham (2)

Site Overview

Site reference number: 138

Site description: Largely greenfield site to the north of Topsham, comprising 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.

Easting / Northing: SX 96575 88988

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

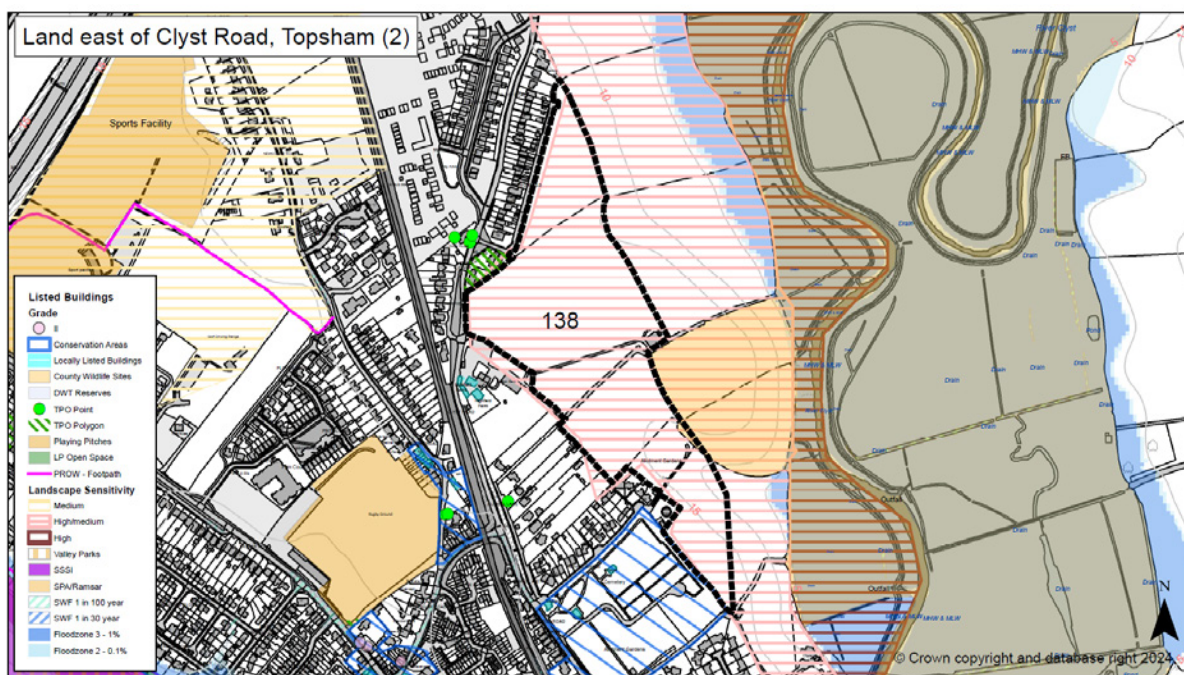
Total site area (ha): 8.50

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 Submission 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-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 Publication 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 not stated when the site will be available for development.

Achievability Assessment: The HELAA Panel has advised that the site is unachievable for housing development on highways access grounds.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

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.

Easting / Northing: SX 96195 90310

Relevant planning history: Forms part of a larger site to the south of Old Rydon Lane that benefits from a resolution to approve outline consent for up to 392 homes made by the Council's Planning Committee in 2014. The S106 Agreement has not been signed (14/1451/OUT).

Existing assessment: Walkable Neighbourhoods evidence

Total site area (ha): 7.50

Gross development area (ha): 7.50

Net development area (ha): 4.47

Housing capacity: 224

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 Submission 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	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. 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 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 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. Improved cycling and walking links will be required. There is no GP surgery or secondary school within 1km. Topsham District Centre, with facilities including shops, post office, doctor's surgery, dentist, pharmacy, library, swimming pool, community hall, 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	The applicant will need to demonstrate through a transport assessment and travel plan how and where the highway will be

Accessibility & Movement Criteria	Assessment
	accessed. The HELAA Panel noted that access can only be achieved from Old Rydon Lane, via intervening land to the north, although this is also owned by the site submitter and is therefore likely to be available. 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. 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 to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be

Infrastructure Capacity Criteria	Assessment
	liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	The flows from this site enter a network where there is a risk of an increase in external flooding. The water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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: 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. However, there is insufficient evidence that the site is deliverable during this period. The City Council considers that development will not commence until years 6-10.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing, subject to the achieving highways access from Old Rydon Lane and the landowner engaging meaningfully with the City Council to deliver the site.

Rating and Overall Conclusion
Green: The site is already allocated for housing development in the Exeter Core Strategy.

Land adjacent to Sandy Park

Site Overview

Site reference number: 140

Site description: 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 identified for employment development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation and in the Newcourt Masterplan.

Easting / Northing: SX 96186 90848

Relevant planning history: Site is the subject of a current outline planning application for up to 158 homes, 17,567sq ms commercial floorspace and associated infrastructure (23/1532/OUT).

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

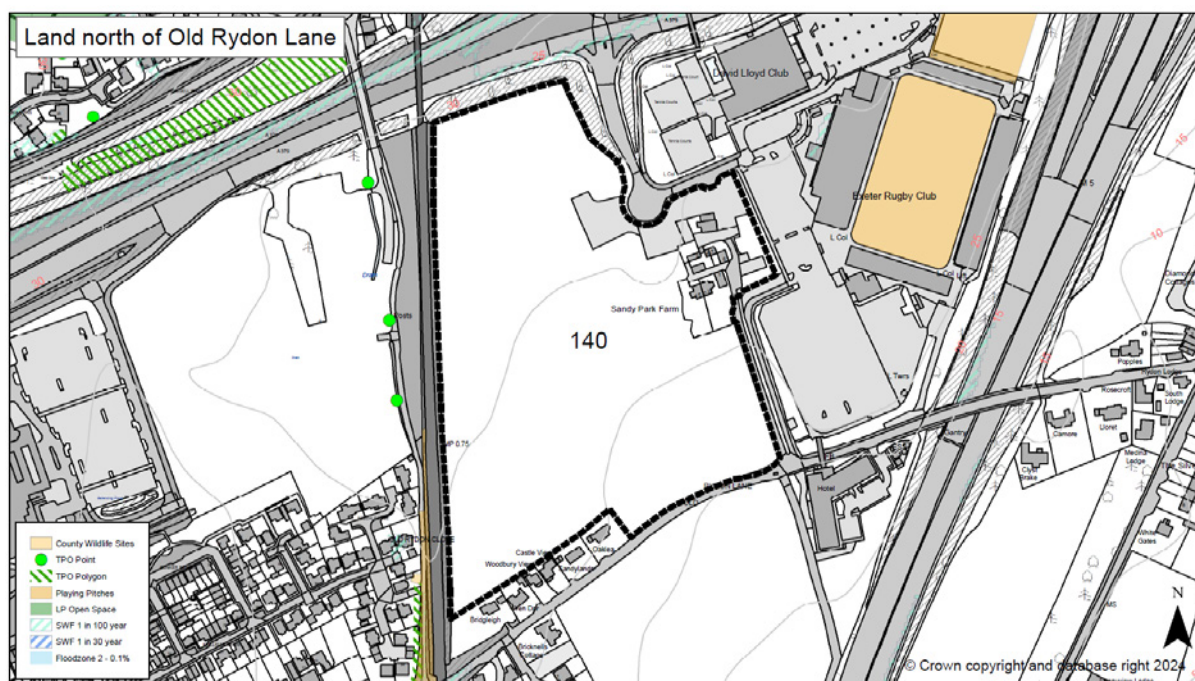
Total site area (ha): 7.78

Gross development area (ha): 7.77

Net development area (ha): 4.66

Housing capacity: 233 gross, 224 net

Employment capacity: Considered appendix D



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 Submission 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 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	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 site is assessed in appendix D of the HELAA as green in terms of its capacity to meet future demand for employment. The site is identified for employment use as part of the Newcourt Strategic Allocation in the Exeter Core Strategy and in the Newcourt Masterplan.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from moderate to very poor. 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 c.1.9km away.
Car Parks	NA
Transport requirements	National Highways have expressed concern with developing this site for residential instead of employment (as allocated), because this may negatively impact upon the operation of junction 30 of the M5.

Accessibility & Movement Criteria	Assessment
	Suitable access will be needed across the railway line 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.

Infrastructure Capacity Criteria	Assessment
Waste water	The flows from this site enter a network where there is a risk of an increase in external flooding. The water risk level is assessed as medium.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The quality of the site's agricultural land has not been surveyed.
Steep topography	0.04ha 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 more than 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 and therefore available for redevelopment.
Other	NA

Stage B Conclusion: Around 0.01 ha of the site is unsuitable for development 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. However, there is insufficient evidence that the site is deliverable during this period. The City Council considers that development will not commence until years 6-10.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for employment development, subject to constraints being addressed. The Panel has advised the site is potentially less achievable for housing development due to National Highways concerns over the capacity of junction 30 of the M5.

Rating and Overall Conclusion
Amber: Not including the discounted area, the site has housing development potential but is subject to significant constraints. Key constraints are conflict with the adopted Newcourt masterplan and Core Strategy, the impact on junction 30 of the M5, loss of potential employment land and existing homes, trees and hedgerows, topography, waste water infrastructure and accessibility. Also of note are potential archaeology, ecology, land contamination, air quality and noise constraints. Green: The site is rated in appendix D of the HELAA as green for employment development.

St Lukes Campus, Magdalen Road

Site Overview

Site reference number: 141

Site description: Brownfield site comprising a University of Exeter campus, 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.

Easting / Northing: SX 93057 92531

Relevant planning history: No relevant recent planning history. In November 2023, the University undertook early-stage engagement to prepare a master plan for the site.

Existing assessment: NA

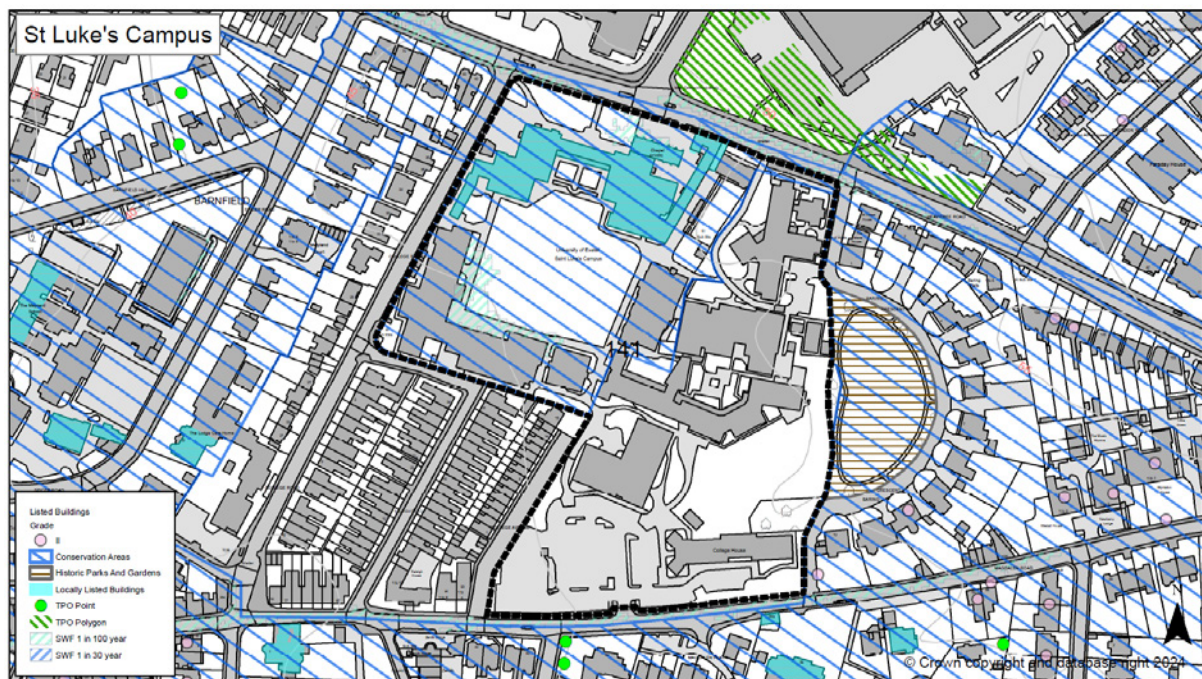
Total site area (ha): 4.73

Gross development area (ha): 3.78

Net development area (ha): 2.27

Housing capacity: NA (site not submitted for housing development)

Employment capacity: Considered in appendix D



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 Submission 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 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	NA
Trees	The north-west part of the site is within a 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 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

Open space & Recreation Facilities Criteria	Assessment
	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	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 close 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.
Conservation Area	A significant proportion of the site is within the St Leonard's conservation area. The St Leonard's Conservation Area Appraisal notes the Victorian limestone edifice of the College, associated chapels and stables as prominent landmark features and the green quadrangle as a superb space with a very strong sense of place, acting as the focal point for the campus and having a positive impact on the

Historic & Built Environment Criteria	Assessment
	conservation area. The Appraisal also notes the space fronting Heavitree road as a positive feature, providing an attractive setting to the historic building. For these reasons, the quadrangle and space fronting Heavitree Road are discounted from having housing development potential (0.95ha). 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 and the site is proposed for employment use. The site is assessed in appendix D of the HELAA as green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. 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 c.1.3km away. The site is 850m 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert

Health & Safety Criteria	Assessment
	material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 buildings are built. This may affect the site layout and number of units but will not prevent development. 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	NA
Health	NA
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Other Criteria	Assessment
Steep topography	NA
Existing homes	NA
Other	NA

Stage B Conclusion: Around 0.95 ha of the site is unsuitable for development on grounds of impact on the conservation area. 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: The HELAA Panel has advised that the site is achievable for employment development, subject to constraints being addressed.

Rating and Overall Conclusion
Green: The site is rated in appendix B of the HELAA as green for employment development.

Exe Bridges Retail Park

Site Overview

Site reference number: 142

Site description: Relatively flat brownfield site occupied by retail units and associated public car parking. St Thomas train station and a mainline railway adjoin to the west. The site is part of the West Gate site identified for redevelopment in the City Council's Liveable Exeter Programme.

Easting / Northing: SX 91544 91968

Relevant planning history: No relevant recent planning history.

Existing assessment: Exeter Views, Density and Heights Study

Total site area (ha): 1.78

Gross development area (ha): 1.35

Net development area (ha): NA

Housing capacity: 201

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 Submission 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: 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 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 SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains several TPO trees located in the car park and 0.4ha is therefore excluded from the gross site area. 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 the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advises 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 with retail use at ground floor level. 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	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. The Environment Agency advises 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	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 which is Grade II listed. This is excluded from the gross site area (0.03ha). Adjacent to the site are other listed heritage assets. Development proposals must be acceptable in heritage terms.
Conservation Area	The north-western corner of the site is in Cowick Street conservation area. The Riverside Conservation Area is also near the eastern side of the site and to the southeastern side is close to the Pines Square

Historic & Built Environment Criteria	Assessment
	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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent/very good, although there is no secondary school within 1km. Good walking and cycling links cross the site. St Thomas train station 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	NA
Transport requirements	Existing highways access is likely to be suitable for residential development, although there must be no detrimental impact upon Exe Bridges and the existing junctions. 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 not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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

Health & Safety Criteria	Assessment
	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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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.

Other Criteria	Assessment
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	The site includes part of St Thomas Railway Station which it is assumed will remain in situ. This is excluded from the gross site area (0.03ha).

Stage B Conclusion: Around 0.03 ha of the site is unsuitable for development on grounds that it comprises an important piece of transport infrastructure and listed building. A further 0.4ha is unsuitable for development on grounds that it contains TPO trees. 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 the latter part of the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed and retail being retained at ground floor level, as this is a prime retail location. Existing leases on the retail units may suggest that the site will not be achievable until later in the plan period.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include flood risk, surface water flood risk, the presence of TPO trees and heritage assets and the potential loss of a community facility and retail. Additional potential constraints include archaeology, ecology, loss of retail, land contamination, air quality and noise.

Land at Cowley Bridge Road

Site Overview

Site reference number: 143

Site description: Brownfield site formerly containing industrial units, 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.

Easting / Northing: SX 90980 94619

Relevant planning history: Planning consent has been granted for the development of 154 student studio flats and 196 student bedspaces in cluster flats (23/0232/FUL). The latter equate to 82 homes under the Housing Delivery Test Measurement Rulebook. The total site capacity is therefore the equivalent of 236 homes.

Existing assessment: Planning consent

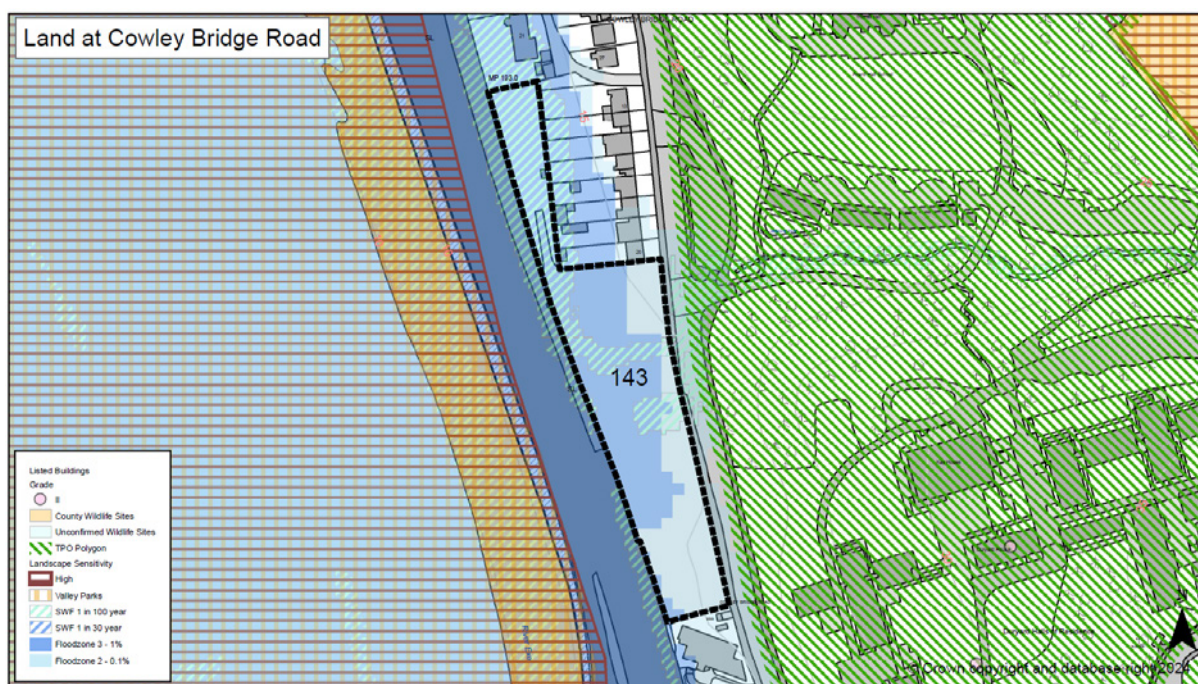
Total site area (ha): 0.73

Gross development area (ha): 0.73

Net development area (ha): NA

Housing capacity: 232

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 Submission 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: 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: 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 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 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	The Riverside Valley Park is immediately adjacent to the western edge of the proposed site. The Duryard Valley Park is near the eastern edge of the site.

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 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	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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very 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 1.9km distant and

Accessibility & Movement Criteria	Assessment
	nearest GP is around 1.6km away. 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 Davids Station is 1.2km distant and there is good access. The site is around 1.8km 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 any houses are built. This may affect the site layout and number of units but will not prevent development. 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 developer has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development, particularly purpose-built student accommodation. The Panel has advised that the site is unachievable for employment development, as it is a poor location for this type of use.

Rating and Overall Conclusion
Green: The site already has detailed planning consent for housing development.
Red: The site is rated in the Exeter Employment Study as red for employment development.

East Gate

Site Overview

Site reference number: 145

Site description: Mixed use area on the eastern edge of the city centre, including retail, leisure, community and employment uses, existing homes and public car parks. 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.

Easting / Northing: SX 92689 92829

Relevant planning history: The former Pyramids Leisure Centre has been demolished under 24/0004/DEM. City Point has previously benefited from outline consent for redevelopment for retail use (15/0791/OUT). Clarendon House is the subject of current planning application 25/1082/FUL for redevelopment to provide purpose-built student accommodation equating to 202 homes.

Existing assessment: Liveable Exeter Prospectus/ planning application / Development Management advice / LDA Density Study

Total site area (ha): 6.14

Gross development area (ha): 5.17

Net development area (ha): NA

Housing capacity: 796 gross, 691 net (sum of site refs. 53, 102, 103, 156 and 166)

Employment capacity: Considered in Exeter Employment Study and appendix D



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 Submission 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 features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats) and is within a Greater Crested Newt Consultation Zone and a Cirl Bunting 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	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 the site of a former built sports facility: the Pyramids Leisure Centre (now demolished). 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

Open space & Recreation Facilities Criteria	Assessment
	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 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 Heavitree Road to the north of the Pyramids, which experiences frequent 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 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 close 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,

Historic & Built Environment Criteria	Assessment
	which are Historic Parks and Gardens. Development proposals must be acceptable in heritage terms.
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. 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. In appendix D of the HELAA, Clarendon House is rated amber in terms of its capacity to meet future employment demand.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent/very good, although there is no secondary school within 1km. 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 proximity, including along Sidwell Street and Heavitree Road. Central Station is 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 which could be lost because of redevelopment and includes the entry/exit point to Dix's Field multi-storey car park. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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 development 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.

Infrastructure Capacity Criteria	Assessment
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	The site includes a Flying Start Children's Centre and 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 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	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 around 105 homes that are owned by the site submitters and are therefore assumed to be available for redevelopment. The HELAA Panel has advised that the timing of delivery will be affected by the potential need to transfer existing residents to new homes.
Other	NA

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

Availability Assessment: Of the areas of the site confirmed as available for development by landowners etc. at East Gate:

- City Point (site ref. 53): The landowner has advised that the site will be available for development during the Plan period.
- Civic Centre (site ref. 102): The landowner has advised that the site will be available for development during the Plan period.
- Clarendon House (site ref. 103): The landowner/agent has advised that the site will be available for development in years 1-5.

- The Pyramids, John Hannam and Eaton House (site ref. 156): The landowner has advised that the site will be available for development during the Plan period.
- Manor Court (site ref. 166): The landowner has advised that the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing and employment development subject to constraints being addressed. The Panel has also advised that the HELAA trajectory should reflect the potential delivery of individual land parcels within East Gate.

Rating and Overall Conclusion Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the risk of surface water flooding; potential loss of public car parking, existing employment uses, homes and community facilities; impact on heritage assets; the area of archaeological importance; the presence of significant trees; and underground utilities. Also of note are potential impacts relating to contaminated land, noise, air quality, loss of retail and ecology. Green/Amber: The Exeter Employment Study rates the Civic Centre and City Point as green for employment development. Appendix D of the HELAA rates Clarendon House as amber for employment development.

Red Cow

Site Overview

Site reference number: 146

Site description: A mixed-use brownfield site within the urban area that 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 (the platforms and rail lines) lies to the west. Most of the site is identified for mixed use redevelopment in policy KP5 of the Exeter Local Plan First Review. The site is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter programme.

Easting / Northing: SX 91226 93601

Existing assessment: Liveable Exeter Prospectus/ LDA Density Study

Relevant planning history: Planning application 24/0751/FUL to change the use of the Great Western Hotel to provide 15 residential units and ground floor commercial use has been withdrawn by the applicant. A planning application 25/0553/FUL to demolish the White House has been received. A recent pre-application inquiry for mixed use development of the site has concluded.

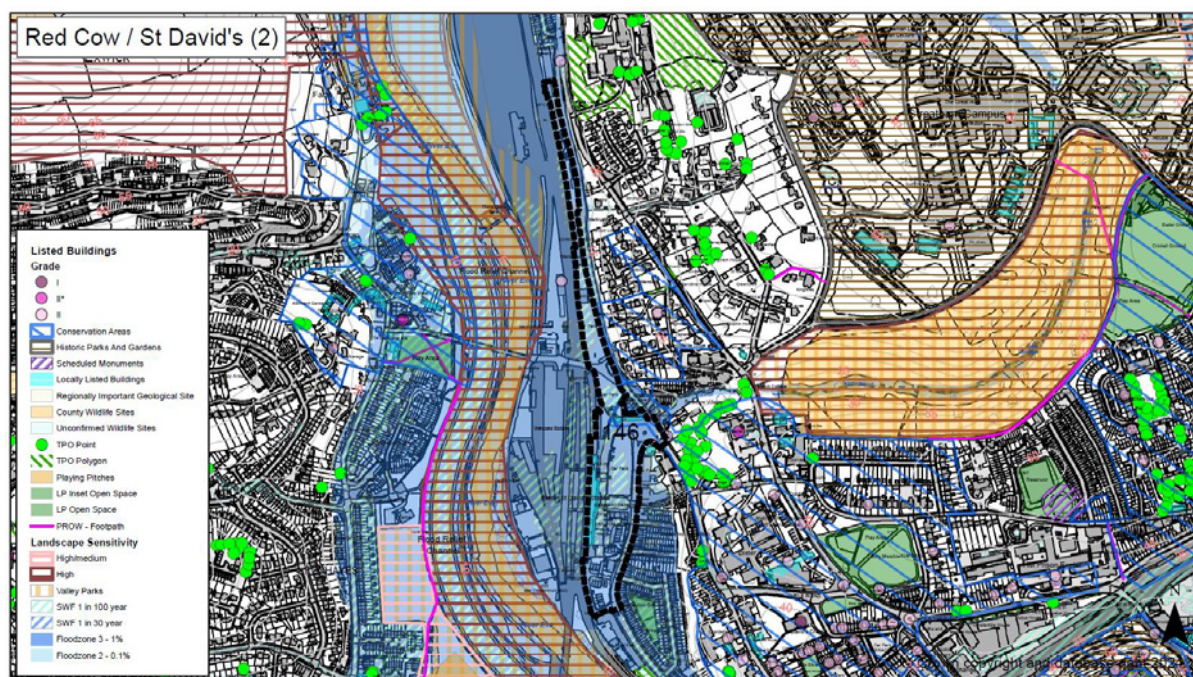
Total site area (ha): 3.79

Gross development area (ha): 2.79

Net development area (ha): NA

Housing capacity: Residential: 364 gross, 283 net. PBSA: 583 gross, 502 net. Average of 474 gross, 393 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 Submission 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: 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 is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species and the site also includes buildings with features suitable for bats, 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 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	Riverside Valley Park is to the west of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

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 advises that the site has major flood risk issues associated with the River Exe (SOP=Q100yr) and that the Network Rail defences (SOP<75yrs) are insufficient 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 be needed 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 advises 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 to development.

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 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 received consent to be demolished) and The 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 that is below the HELAA site threshold, it has not been assessed in the Exeter Employment Study or appendix D. The site is also not included in the gross development area as it is unavailable.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as ranging from good to poor (in the very northern tip). 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. The car parks are not owned or managed by the City or County Council.
Transport requirements	Devon County Highways is looking into provision of a shared use path on Cowley Bridge Road and would expect any site fronting Cowley

Accessibility & Movement Criteria	Assessment
	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 the 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority (WPA) has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision;

Infrastructure Capacity Criteria	Assessment
	consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school. As the site measures over 6ha, it should be considered for a new secondary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 combined 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 1:3. This area is discounted as being too steep for housing development.
Existing homes	The site includes bedspaces of purpose-built student accommodation that are equivalent to 81 homes under the Housing Delivery Test Measurement Rulebook. The homes are owned by the University of Exeter.
Other	0.36ha of the site comprises Exeter St David's Station which, it is assumed, is to remain in situ. This is considered 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. A further 0.01 ha is discounted on grounds of topography. The remainder of the site has passed the Stage B Assessment.

Availability Assessment: Network Rail has advised that 2.19ha of the site (the area in its ownership) will be available for development in years 6-10. The University of Exeter, which owns 0.6ha, has separately confirmed that its land is available for development during the Plan period. The owner of the Exeter Brewery has confirmed that the site is not available for development and owners of other

parts of the site have not confirmed that their land is available for development. Therefore, these areas (totalling 1ha) are discounted on grounds of unavailability.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are flood risk; surface water flood risk and waste water infrastructure; potential loss of car parking, employment, existing purpose-built student accommodation and local retail; heritage assets; and trees within the site. Also of note are potential issues with ecology, land contamination, noise, air quality, impact on the nearby Valley Park and archaeology.

Land opposite 51 Homefield Road

Site Overview

Site reference number: 148

Site description: Greenfield site within an established residential area, comprising the former playing field of a school which closed in 2020.

Easting / Northing: SX 92795 93608

Relevant planning history: No relevant recent planning history.

Existing assessment: NA

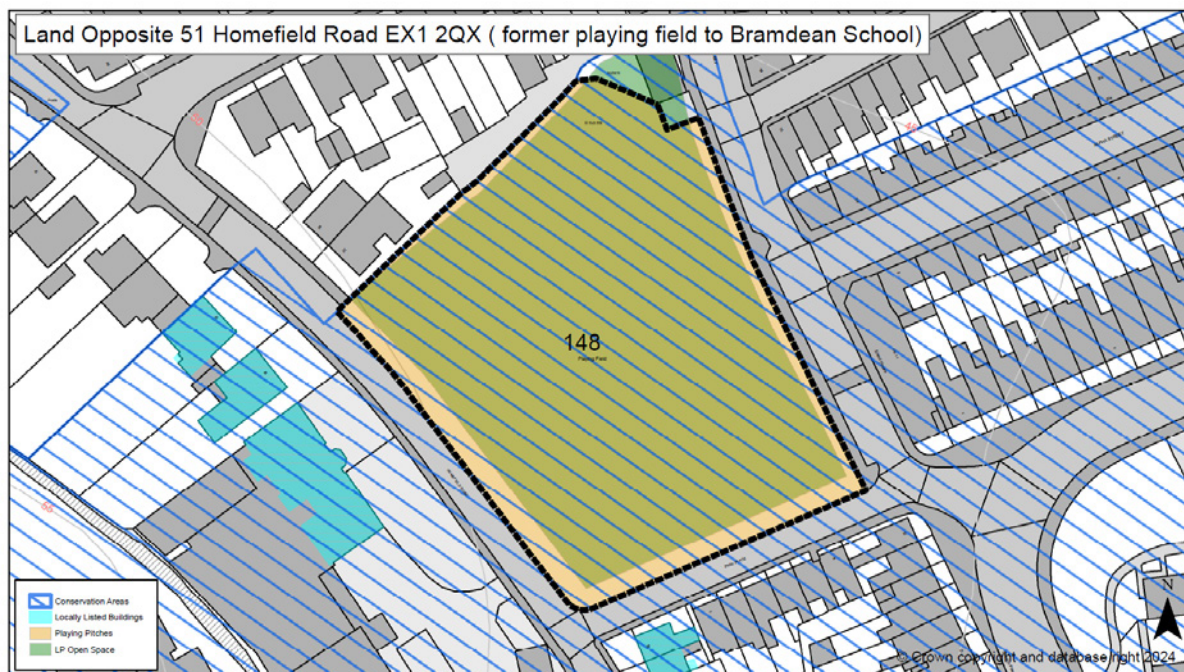
Total site area (ha): 0.51

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 Submission 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 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	The site contains several significant trees around the boundaries. The Heavitree Conservation Area Appraisal identifies the trees as providing an area of important treescape. This area of is therefore discounted from having housing development potential (0.3ha). 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	The site is a playing field. The Council's 2022 Exeter Playing Pitch Strategy is clear that there is a need for additional playing pitch provision in the city. 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. Given the

Open space & Recreation Facilities Criteria	Assessment
	conclusions of the Playing Pitch Strategy and no evidence from the submitter that the facility would be suitably replaced elsewhere, the site is discounted from having development potential.
Other sports facility (built / outdoor)	NA
Open Space	The site comprises an area of 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, along the railway and through the south-west corner of site. The bottom of Victoria Street has a flood history to the road and existing residential properties. Development must not worsen this flooding and, if possible, should make a betterment. 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. Any applicant will likely need to agree a connection into South West Water's system, unless infiltration is viable.
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

Historic & Built Environment Criteria	Assessment
	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 Heavitree conservation area. The Conservation Area Appraisal identifies the site as a positive site/space in the conservation area. Therefore, the site is discounted from having housing development potential.
Local Listed Buildings	The site is near around twenty buildings along Homefield Road which are locally listed.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good, although there is no secondary school within 1km. The site is within 500m walk of Heavitree local centre. Homefield Road is a cycle and pedestrian route (on the E3 strategic cycle route) with low traffic. The site is within 500m walk of the city centre bus station and a railway station is 1km away.
Car Parks	NA
Transport requirements	The site is suitable for low car development as it is close to bus stops and LCWIP routes. Due to highways constraints, access will need to be taken from the existing location but widened. Homefield Road is a high cycle and pedestrian route (on the E3 strategic cycle route) with low traffic and housing number on this site will therefore likely need to be constrained to prevent placing a burden on the surrounding highway network. Bus stops are close by, and a railway station is 1km away. Secure bike parking will be required within the development. Contributions to a future bike share scheme and car share scheme and a travel plan 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 site is not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat. As there is potential for the creation of inert material during any demolition and construction, it is recommended that principles of waste reduction and reuse are considered in any future site allocation

Health & Safety Criteria	Assessment
	and policy to ensure that the applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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	Noise is unlikely to be a constraint on this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Stage B Conclusion: Around 0.3 ha of the site has failed the Stage B Assessment on grounds of impact on significant trees in a conservation area. The site has failed the Stage B Assessment on grounds that development would result in the loss of a positive site in a conservation area and a playing pitch.

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 site is not achievable for housing development, as it is in a conservation area and includes significant trees.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage B suitability and achievability assessments.

Land and buildings at Victoria Street

Site Overview

Site reference number: 150

Site description: Most of this part brownfield, part greenfield site is relatively flat, but there is a steep vegetated railway embankment in the southern area. The site includes a large workshop-style building (previously used as a service and MOT centre), various areas of car parking and a large, two-storey dwelling within the curtilage. There is an existing vehicular access onto Victoria Street. The property is disused/vacant. The site lies in a residential area, characterised by rows of red brick terraced properties.

Easting / Northing: SX 92795 93608

Relevant planning history: Planning application 23/0949/FUL for the demolition of existing buildings and dwelling and redevelopment to provide an 89-bed co-living scheme with associated accesses/egresses, landscaping and other external works was refused consent on grounds that the proposed height, massing and position of the proposed scheme would have unacceptable amenity impacts on neighbouring properties and would harm the character of the area, that the scheme provided insufficient amenity space for occupants, that insufficient information had been provided to demonstrate that external lighting would not cause ecological and amenity harm, and that the applicant had not committed to completing a Section 106 Agreement that made satisfactory contributions to a range of off-site infrastructure or affordable housing.

Existing assessment: LDA Density Study / Development Management advice

Total site area (ha): 0.45

Gross development area (ha): 0.26

Net development area (ha): 0.26

Housing capacity: Residential: 18 gross, 17 net. PBSA: 78 gross, 77 net. Average of 48 gross, 47 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 Submission 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 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	The site includes open mosaic habitat (c.0.22 ha) designated for its potential to support a rich assemblage of invertebrate species. This habitat overlays the steep topography that is discounted from having development potential.
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 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	The site includes land at risk from surface water flooding, along the railway and through the south-west corner of site. The bottom of Victoria Street has a flood history to the road and existing residential properties. Development must not worsen this flooding and, if possible, should make a betterment. 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. Any applicant will likely need to agree a connection into South West Water's system, unless infiltration is viable.
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	Part of the site (around 0.03 ha) was in employment use as a garage. However, this was a standalone employment use that is below the

Employment Criteria	Assessment
	HELAA threshold, has been vacant for some time and that was arguably inappropriate in this residential area.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very 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 a good bus service on Old Tiverton Road and the central bus station is under 1km away. Exeter St James Station is about 100m distant and offers good access to rail services. The site is 400m from the city centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	National Highways have raised no site-specific concerns with residential development of the site. The site is a good location for a car free development. Approach roads are narrow, and an increase of vehicle movements might cause highway safety implications. The site is close to LCWIP routes and contributions would be useful for this.

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 not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the main part of the site is relatively flat and has existing buildings. As there is potential for the creation of inert material during any demolition and construction, it is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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.

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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that some asset upgrades to the distribution network within Victoria Street would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	0.19ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is in the south of the site.
Existing homes	The site includes an existing home which is assumed to be owned by the submitter and therefore available for redevelopment.
Other	NA

Stage B Conclusion: Around 0.19 ha of the site is unsuitable for development on grounds of topography. 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. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed.

Rating and Overall Conclusion
Amber: Not including the discounted area, the site has housing development potential but is subject to significant constraints. Key constraints are surface water flood risk, the presence of significant trees, the loss of an existing home, water supply and constrained highways access. Also of note are potential constraints relating to ecology, archaeology, land contamination, noise and air quality.

Rougemont Switching Centre, Queens Road

Site Overview

Site reference number: 151

Site description: Brownfield site adjacent Exeter Central Station, occupied by a single purpose-built 1970's building housing a telephone exchange/switching centre that is brutalist in style. The site has extensive private car parking to the rear of the site. There are several mature trees along the site frontage, with a low wall and railings. Central Station building and railway tracks lie to the south, student accommodation to the north-west along Queen Street and car parking, with residential accommodation above, is to the rear.

Easting / Northing: SX 91839 93028

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

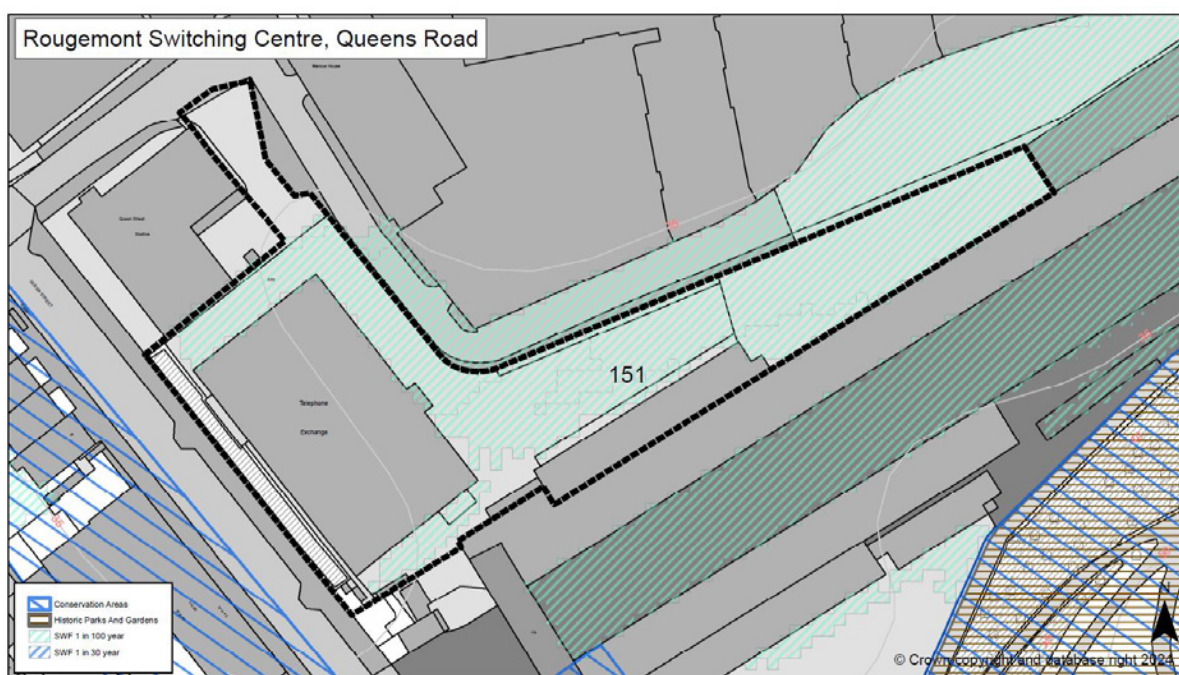
Total site area (ha): 0.48

Gross development area (ha): 0.48

Net development area (ha): 0.38

Housing capacity: Residential: 55. PBSA: 114. Average of 86

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 Submission 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 is within a Greater Crested Newt Consultation Zone. 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.
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 street trees adjacent to the site. Depending on the extent of development and proximity to trees, a tree survey and constraints plan may 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 along the entire eastern side of site, including the access road. 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. As a brownfield site, if demolition is to occur, then greenfield runoff rates should be attempted. If change of use is proposed, then drainage should be improved where possible. Surface water should not connect into the combined sewer. The site may need to drain into a surface water sewer.
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 near: St Davids Church which is a Grade I Listed Building and nos. 11-28 New North Road, Clock Tower and nos. 44-53 Queen Street which are Grade II Listed Buildings. Rougemont Gardens, which is a Historic Park and Garden, is to the southeast of the proposed site. Development proposals must be acceptable in heritage terms.
Conservation Area	To the west and southeast of the site are areas within the St David's Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
Local Listed Buildings	Rougemont Hotel is locally listed and located south of the site. Development must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	The last known use of the site was as a telephone exchange; likely to be regarded as a sui-generis use.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. The site is within c.500m 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 along Queen Street and Exeter Central Station is adjacent to the site and offers good access to rail services.
Car Parks	NA
Transport requirements	National Highways have raised no site-specific concerns with residential development of the site. Development could be a car free or low car. There is an existing access in place that would allow vehicle movements and if development was low car/car free then there would likely be a reduction in vehicle movements. Contributions to the LCWIP would be needed and the possibility of safeguarding land for any future improvements on Queens Street.

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 not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat and has existing buildings. As there is potential for the creation of inert material during any demolition and construction, it is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 any houses are built. This may affect the site layout and number of units but would not prevent development. An air quality impact assessment will be required and appropriate mitigation agreed to

Health & Safety Criteria	Assessment
	ensure that traffic and emissions from the development are not unacceptable.
Noise pollution	An acoustic design statement and noise assessment will be required to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which are in need of investment to meet the 2040 storm overflow target. The waste water risk level is assessed as medium.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

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 6-10.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include surface water flood risk, proximity to heritage assets, significant trees and

Rating and Overall Conclusion
waste water and water infrastructure. Additional potential constraints include archaeology, ecology, land contamination, noise and air quality.

Barton Place, 4 Wrefords Link

Site Overview

Site reference number: 152

Site description: Irregularly shaped, undulating site on the north-western edge of the city, comprising both greenfield land and brownfield land including apartment buildings and areas of hard standing.

Easting / Northing: SX 91213 95459

Relevant planning history: No relevant recent planning history.

Existing assessment: LDA Density Study

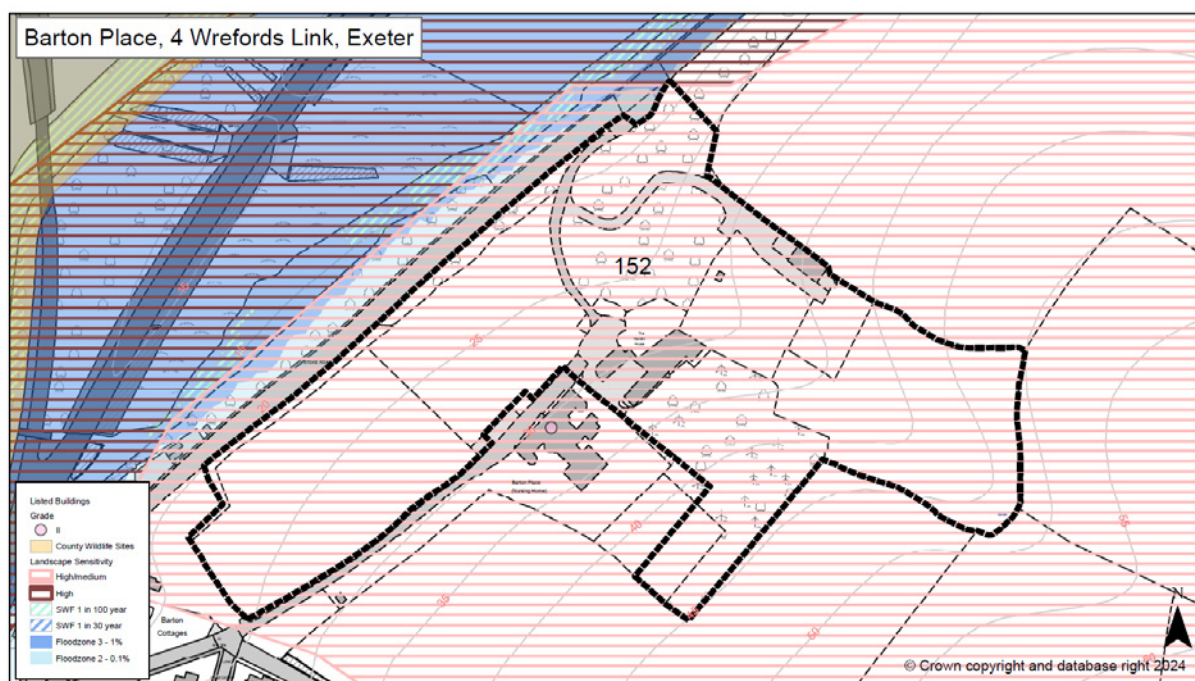
Total site area (ha): 3.36

Gross development area (ha): 0.15

Net development area (ha): 0.15

Housing capacity: 8 gross, 3 net

Employment capacity: NA



Suitability Assessment Stage A

Strategic location: Policy S1 of the Submission 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-medium sensitivity to new housing development. However, around 0.15ha of 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: Around 3.21 ha of the site is unsuitable for development as it is contrary to the Publication Plan's development strategy. The rest of the 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 is within a Greater Crested Newt Consultation Zone and 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.
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 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 on site which are likely to pose a major constraint to development. A tree survey and 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 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 Exeter Slopes and Hills.
Valley Parks	Riverside Valley Park is to the southwest of the site and Duryard Valley Park is to the southeast of the site. Exeter's Valley Parks are historic landscapes and make an important contribution to the city's landscape setting and biodiversity.

Open space & Recreation Facilities Criteria	Assessment
Playing Pitches	NA
Other sports facility (built / outdoor)	NA

Open space & Recreation Facilities Criteria	Assessment
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 area of the site that has passed the Stage A assessment 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, adjacent to the watercourse running through it (according to the EA's long-term flood risk map). 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. As a brownfield site, if demolition occurs then greenfield runoff rates should be attempted. If change of use is proposed, then drainage should be improved where possible. The site is steep and therefore infiltration is not advisable. If a sewer requisition is required, the applicant may need to demonstrate that the proposed discharge point has capacity (there is a culvert downstream of the watercourse to the north. This site may not currently drain into that watercourse). There is thought to be a culverted Ordinary Watercourse within this site, expected to be in poor condition.
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 near Barton Place which is grade II listed. Development proposals must be acceptable in heritage terms.
Conservation Area	NA

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	Greenacres to the south of the site and Barton Place Farm to the southeast of the site are locally listed.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. The site is on the edge of Exeter, c.1.8km from the edge of the city centre. Although the site is close to some bus routes and Exeter St David's Station, access to walking and cycling links is poor and there is minimal provision nearby for schools, healthcare and jobs.
Car Parks	NA
Transport requirements	Highways access could be problematic were this site to be proposed for large scale development. However, small scale development may be more acceptable. The site is close to and could potentially link to future aspirational cycle routes connecting Exeter with Crediton. Contributions to future strategic cycle routes in the LCWIP and possibly Boniface Trail will be sought. Access appears to be onto Stoke Road and this links with the Cowley Bridge Road roundabout; there may be capacity issues in its current arrangement. The gradient into the site may make access challenging, with likely adoptability issues. Visibility may be an issue unless the access is set back. National Highways have raised no site-specific concerns with residential development of 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	The site is not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site has existing buildings. As there is potential for the creation of inert material during any demolition and construction, it is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	The site's point of connection is into a very small pumping station. Development will necessitate an upgrade of the pumping station, or diversion of flows to a nearby sewer network. The waste water risk level is assessed as high.
Clean water	South West Water advises that some asset upgrades to the distribution network would be required to supply water to development on this site. This would take up to 12 months to construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	The quality of the site's agricultural land that has not been surveyed.
Steep topography	0.85ha 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 on the north-eastern and eastern edge of the site and a portion of the centre of the site, largely within the area discounted a Stage A.
Existing homes	The site includes 5 existing apartments within the main building. 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: 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 site is achievable for small scale housing development, comprising conversion of the existing building or redevelopment within its footprint, subject to constraints being addressed.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. Key constraints include landscape, the presence of significant trees, surface water flood risk and waste water/water infrastructure, proximity to listed and locally listed buildings, accessibility, loss of existing homes, highways access and topography. Additional potential constraints include archaeology, ecology, impact on nearby Valley Parks, land contamination, noise and air quality.

Land to the east of Newcourt Road (2), Topsham

Site Overview

Site reference number: 153

Site description: Flat site comprising a field bounded by hedgerows and containing 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. Planning permission for housing has been granted to the north (21/1940/OUT) and residential development on land to the south has recently been completed.

Easting / Northing: SX 96275 89321

Relevant planning history: A full planning application (24/1425/FUL) for residential development, access from Newcourt Road and associated works is pending consideration.

Existing assessment: Planning application

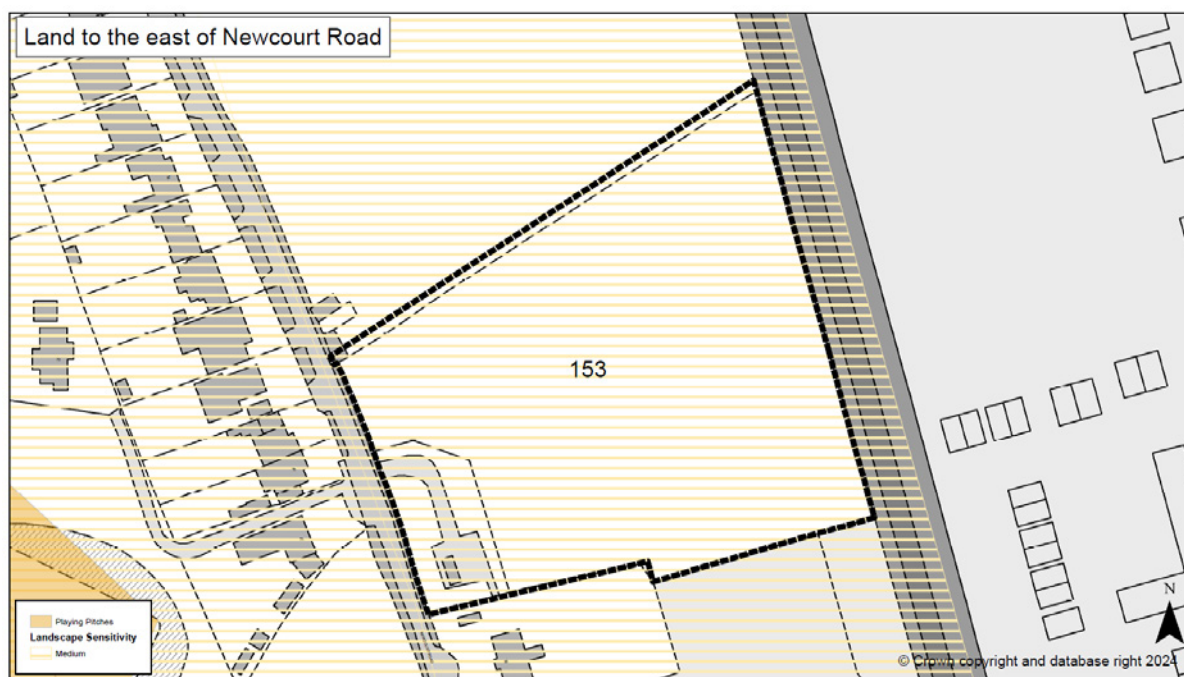
Total site area (ha): 1.11

Gross development area (ha): 1.11

Net development area (ha): 0.89

Housing capacity: 27

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 Submission 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 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 SPA. A financial contribution to mitigate the recreational impacts of housing development will therefore be required.
Trees	The site contains significant 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.
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 where possible and Sustainable Drainage Systems Guidance for Devon should be followed. Greenfield runoff rates may be low, therefore early engagement with South West Water may be required to agree a discharge rate (if infiltration is not wholly viable). There may be enough space for infiltration features, subject to the density of development.
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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. Improved cycling and walking links will be required. There is no GP surgery or secondary school within 1km. Topsham District Centre, with facilities including shops, post office, doctors' surgery, dentist, pharmacy, library, swimming pool, community hall, churches, primary school, etc. is c.1km away. Access to bus services along Exeter Road

Accessibility & Movement Criteria	Assessment
	and Topsham and Newcourt railway stations could be improved if direct pedestrian/cycle provision were made available.
Car Parks	NA
Transport requirements	A planning application will need to include a Transport Assessment. There are already developments along Newcourt Road, for which there has been a consistent approach in securing a footway to link to the rest of Newcourt Road as well as connecting future developments. Access must be able to accommodate two-way movements and there must be an element of widening of Newcourt Road. Street lighting has been an issue and must be considered in line with the previous and constructed/approved schemes. It may be possible for the site to be developed as a low car/car-free development, as it is near Topsham railway station and bus stops. Depending on how many vehicles development generates, the junction with Denver Road and on to Topsham High St will have capacity issues. The site is on an LCWIP route and development would likely be expected to contribute towards this.

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 not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat. As there is potential for the creation of inert material during any demolition and construction, it is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 is unlikely to prevent development.

Health & Safety Criteria	Assessment
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 planning applicant has advised that the site will be available for development in years 1-5.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development, subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential subject to significant constraints. The key constraints are significant hedgerows and trees, landscape sensitivity, vehicular access, accessibility and the loss of best and most versatile agricultural land. Additional potential constraints include archaeology, ecology, land contamination, air quality and noise.

Land adjoining 1 and 2 Lower Shapter Street, Topsham

Site Overview

Site reference number: 154

Site description: Relatively flat agricultural site adjacent to the urban area of Topsham.

Relevant planning history: No relevant recent planning history.

Easting / Northing: SX 96863 87617

Existing assessment: NA

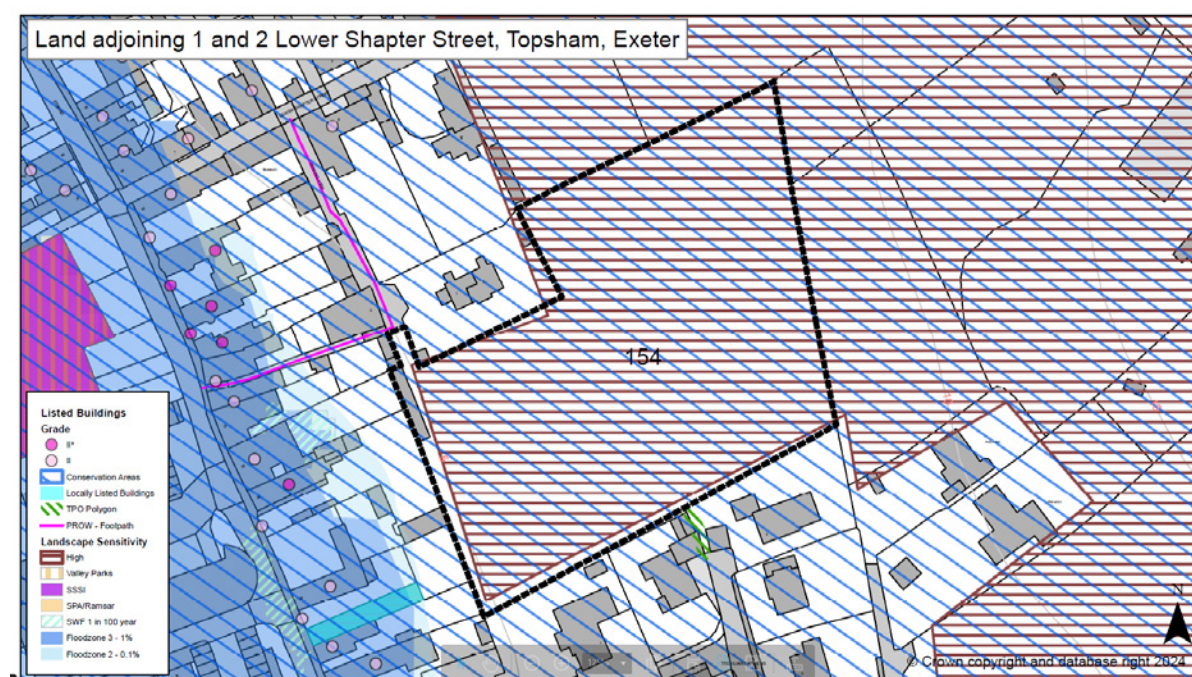
Total site area (ha): 0.87

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 Submission 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 Publication 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 the site is unachievable for housing development due to access constraints.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability and achievability assessments.

The Pyramids, John Hannam House and Eaton House, Eaton Drive

Site Overview

Site reference number: 156

Site description: Site on the eastern edge of the city centre including the site of a former leisure centre and adjacent retirement complex. The retirement complex, built in 1984, is occupied.

Easting / Northing: SX 92669 92761

Relevant planning history: The former Pyramids Leisure Centre has been demolished under 24/0004/DEM.

Existing assessment: Liveable Exeter – A Transformational Housing Delivery Programme

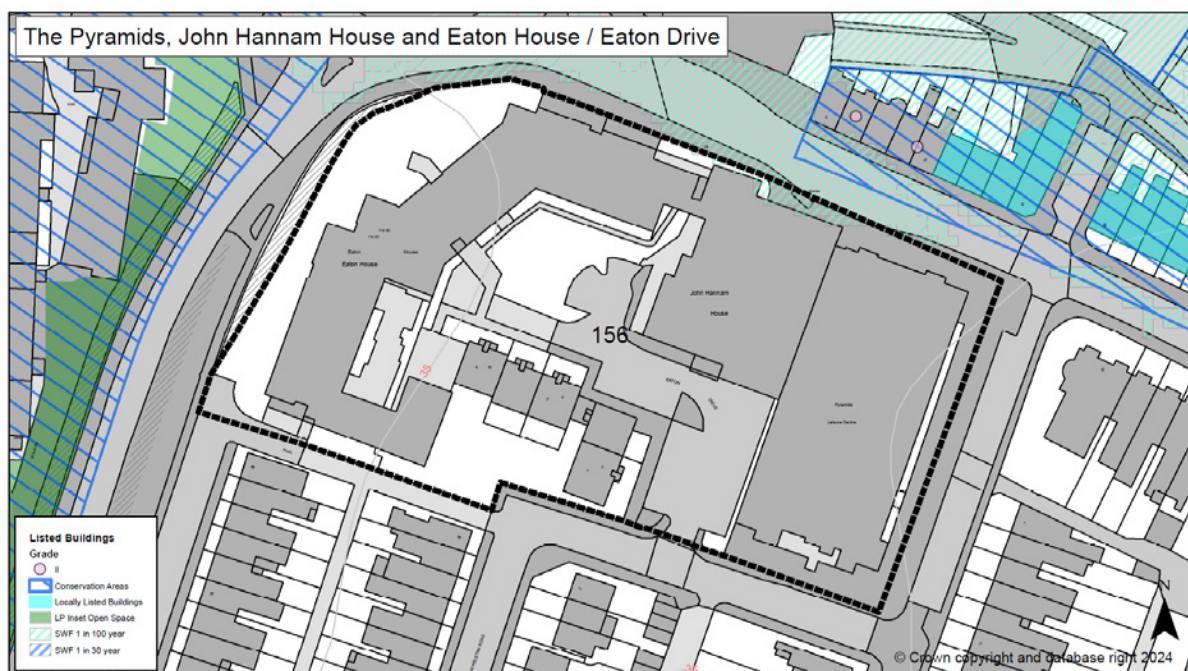
Total site area (ha): 0.98

Gross development area (ha): 0.98

Net development area (ha): NA

Housing capacity: 181 gross, 92 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 Submission 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 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	There are significant trees on 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.

Flood risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding. There is a large surface water sewer (South West Water) under part of the site, containing a watercourse. There is also surface water flood risk on Heavitree Road, which affects parts of the site. The risk is linked to HELAA sites on the other side of Heavitree Road (e.g. The Triangle Car Park), where redevelopment could provide a potential solution. 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 close 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 site is adjacent to Lower Summerlands and Southerhay and The Friars conservation areas. Development proposals must conserve and/or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site is near nos. 15-37 (odds only) Heavitree Road which are locally listed buildings.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. However, there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good.

Accessibility & Movement Criteria	Assessment
	The site is within 500m of the city centre bus station and there are additional bus stops serving a range of locations in proximity along Heavitree Road. Central Station is within 1km 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	The site is a good location for car free/low car development. It already benefits from an access via Denmark Road and Athelstan Road. If there is an aspiration to widen Heavitree Road then a contribution and agreement for land may be required. The site is close to LCWIP routes, so contributions to that may 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	The site is not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat and contains existing buildings. As there is potential for the creation of inert material during any demolition and construction, it is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that the applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 would not prevent development. 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 to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as medium.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system. South West Water advises that this will take up to 12 months to construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	The site includes 89 retirement homes owned by the site submitter. It is assumed that these homes are available for redevelopment. The HELAA Panel has advised that the timing of delivery will be affected by the potential need to transfer existing residents to new homes.
Other	NA

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

Availability Assessment: The landowner has advised that the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development, subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are surface water flood risk, the loss of existing homes, some significant trees, nearby heritage assets, an underground culvert and waste water/water infrastructure. Other potential constraints relate to archaeology, ecology, contaminated land, air quality and noise.

62 and 64 Alphington Road

Site Overview

Site reference number: 157

Site description: The site, which fronts onto Alphington Road, includes an industrial building at no. 64 and a Locally Listed building at no. 62 known as Claremont House.

Easting / Northing: SX 91522 91370

Relevant planning history: A recent application to demolish the existing buildings and develop 54 new-build affordable and supported independent living housing was refused on grounds of the impact of the proposed development on the amenity of neighbouring homes, the proposed development being out of keeping with and harmful to (through the loss of the locally listed building) the Conservation Area, over-development of the site, a lack of evidence to demonstrate that the existing employment use is not viable or needed, and the unacceptability of the submitted flood risk assessment (23/0909/OUT).

Existing assessment: LDA Density Study / Development Management advice

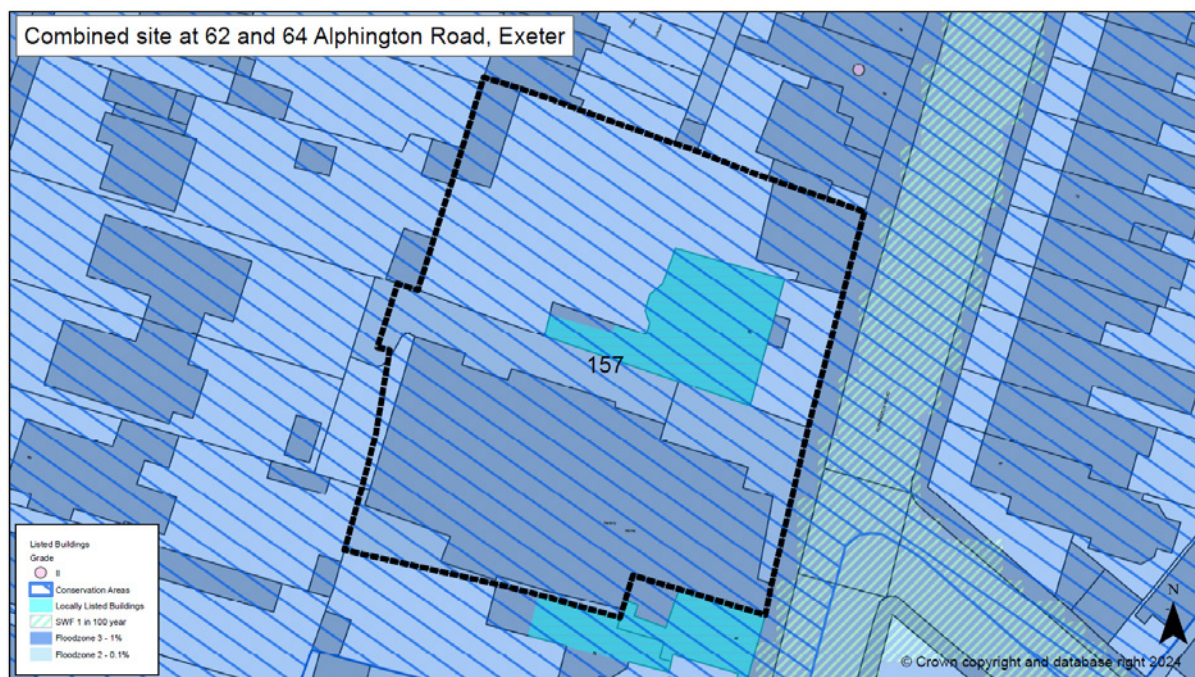
Total site area (ha): 0.18

Gross development area (ha): 0.09

Net development area (ha): 0.09

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 Submission 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: 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 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 is in a conservation area and contains significant trees. 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. 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. Future flood risk on the site is significant, with potential flood depths of 1-2m. Safe access and egress is not possible, meaning that all residential development will need to be raised above flood level (c.2.5m above the level of Alphington Road, which is around 1 storey).
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. 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 close to nos. 54-58 Alphington Road, which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the Pines Square conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
Local Listed Buildings	The site contains a Locally Listed building known as Claremont House. Based on the recent planning application refusal, it is assumed that Claremont House would need to be retained as part of any development proposals. Therefore, this part of the site (0.09ha) is discounted from having any redevelopment potential. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	The site contains existing warehouses in employment use. However, as a small standalone employment use, the site has not been assessed in the Exeter Employment Study or appendix D of this report.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. Existing pedestrian and cycle links serving the site are good. There are a variety of bus stops in proximity with regular access into the city centre. St Thomas Rail Station is within 1km of the site, providing access to both local and national services.
Car Parks	NA
Transport requirements	Given its accessible location, the Highway Authority raised no objection to the scheme of flats with no car parking recently proposed for this site. The site is close to an LCWIP route and possible contributions may be required to secure land for future improvements along Alphington 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	The site is not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat and there are some existing buildings present. There is potential for the creation of inert material during any demolition and construction. It is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 would not prevent development. An air quality impact assessment will be

Health & Safety Criteria	Assessment
	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 to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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

Stage B Conclusion: Around 0.09ha is unsuitable for development on grounds that it is occupied by a local listed building whose loss would be unacceptable in heritage terms. 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 the site is achievable for housing development, but with capacity limited by the need to retain the locally listed building. This is reflected in the site capacity.

Rating and Overall Conclusion
Amber: Not including the discounted area, the site has housing development potential but is subject to significant constraints. Key constraints include flood risk, loss of existing employment use and a home, significant trees, the locally listed building, nearby heritage assets and the site's location within a conservation area. Additional potential constraints include archaeology, ecology, land contamination, noise and air quality.

Land at Matford Lane

Site Overview

Site reference number: 158

Site description: Site occupied, until relatively recently and for a period of around forty years, by buildings in office use. The planning consent for the offices was on a temporary basis and conditioned to return to grass, so the site is technically greenfield. It is part of the County Hall campus which is accessible to the public and is adjacent to the Coaver Club. It includes a small number of trees and has trees on its western boundary.

Easting / Northing: SX 92846 91841

Relevant planning history: Various planning consents relating to the site's temporary office use and works to trees in a conservation area.

Existing assessment: LDA Density Study / Development Management advice

Total site area (ha): 0.53

Gross development area (ha): 0.44

Net development area (ha): 0.35

Housing capacity: 27

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 Submission 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	The site is in a conservation area and there are several mature trees close to the western edge of the site. The St Leonard's Conservation Area appraisal notes that the wider setting includes 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	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	The site is adjacent to listed buildings on the County Hall campus, 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	The Coaver Club is a locally listed building adjacent to the site.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as 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 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

Accessibility & Movement Criteria	Assessment
	Station is about 1.5km distant and has good access. The site is 1.2km from the city centre.
Car Parks	NA
Transport requirements	The site offers the opportunity for car-free or low-car development. Access is an existing access into County Hall with a barrier in place. This will need to be resolved to prevent access issues to the site. Contributions to LCWIP and securing monies for the provision of footway/cycle ways will be needed.

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 not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The principles of waste reduction and reuse should be considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary

Infrastructure Capacity Criteria	Assessment
	schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed, but with a lower capacity of around 10 to 15 homes. However, the Council's Development Management Team have concluded at a high-level that the site has the potential to accommodate a 3 to 4 storey development of around 21 apartments.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include the proximity of protected trees and listed and locally listed buildings, the site's location in a conservation area and access constraints. Additional potential constraints include archaeology, ecology, land contamination, noise and air quality.

Church Lawn, Church Hill

Site Overview

Site reference number: 159

Site description: The site lies north of the urban area of Pinhoe and comprises a paddock and land formerly hosting horticultural polytunnels. The site has a gently sloping topography, falling from north to south, creating a varied gradient over the site.

Easting / northing: SX 92674 93051

Relevant planning history: A recent application for 18 zero carbon bungalows, together with access, associated landscaping, open space and infrastructure and demolition was refused consent on grounds of landscape impact, design and lack of provision of safe pedestrian access on Church Hill (23/0958/FUL).

Existing assessment: NA

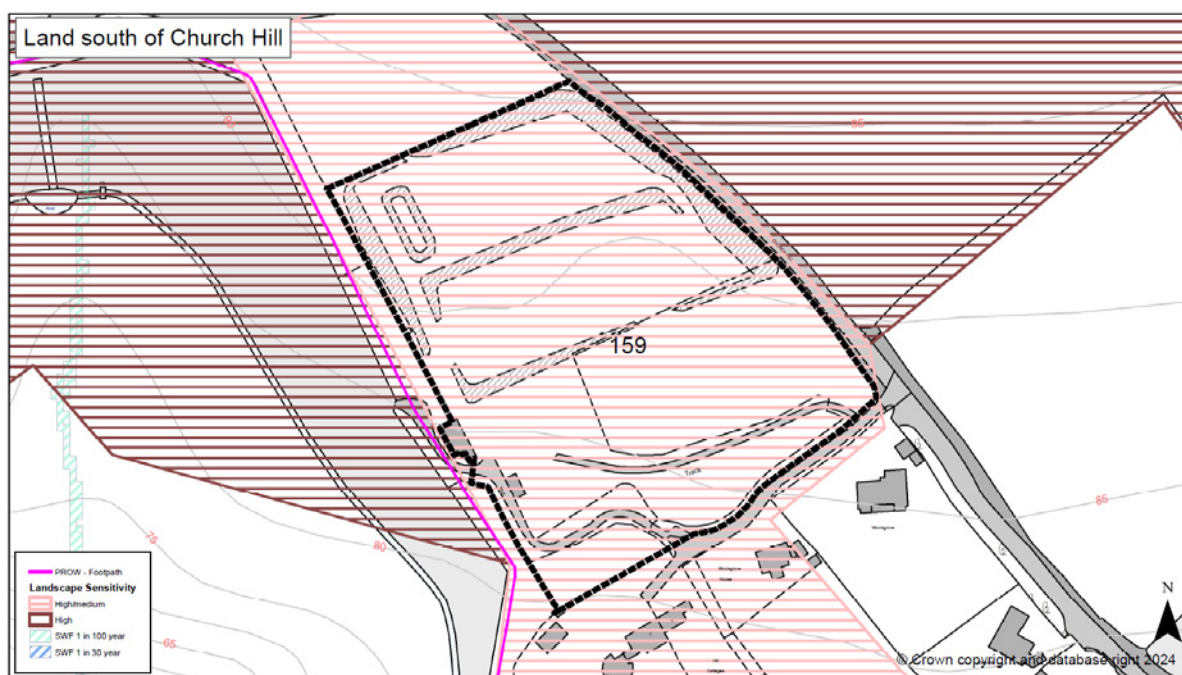
Total site area (ha): 1.59

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 Submission 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-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 Publication 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 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: The HELAA Panel has advised that the site is achievable for housing development, subject to constraints being addressed including significant highways access constraints along Church Hill.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the stage A suitability assessment.

Unit 1, Summerland Street

Site Overview

Site reference number: 160

Site description: City centre site comprising a former nightclub. Surrounding uses include purpose-built student accommodation, apartments, retail and car repair workshops.

Easting / Northing: SX 92674 93051

Relevant planning history: A pre-application inquiry for residential development of the site is pending consideration.

Existing assessment: Development Management advice

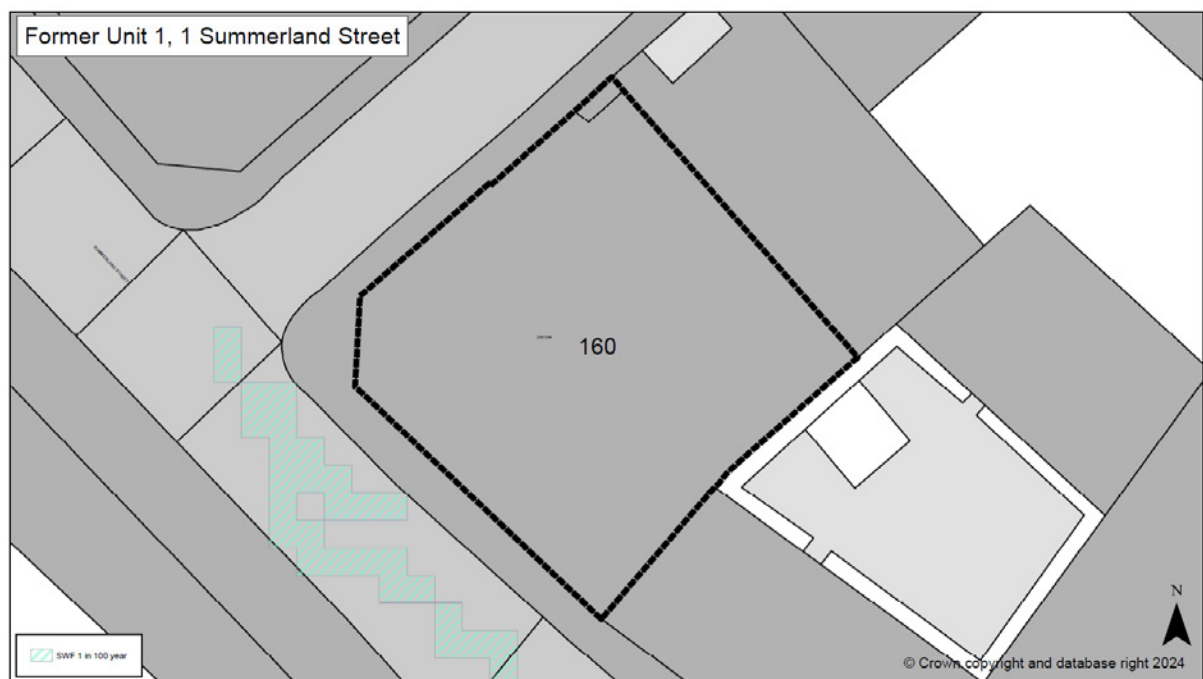
Total site area (ha): 0.08

Gross development area (ha): 0.08

Net development area (ha): 0.08

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 Submission 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 features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats) and 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	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.

Flood risk, Drainage & Water Quality Criteria	Assessment
Surface Water Flooding	The site includes land at risk from surface water flooding: there is a surface water flow path in north of site (according to EA long-term flood risk map). 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. Surface water should not connect into the combined sewer.
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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. Existing pedestrian and cycle links serving the site are good. There are a variety of bus stops and the bus station in proximity. St James rail station is within 600m, 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	The site is adjacent to a site that recently received planning consent for redevelopment and for which a highway contribution was secured for upgrades to the surrounding highway (e.g. Copenhagen style crossings and the traffic signals with Sidwell Street). Widening of Summerland Street is needed, or an agreement to allow for widening

Accessibility & Movement Criteria	Assessment
	involving land on the frontage of the site. This will especially be the case if Paris Street becomes car-free, as Summerland Street will take the majority of displaced traffic. The site would suit a no car development as it is close to the city centre, bus station and Exeter Central railway station. There is little car parking nearby and it would be difficult to park within the site without creating a multiplicity of access points.

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 not located in a Waste Consultation Zone. Therefore, Devon County Council as the Waste Planning Authority has no objections to development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. It is recommended that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 would not prevent development. 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools

Infrastructure Capacity Criteria	Assessment
	will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advise that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

Other Criteria	Assessment
Community facility	NA
Retail	NA
Agricultural land	NA
Steep topography	NA
Existing homes	NA
Other	Based on recently nearby development, the Council's Development Management Team have advised that the site has the potential to accommodate between six and eight storeys of housing development, with up to 4 dwellings on each floor. This is reflected in the site's housing capacity, which is more than the 150dph (minimum) development density indicated for this site in the 2021 Exeter Density Study.

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

Availability Assessment: The landowner has advised the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development, subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints are surface water flood risk and the potential need to widen the Summerland Street carriageway. Additional potential constraints include ecology, archaeology, contaminated land, noise and air quality.

Mary Arches multi-storey and surface car parks, Mary Arches Street

Site Overview

Site reference number: 163

Site description: City centre site comprising a multi-storey car park (430 public bays) and a surface car park (51 bays). 21-24 North Street are ground floor units incorporated within the multi-storey car park building and are in a variety of uses including restaurant and nail salon. The north-eastern site boundary is formed by North Street, beyond which is the Guildhall multi-storey car park and Guildhall Shopping Centre. The north-western site boundary is formed by Bartholomew Street East and there is a landscaped area along this frontage. The south-western boundary is formed by Mary Arches Street and directly adjacent to the south-east is the Mecca Bingo building. The site is part of North Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

Easting / Northing: SX 91770 92608

Relevant planning history: Full planning application 25/0781/FUL for the demolition of the multi-storey car park and construction of a co-living development, public realm, landscaping etc is pending consideration.

Existing assessment: Development Management advice

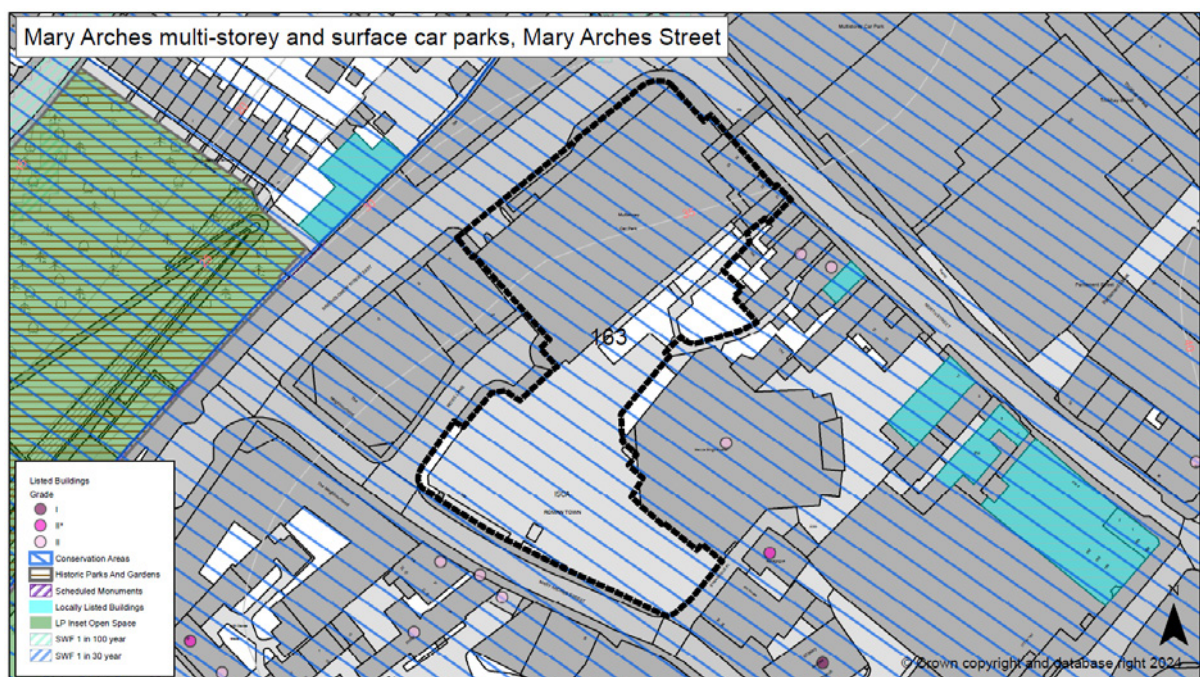
Total site area (ha): 0.46

Gross development area (ha): 0.46

Net development area (ha): 0.37

Housing capacity: 246

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 Submission 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 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.
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	The site is close to numerous listed buildings including Mary Arches Church which is Grade I Listed; The Synagogue which is Grade II* Listed; and the Stables to St Olave's Church House, 22 Mary Arches Street, 17 and 18 North Street, Mecca Bingo, the Northgate Stone, the City Gate Pub and 5 and 6 Iron Bridge, which are Grade II Listed. It is also close to the City Walls, which are a Scheduled Monument. 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 is near The Old Malthouse, Bartholomew Street East which is locally listed. Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as excellent. The site is within c.500m 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 Mary Arches Multi-storey car park which the Council has agreed should be closed and redeveloped for alternative uses. The site also includes another public car park which could be lost because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
Installations handling hazardous substances	NA
HSE Major Hazard Pipelines	NA

Health & Safety Criteria	Assessment
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 unlikely to prevent development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions. As the site measures over 1.4ha, it should be considered for a new primary school.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 has advised that the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development, subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include some risk of surface water flooding, the impact on heritage assets and significant trees, the area of archaeological importance and the potential loss of a public car park. Other potential constraints include ecology, contaminated land, noise and air quality.

Land north of Tithebarn Way

Site Overview

Site reference number: 164

Site description: Greenfield site on the eastern side of the city, to the north of a district heating centre, west of the M5 motorway and east and south of an area currently being developed for residential use. The site is within the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy and is covered by the adopted Monkerton and Hill Barton Masterplan.

Easting / Northing: SX 96879 94003

Relevant planning history: No relevant recent planning history on the site itself. However, a planning appeal against refusal of consent to build ten homes on land nearby to the south of Tithebarn Way, with a similar relationship to the nearby M5 motorway as site 164, was dismissed in 2021. This was on grounds that the screen/bund proposed to prevent unacceptable noise conditions to external living spaces would have an adverse effect on the character and appearance of the area and would result in harmful living conditions to future occupiers.

Existing assessment: NA

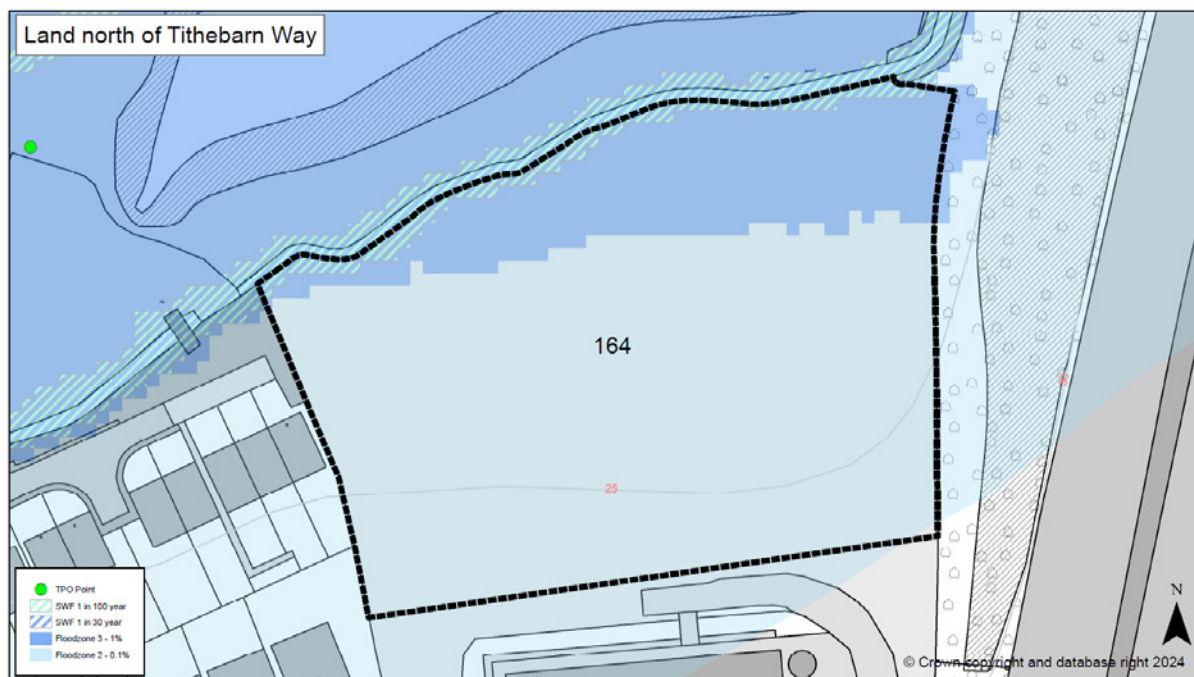
Total site area (ha): 0.69

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 Submission 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 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: 0.17 ha of the site is unsuitable for development on flood risk grounds. The remainder of the 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 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	The site includes 0.4 ha Coastal and Floodplain Grazing Marsh. 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 are some trees on site, but it is not considered that they will pose a 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	The site is part of a larger area identified for the provision of allotments in the adopted Monkerton and Hill Barton masterplan. Much of the larger area has been developed for alternative uses.
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), 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	NA
Surface Water Flooding	The site includes land (small area on the northern boundary) 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	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor/very poor. There is a primary school within c.900m and a GP within c.500m. Pinhoe Local Centre is c.650m away and St Luke's secondary school and a supermarket are c.1.5km away. The site is around 500m from Pinhoe train station and is served by bus stops on Tithebarn

Accessibility & Movement Criteria	Assessment
	Way. Walking and cycle links to employment in the local area and city centre are attractive.
Car Parks	NA
Transport requirements	The HELAA Panel has advised that highways access taken from Tithebarn Way via the adjoining energy centre is unlikely to be attractive to developers. Therefore, access would likely have to be taken from the adjoining recent housing development and may therefore rely on third party land. As such, it may not be achievable to provide highways access to 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. The 2021 appeal decision indicates that noise could significantly impact upon the suitability, and potentially also the achievability, of the site for development.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools

Infrastructure Capacity Criteria	Assessment
	will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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	0.06 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 is located on the southern edge of the site.
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 not stated when the site will be available for development.

Achievability Assessment: Based on the HELAA Panel's advice on the achievability of highways access, it is concluded that the site is not achievable for housing development. Noise constraints may also impact upon achievability.

Rating and Overall Conclusion
Red: The site is not considered to have housing development potential as it has failed the achievability assessment.

Gipsy Hill Hotel, Gipsy Hill Lane

Site Overview

Site reference number: 165

Site description: Site containing a hotel and associated car park and garden. The M5 motorway lies to the east and recent residential development adjoins to the north and west. The site is within the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy and is covered by the adopted Monkerton and Hill Barton Masterplan.

Easting / Northing: SX 96732 93587

Relevant planning history: A recent pre-application inquiry for residential development has been concluded.

Existing assessment: Development Management advice.

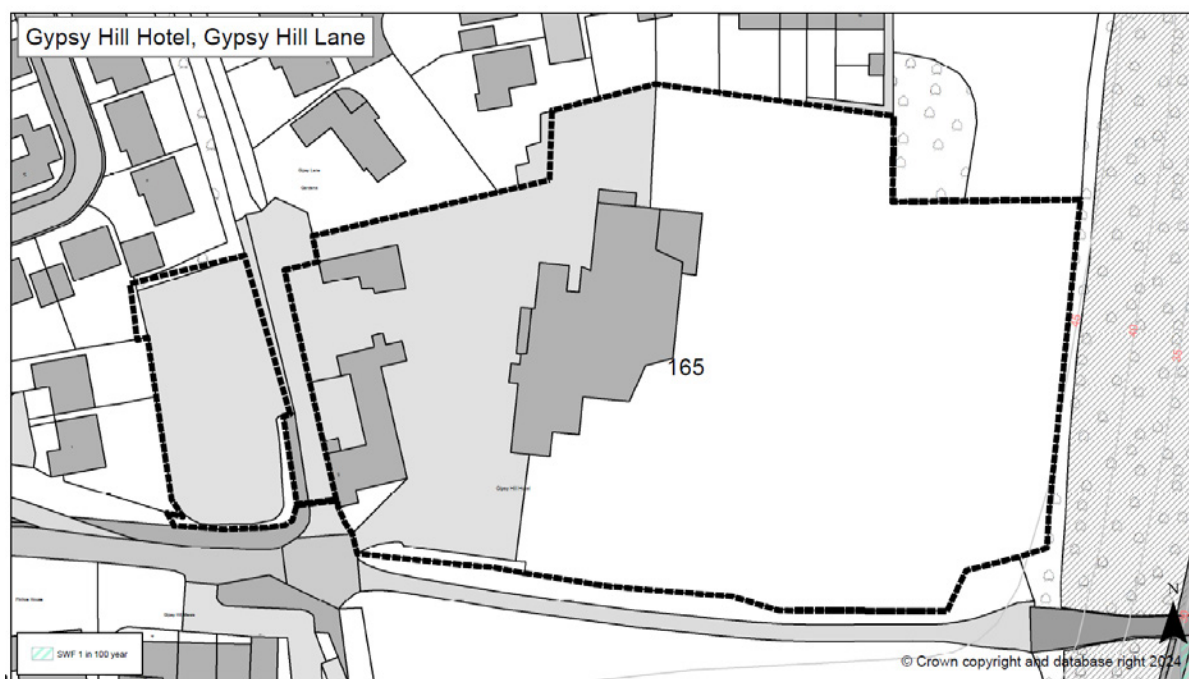
Total site area (ha): 1.16

Gross development area (ha): 0.70

Net development area (ha): 0.56

Housing capacity: 41

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 Submission 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 is within a Greater Crested Newt Consultation Zone and 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	Existing trees adjacent to the hotel and close to the eastern boundary of the site are significant and should be retained in any development. This area of the site (0.46ha) is therefore discounted from having any 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	The site is identified as part of a proposed Monkerton Ridgeline Park in the adopted Monkerton and Hill Barton masterplan. However, the Ridgeline Park has not been implemented and much of its potential area has or is being developed for housing and other uses.

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	The HELAA Panel has advised that there are drainage problems associated with the site, which will require investment to resolve.

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	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as poor. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is 700m from the site. The nearest local centre as designated in the adopted Local Plan is c.1km away.

Accessibility & Movement Criteria	Assessment
Car Parks	NA
Transport requirements	Highways access is tight. An upgrade to the access along Gipsy Hill Lane will be needed to ensure that it is safe and suitable: a system of priority movements may be needed. The site may be suitable for low-car development given the proximity of bus stops, Pinhoe Railway Station and employment in East Devon over the adjacent Blue Bridge. The site is on an LCWIP route and contributions towards this, and other transport options, may be sought. Sufficient on-site storage and parking for bicycles 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 site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system along Gipsy Hill Lane. South West Water advises that this will take up to 12 months to construct. The water risk level is assessed as medium.

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

Stage B Conclusion: Around 0.46ha of the site is unsuitable for development on grounds of containing significant trees that should be retained. The rest of the site has passed the Stage B Assessment.

Availability Assessment: The landowner has advised the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed, in particular those associated with highways access and drainage.

Rating and Overall Conclusion
Amber: Not including the discounted areas, the site has housing development potential but is subject to significant constraints. The key constraints are conflict with the Monkerton and Hill Barton Masterplan, highways access, accessibility, drainage, significant trees and water supply. Potential additional constraints include archaeology, ecology, land contamination, noise and air quality.

Appendix C – Site assessments undertaken for the Fourth Edition HELAA

Manor Court, Dix's Field

Site Overview

Site reference number: 166

Site description: Three-storey late 20th-century office development and mutli-storey public car park, plus area of open space containing some mature trees. Forms part of East Gate, which is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter Programme.

Easting / Northing: SX 92533 92753

Relevant planning history: A prior approval application to change the use of part of the existing building to 25 apartments is pending consideration.

Existing assessment: LDA Density Study

Total site area (ha): 0.42

Gross development area (ha): 0.34

Net development area (ha): NA

Housing capacity: 52

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 Submission 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 is within a Greater Crested Newt Consultation Zone and 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 in a conservation area and 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 an area of open space to the south of the existing main building. 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

Open space & Recreation Facilities Criteria	Assessment
	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. 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 close to nos.13-15 Dix's Field, which are Grade II* listed. Development proposals must be acceptable in heritage terms.
Conservation Area	The site is within the 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 in employment use. The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to meet future demand for employment.

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good. 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
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 development 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.

Health & Safety Criteria	Assessment
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the waste water network. The waste water risk level is assessed as low.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 agent has advised that the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing and employment development subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are the potential loss of public car parking, existing employment uses and open space; and the impact on trees and heritage assets. Also of note are potential impacts relating to contaminated land, archaeology, noise, air quality, ecology.

Rating and Overall Conclusion
Green/Amber: The Exeter Employment Study rates the Civic Centre and City Point as green for employment development. Appendix D of the HELAA rates Clarendon House as amber for employment development.

61 and 62 Haven Road (Exeter Water Sports Association)

Site Overview

Site reference number: 167

Site description: Site occupied by a variety of buildings and boat storage land used by Exeter Water Sports Association. The Exeter Canal basin lies to the north of the site and to the south is Haven Road. The site forms part of Water Lane, which is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter Programme.

Easting / Northing: SX 92128 91830

Relevant planning history: No recent relevant planning history.

Existing assessment: Liveable Water Lane Supplementary Planning Document

Total site area (ha): 0.26

Gross development area (ha): 0.26

Net development area (ha): NA

Housing capacity: 34

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 Submission 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 in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the site 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: 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 is within a Greater Crested Newt Consultation Zone and 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	The Rebuilding Devon's Nature Map identifies 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	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)	The site includes premises occupied by the Exeter Water Sports Association. 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 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	NA

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	The site is entirely in flood zone 3 (see Stage A Assessment). Land in flood zone 3 has a high probability of experiencing fluvial flooding and 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 are breached, Water Lane will become a flood route. In order for the site to be redeveloped, safe access and egress will need to be provided. A strategic approach must be taken to address all flood risk issues.
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. 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 close 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; and a number of Grade II listed buildings including 60 Haven Road which adjoins to the northwest; and Colleton Crescent, which is an Historic Park and Garden. 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.

Historic & Built Environment Criteria	Assessment
Local Listed Buildings	The site includes the following locally listed buildings and structures: fragments and gateway to no. 62 Haven Road; and the boundary wall to the Canal Basin (west side). Development proposals must be acceptable in heritage terms.

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good.
Car Parks	NA
Transport requirements	Devon County Council's Haven Banks Access Strategy and additional technical work underpinning the Liveable Water Lane SPD identify the site as a suitable location for low-car redevelopment, with excellent opportunities to encourage trips by foot, bicycle or public transport. Low-car redevelopment will be necessary to prevent undue impacts on the local transport network, particularly the Alphington Road corridor. Mitigation works identified as necessary in the Strategy and SPD, and also in DCC's Local Cycling and Walking Infrastructure Plan, include: a new pedestrian/cycle bridge across the canal; the creation of a quiet route along Haven Road with reduced traffic volumes and speeds; the creation of a new bus loop through Water Lane; opening up of the second Tan Lane tunnel for pedestrians and cyclists; improvements to the railway underpass at Gabriel's Wharf; junction improvements on Haven Road and Water Lane; the provision of interchange facilities at St Thomas and Marsh Barton stations; minimal car parking provision for new homes; an area-wide travel plan for Water Lane; and the provision of mobility hubs within 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be

Health & Safety Criteria	Assessment
	considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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	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 not prevent development. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Tan Lane SPS. South West Water will need to determine if investment into the network is needed because of any development on this site. The waste water risk level is assessed as medium.
Clean water	Upgrades to the water and sewerage infrastructure network will be needed to supply development of the site. A new water main will be required along Water Lane, Willeys Avenue and Alphington Street, connecting into the trunk main at Exe Bridge. There will be capacity in the existing network for the first parcel of the development and, once water infrastructure upgrades start, it will take c.24 months to design

Infrastructure Capacity Criteria	Assessment
	and construct the upgrades. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site contains Exeter Water Sport Association facilities. 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 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 has advised that the site will be available for development during the Plan period.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include fluvial and surface water flood risk; the potential loss of sports and community facilities; impact on heritage assets; hazardous substances near to the site; and the need for improvements to utilities infrastructure on site. Also of note is highways access, ecological assets, contamination, archaeology, noise and air quality. The scale of the wider Water Lane site offers potential opportunities to overcome these constraints.

Canal Office and Exeter Sea Cadets, Haven Road

Site Overview

Site reference number: 168

Site description: Site occupied by the Exeter Sea Cadets hut, Harbour Master's office and boat storage areas. The Exeter basin lies to the north of the site and to the south is a former Gas Holder site. The site forms part of Water Lane, which is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter Programme.

Easting / Northing: SX 92236 91666

Relevant planning history: No recent relevant planning history.

Existing assessment: Liveable Water Lane Supplementary Planning Document

Total site area (ha): 0.15

Gross development area (ha): 0.15

Net development area (ha): NA

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 Submission 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: Around 0.11ha are in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the site 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: 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 is within a Greater Crested Newt Consultation Zone and 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)	The site includes premises used for boat storage. 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 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 23 runs along the site's eastern boundary.

Flood risk, Drainage & Water Quality Criteria	Assessment
Flood Zones 2 and 3	Of the areas of the site that have passed Stage A, parts are in flood zone 3 (see Stage A Assessment) and the rest 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 are breached, Water Lane will become a flood route. For the site to be redeveloped, safe access and egress will need to be provided. A strategic approach must be taken to address all flood risk issues.
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. 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 close 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	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good/moderate.
Car Parks	NA
Transport requirements	Devon County Council's Haven Banks Access Strategy and additional technical work underpinning the Liveable Water Lane SPD identify the site as a suitable location for low-car redevelopment, with excellent opportunities to encourage trips by foot, bicycle or public transport. Low-car redevelopment will be necessary to prevent undue impacts on the local transport network, particularly the Alphington Road corridor. Mitigation works identified as necessary in the Strategy and SPD, and also in DCC's Local Cycling and Walking Infrastructure Plan, include: a new pedestrian/cycle bridge across the canal; the creation of a quiet route along Haven Road with reduced traffic volumes and speeds; the creation of a new bus loop through Water Lane; opening up of the second Tan Lane tunnel for pedestrians and cyclists; improvements to the railway underpass at Gabriel's Wharf; junction improvements on Haven Road and Water Lane; the provision of interchange facilities at St Thomas and Marsh Barton stations; minimal car parking provision for new homes; an area-wide travel plan for Water Lane; and the provision of mobility hubs within 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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

Health & Safety Criteria	Assessment
	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 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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objective.
Noise pollution	An acoustic design statement and noise assessment will be required to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Tan Lane SPS. South West Water will need to determine if investment into the network is needed because of any development on this site. The waste water risk level is assessed as medium.
Clean water	Upgrades to the water and sewerage infrastructure network will be needed to supply development of the site. A new water main will be required along Water Lane, Willeys Avenue and Alphington Street, connecting into the trunk main at Exe Bridge. There will be capacity in the existing network for the first parcel of the development and, once water infrastructure upgrades start, it will take c.24 months to design and construct the upgrades. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site contains the Sea Cadets Hut. 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

Other Criteria	Assessment
	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	NA
Existing homes	NA
Other	Development will need to provide for a replacement Harbour Master's office, either onsite or in an alternative location nearby.

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

Availability Assessment: The landowner has advised that the site will be available for development towards the end of the Plan period, or sooner if existing uses on the site can be relocated to a nearby location at an earlier date.

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 master planning and phasing.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. Key constraints include flood risk; the potential loss of sports and community facilities and the Harbour Master's office; impact on heritage assets; hazardous substances near to the site; and the need for improvements to utilities infrastructure on site. Also of note is highways access, ecological assets, contamination, archaeology, noise and air quality. The scale of the wider Water Lane site offers potential opportunities to overcome these constraints.

South Gate

Site Overview

Site reference number: 169

Site description: Site on the southern edge of the city centre in a mixed-use area. It includes a surface public car park, a building last used as a night shelter for rough sleepers and a large highway gyratory. It forms part of the larger South Gate site identified for potential redevelopment in the City Council's Liveable Exeter Programme.

Easting / Northing: SX 92195 92261

Relevant planning history: A pre-application inquiry for residential development of the site is pending consideration.

Existing assessment: Exeter Views, Density and Heights Study

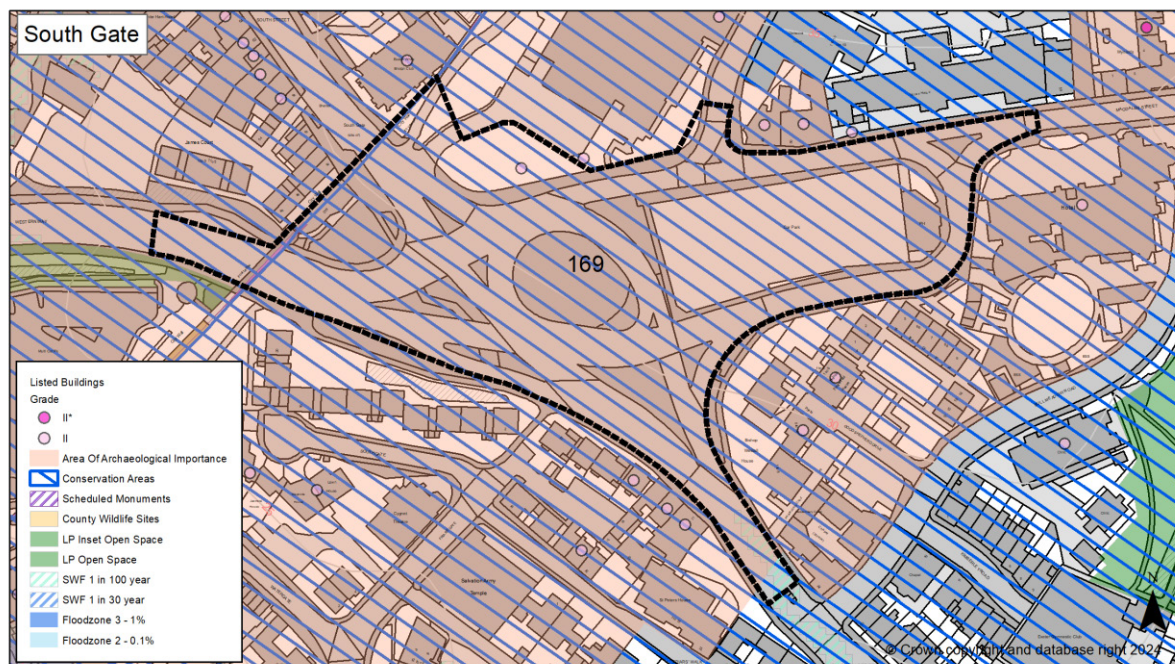
Total site area (ha): 1.49

Gross development area (ha): 1.19

Net development area (ha): NA

Housing capacity: 81

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 Submission 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 is within a Greater Crested Newt Consultation Zone and 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 in a conservation area and 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	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	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, 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 site is within the 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	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as very good/excellent. However, there is no secondary school within 1km. 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. Central Station is 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 because of redevelopment. Initial car park assessment work indicates that there is sufficient on- and off-street car parking in the city to cater for demand whilst allowing for the redevelopment of some car parking spaces. However, further detailed work will be required to fully assess the impacts, on a car park-specific basis. Closure and redevelopment of any car park owned by the City Council will need to be agreed by the Council.
Transport requirements	Suitable operation of the highway must be retained. There is likely to be some scope for rationalising the footprint of the junctions 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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 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 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 expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	Supplying development on this site with water will require an upgrade of the distribution system. South West Water advise that this would take c.18 months to design and construct. The water risk level is assessed as medium.

Other Criteria	Assessment
Community facility	The site contains a building last used as overnight accommodation for rough sleepers. 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	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: The landowner of the car park and highways gyratory has advised that the site will be available for development during the Plan period. The landowner of the Night Shelter has advised that they cannot confirm availability until the City Council's lease on the premises has been terminated in accordance with the lease requirements. The City Council is currently undertaking to comply with the termination requirements, so that the site can be confirmed as available. It is therefore assumed that the premises will be available during the Plan period.

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 site has housing development potential but is subject to significant constraints. Key constraints include the need to maintain highways operation, the area of archaeological importance, heritage assets, the potential loss of a public car park and a community facility, the need for waste water utilities works and the potential presence of a major sewer. Also of note are the potential for contaminated land and ecology, air quality and noise constraints.

University of Exeter Land, Red Cow

Site Overview

Site reference number: 171

Site description: A brownfield site within the urban area that includes student accommodation and retail. Bonhay Road runs along the eastern boundary and Exeter St David's Station lies to the northwest. The site is identified for potential mixed-use redevelopment in the City Council's Liveable Exeter programme.

Easting / Northing: SX 91187 93211

Relevant planning history: No recent relevant planning history.

Existing assessment: Liveable Exeter Prospectus/ LDA Density Study

Total site area (ha): 0.60

Gross development area (ha): 0.48

Net development area (ha): NA

Housing capacity: Residential: 156 gross, 75 net. PBSA: 144 gross, 63 net. Average: 150 gross, 69 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 Submission 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: Around 0.22ha are in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the site 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: 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 is within a Greater Crested Newt Consultation Zone and 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	There are some trees on site, but it is not considered that they will pose a 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, parts of the site are in flood zone 3 but are previously developed. The rest of the site is in flood zone 2. Land in flood zone 3 has a high probability of experiencing

Flood risk, Drainage & Water Quality Criteria	Assessment
	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 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 insufficient 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	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	NA
Conservation Area	NA
Local Listed Buildings	NA

Employment Criteria	Assessment
Employment Land Supply	NA

Accessibility & Movement Criteria	Assessment
Accessibility	The City Council's walkable neighbourhoods map assesses accessibility from the site to key services and facilities as good. The site is within the city centre as designated in the adopted Local Plan.
Car Parks	NA
Transport requirements	Devon County Highways is looking into provision of 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 the 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	The site is not located in a Waste Consultation Zone. Therefore, the Waste Planning Authority has no objections to the development of this site. However, the site is relatively flat and there are existing buildings present. There is potential for the creation of inert material during any demolition and construction. The WPA recommends that principles of waste reduction and reuse are considered in any future site allocation and policy to ensure that any applicant considers these principles in the layout, design and levels of any development at this site. The potential for on-site reuse of inert material should be considered, as this will reduce the generation of waste and subsequent need to export waste off-site for management.
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. An assessment of air quality impacts may also be required depending on the scale of development, as nearby monitoring shows levels close to objectives.
Noise pollution	An acoustic design statement and noise assessment will be required to determine the constraints on development of this site.
High voltage power lines	NA

Infrastructure Capacity Criteria	Assessment
Education	Any significant expansion in Exeter via the Local Plan will require the following: expansion of some existing primary schools and secondary schools; additional primary school provision. All new primary schools will also require nursery provision; new special school provision; consideration of expansion of Further Education provision. All development with family type dwellings (2 bedrooms or more) will be liable for education contributions.
Health	It is likely that financial contributions towards healthcare facilities will be sought at the planning application stage.
Waste water	Flows from the site feed into the waste water network upstream of Mill Race and Northbrook CSO, which need investment to meet the 2040 storm overflow target. The waste water risk level is assessed as high.
Clean water	South West Water advises that, following a high-level assessment, development of the site would not be expected to require significant upgrades to the water network. The water risk level is assessed as low.

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 combined 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	NA
Existing homes	The site includes bedspaces of purpose-built student accommodation that are equivalent to 81 homes under the Housing Delivery Test Measurement Rulebook. The homes are owned by the University of Exeter, the site submitter.
Other	NA

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

Availability Assessment: The landowner has advised that the site will be available for development during the Plan period.

Achievability Assessment: The HELAA Panel has advised that the site is achievable for housing development subject to constraints being addressed.

Rating and Overall Conclusion
Amber: The site has housing development potential but is subject to significant constraints. The key constraints are flood risk; surface water flood risk and waste water infrastructure; and potential loss of existing purpose built student accommodation and local retail. Also of note are potential issues with ecology, land contamination, noise, air quality and archaeology.

Appendix D – Additional employment assessments

HELAA Ref. No. 103	Site: Clarendon House, Western Way	Status: Existing Employment Site
Use Class: E(g)(i) Office Description: Clarendon House is a mid/late 20th century office block of two to six storeys in height that includes a Job Centre on the ground floor and private under-croft parking that is accessed from Russell Street. The site is bound by Western Way, Heavitree Road and Russell Street and is surrounded by a range of city centre uses. History: No relevant planning history. Market appeal / interest: Interest likely to be from professional and financial services companies. Scale relative to market interest: Suitable as office HQ or subdivision into smaller units.		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Dated and unattractive building, but with potential for refurbishment and/or rebuild	Medium
Access to public transport	Close to city centre bus and coach station. Exeter Central is within walking distance.	Good
Access to trunk road network / motorway	Good access onto Western Way. Significant congestion on arterial access routes (i.e. Heavitree Road and 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	Site is standalone and not adjacent to other employment uses. Closest established employment area is Southernhay.	Poor
Prominence	Prominent from Western Way roundabout	Good
Quality of surroundings	Not an attractive building and with limited landscaping. Wider area has urban in character but landscaping of Western Way roundabout softens surroundings.	Medium
Topography / physical attributes	Levels drop across the site from north to south, but the developed part of site broadly level	Medium
IT connections/Power	Good internet infrastructure. Power level consummate with the level required by office users.	Good
Expansion potential	Little potential for extension as site built out; may be potential for refurbishment or demolish and rebuild.	Medium
Environmental issues	Potential for surface water flooding	Medium
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 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 employment buildings close to city centre. Well-related to surrounding uses and sustainably located. Site could continue to meet future demand for employment.

Assessment to meet future demand: **Amber**

HELAA Ref. No. 131	Exbridge House, 26 Commercial Road (2)	Status: Existing employment areas and site
Use Class: E(g)(i) Office Description: This is a relatively flat site set below Western Way within the city centre. Exbridge House consists of offices and 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 from 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		

HELAA Ref. No. 132	Site: Larkbeare House, Topsham Road	Status: Existing employment areas and sites
Use Class: E(g)(i) Office Description: Larkbeare House is a two to three storey 19th century building set within extensive grounds that contain many 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 sub-division 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		

HELAA Ref. No. 140	Site: Land adjacent to Sandy Park	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 a sustainable mixed use urban extension delivering residential, employment, retail and community uses. Market appeal / interest: The site could suit out-of-town office development or could be of interest to distribution companies involved with urban logistics. Scale relative to market interest:		
Criteria	Notes	Good / Medium / Poor
Quality of Accommodation	Not applicable as no buildings on site.	-
Access to public transport	Newcourt Railway Station is around 800m from the site. The site has access to cycling links and some walking links. A bus stop is within 500m of the site.	Good
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	Good
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	Good
Proximity to other Employment	Close but separated by the road system to Sowton Industrial Estate.	Medium
Prominence	Very prominent from the A379, which is an important arterial route within the city. A379	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	Anticipate that both power and IT connectivity were introduced at the right level when the development at Newcourt commenced.	Good
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	No adverse aspects in terms of sustainability.	Medium
Planning context	Undeveloped allocation identified as employment use in the Newcourt Masterplan	Good
Ownership	Single ownership	Good
Redevelopment / improvement potential: Planned development, therefore does not require redevelopment or improvement. Conclusions: The site is in an accessible location on the eastern side of the city close to Junction 30 and residential development and is an undeveloped allocation within the Newcourt Strategic Allocation. The site is visible and accessible and good road access is available from the A379. Accessibility by means other than the private car is good and combined trips could be encouraged. The site's accessibility will be attractive to office occupiers or to those involved with urban logistics. The site will be under pressure from residential development but has good potential to meet future demand for employment. Assessment to meet future demand: Green		

HELAA Ref. No. 141	Site: St Luke's Campus	Status: Existing Employment Areas and Sites
Use Class: F1/ E/ C2 - 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 northwest part of the site is within Conservation area and there are significant trees within the site. Baring Crescent historic park close by. Surrounded by residential buildings within conservation area.	Good
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		

Appendix E – HELAA Housing trajectory

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
7	Merrivale Road			0						0	14					14						0	
9	Flowerpot Lane Car Park, Flowerpot Lane			0						0	9					9						0	
10	Okehampton Street Car Park, Okehampton Street			0						0	30					30						0	
13	Land at Taunton Close			0						0	5					5						0	
14	Marsh Barton			0						0	25	150	150	150	150	625	150	150	150	150	150	750	Includes site refs. 120-122.
15	Water Lane			0						0	50	59	50	50	50	259	75	100	120	100	100	495	Comprises site refs. 117, 130, 167 and 168. Excludes site refs. 16 and 116 as they have planning consent.
17	Land west of Shillingford Road			0						0	19					19						0	
18	Land adjoining Silverlands, Chudleigh Road			0	15	40				55						0						0	Lead-in time and build rate reflects developer advice. See August 2025 Five Year Housing Land Supply.

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
26	Land at Exeter Squash Club, Prince of Wales Road			0						0	25	23				48						0	
27	Wynford Road			0						0	6					6						0	
30	Rear of Beacon Lane shops			0						0	6					6						0	
31	Lancelot Road			0						0	7					7						0	
36	Woolsgrove, Church Hill			0						0	14					14						0	
39	West Gate			0						0	25	50	50	9		134	25	50	50	50	26	201	Comprises site refs. 131 and 142.
41	Land between St Anne's Well Brewery & Exeter College, Lower North Street			0						0	25	25				50						0	
42	North Gate			0						0	50	100	100	100	81	431	21					21	Includes site ref. 246 and other areas of the site currently without planning consent. Excludes Harlequins Shopping Centre and nos.7-11 North Street as these have planning consent.

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
45	Smythen Street Car Park			0						0	20					20						0	
46	South Gate 2			0						0	50	87	6			143						0	Includes site refs. 48 and 169 and other areas of the site currently without planning consent.
50	Howell Road Car Park			0						0	25	50	18			93						0	
51	12-31 Sidwell Street			0						0	25	20				45						0	
56	Parr Street Car Park, Parr Street			0						0	5					5						0	
58	Fairbanks, 90 Polsloe Road			0						0	10					10						0	
63	Clifford Close			0						0	25	8				33						0	
64	Whipton Community Hospital, Hospital Lane			0						0	25	50	50	4		129						0	
67	Grenadier Emperor, Grenadier Road			0						0	25	50	15			90						0	
68	Grenadier Land 29, Grenadier Road			0						0	25	11				36						0	

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
69	Magdalen Road Car Park			0						0	25	25				50						0	
73	91-97 Wonford Street			0						0	5					5						0	
75	Chestnut Avenue			0						0	24					24						0	
76	Bishop Westall Road			0						0	15					15						0	
79	Park and Ride Site, Digby Drive			0						0	25	26				51						0	
83	St Bridget Nurseries, Old Rydon Lane			0						0	25	50	50	50	50	225	50	50	25			125	
84	Garages at Lower Wear Road			0						0	12					12						0	
85	Land at Glasshouse Lane			0						0	17					17						0	
89	Sandy Gate			0						0	75	150	143	50	49	467						0	Comprises site refs. 111, 119 and 140.
90	Land at Old Rydon Lane			0						0	75	150	138	100	98	561						0	Comprises site refs. 139, 140 and the intervening site.
91	Land at Newcourt Road, Topsham			0						0	25	26				51						0	

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
94	Land to the west of Newcourt Road			0						0	25	31				56						0	
95	Land at Topsham Golf Academy			0	10	22	22			54						0						0	Lead-in time and build rate reflects developer advice. See August 2025 Five Year Housing Land Supply.
100	Fever & Boutique, 12 Mary Arches Street			0						0	15					15						0	
104	Heavitree Road Police Station, Heavitree Road			0		813				813						0						0	Lead-in time and build rate reflects developer advice. See August 2025 Five Year Housing Land Supply.
106	Land lying east of Pinn Lane			0						0	12					12						0	
107	Land south of Gipsy Hill Lane			0						0	14					14						0	
108	Hessary, Hollow Lane			0						0	18					18						0	
125	Land behind 66 Chudleigh Road			0						0	25	2				27						0	
129	Newbery Car Breakers, Redhills			0						0	8					8						0	

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
132	Larkbeare House, Topsham Road			0						0	8					8						0	
133	Land at Matford Lane			0						0	25	2				21						0	
145	East Gate (2)			0		202				202	100	177	98	50	50	475	14					14	Comprises site refs. 53, 102, 193, 156 and 166. Lead-in time and build rate for site 103 reflects developer advice. See August 2025 Five Year Housing Land Supply.
146	Red Cow			0						0	50	94	50	50	50	294	50	49				99	Comprises site refs. 22 and 170.
150	Land and buildings at Victoria Street			0						0	25	22				47						0	
151	Rougemont Switching Centre, Queens Road			0						0	25	50	11			86						0	
152	Barton Place, 4 Wrefords Link			0						0	3					3						0	
153	Land to the east of Newcourt Road (2), Topsham			0	17	10				27						0						0	Lead-in time and build rate reflects developer advice. See August 2025 Five Year Housing Land Supply.

Ref.	Site name	2025/26	2026/27	Yield in yrs to Plan adoption	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Comments
157	62 and 64 Alphington Road			0						0	5					5						0	
158	Land at Matford Lane			0						0	27					21						0	
160	Unit 1, Summerland Street			0						0	25	3				28						0	
165	Gipsy Hill Hotel, Gypsy Hill Lane			0						0	25	16				41						0	
TOTAL		0	0	0	42	1087	22	0	0	1151	1297	1507	929	613	578	4924	385	399	345	300	276	1705	