

# **Exeter Housing and Economic Land Availability Assessment (HELAA)**

**First Edition**

September 2022



Civic Centre

Paris Street

Exeter

EX1 1JN

## Contents

1.0	What is the Exeter Housing and Economic Land Availability Assessment? .....	6
2.0	How have sites been identified for assessment? .....	7
3.0	How has the development potential of sites been estimated?.....	8
4.0	Indicative HELAA trajectory.....	11
5.0	Conclusion.....	12
Appendix A - Site Assessments.....		13
Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road .....		14
Land lying east of St Andrews Road / Land adjoining 6 Exe View Cottages .....		19
Land at Redhills (north), Exwick Lane / Land at Redhills .....		22
Land at Luggs Farm, Redhills (south) / Land at Redhills .....		27
Land on the west side of Barley Lane .....		32
Merrivale Road.....		37
Flowerpot Lane Car Park, Flowerpot Lane.....		41
Okehampton Street Car Park, Okehampton Street .....		46
Land at Ide House .....		51
Oaklands Riding School & The Rosary, Balls Farm Road.....		56
Land at Taunton Close .....		61
Marsh Barton .....		66
Water Lane.....		73
Haven Banks Retail Park, Water Lane / Haven Road Retail Park.....		81
Land at Shillingford Road / Land west of Shillingford Road.....		86
Land adjoining Silverlands, Chudleigh Road / Land west of Chudleigh Road .....		90
Land at Bellenden, Wrefords Lane.....		94
Land between Lower Argyll Road and Belvedere Road.....		99
Red Cow / St David's .....		104
Land to the rear of 43 St David's Hill .....		110
99 Howell Road .....		115
Bystock Terrace Car Park, Queens Terrace.....		120
Land at Exeter Squash Club, Prince of Wales Road / Devon and Exeter Squash Club.....		125
Wynford Road .....		131
Land north of Exeter / Land at Stoke Hill / Land east of Stoke Hill.....		135
Land at Pendragon Road / Land off Pendragon Road.....		140
Rear of Beacon Lane shops .....		145
Lancelot Road.....		150

Land off Spruce Close.....	154
Gray's Barn, Church Hill .....	159
Woolsgrove, Church Hill.....	164
Land at Home Farm, Church Hill .....	169
West Gate .....	174
Exbridge House, 26 Commercial Road.....	180
Land between St Anne's Well Brewery & Exeter College, Lower North Street .....	185
North Gate .....	190
Mary Arches Multi-storey Car Park, Mary Arches Street.....	197
Mecca Bingo, 12 North Street.....	202
Smythen Street Car Park.....	207
South Gate .....	212
Cathedral and Quay car park, Lower Coombe Street .....	218
Magdalen Street Car Park, Magdalen Street .....	223
Land at New North Road.....	228
Howell Road Car Park.....	233
12-31 Sidwell Street / Land at Sidwell Street.....	238
East Gate .....	243
City Point, Bampfylde / Sidwell Street .....	249
Triangle Car Park, Russell Street .....	254
Pyramids Leisure Centre, Heavitree Road .....	259
Parr Street Car Park, Parr Street .....	264
Fairbanks, 90 Polsloe Road .....	269
Land at Hamlin Lane.....	274
Land between 106 Hamlin Gardens & 65 Carylton Gardens .....	279
Clifford Close.....	284
Whipton Community Hospital, Hospital Lane.....	289
Land at Cumberland Way.....	294
Grenadier Emperor, Grenadier Road.....	298
Grenadier Land 29, Grenadier Road .....	303
Magdalen Road Car Park.....	308
Land known as Mount Radford Lawn .....	313
Gordons Place Car Park, Gordons Place .....	318
Belle Isle Depot, Belle Isle Drive.....	323
91-97 Wonford Street.....	328
Chestnut Avenue.....	333

Bishop Westall Road .....	338
Land off Ringswell Avenue.....	343
Park and Ride Site, Digby Drive / Car park north of Digby Drive .....	348
Former overflow car park, Tesco, Russell Way.....	353
Land adjacent Tesco Store, Russell Way.....	358
Russell Way / Land south of Russell Way .....	363
Land at St Bridget Nurseries, Old Rydon Lane / St Bridget Nurseries, Old Rydon Lane .....	368
Garages at Lower Wear Road .....	373
Land to the east side of Glasshouse Lane / Land at Glasshouse Lane .....	378
Wear Barton Playing Fields, Wear Barton Road .....	383
Land at Seabrook Farm, Topsham .....	388
Sandy Gate .....	393
Land at Sandy Park / Sandy Park Farm and Land at Old Rydon / Land east of Exmouth Branchline .....	399
Land at Newcourt Road, Topsham.....	404
Land to the east of Newcourt Road.....	409
Yeomans Gardens, Newcourt Road .....	414
Land to the west of Newcourt Road .....	419
Land at Topsham Golf Academy / Five Acres .....	424
Land at Clyst Road, Topsham .....	429
Land to the east of Clyst Road .....	434
Land on the south side of Monmouth Street, Topsham / Mays Field, Topsham .....	439
Mount Howe Field, Topsham.....	444
Fever & Boutique, 12 Mary Arches Street .....	449
182-184, 185-186 and 3-6 North Street, Exeter .....	453
Civic Centre, Paris Street.....	458
Clarendon House, Western Way.....	463
Former Police Station and Central Devon Magistrates Court, Heavitree Road.....	468
Honeylands, Pinhoe Road .....	473
Land lying east of Pinn Lane.....	478
Land south of Gypsy Hill Lane .....	483
Hessary, Hollow Lane .....	487
Land to the north, south and west of the Met Office.....	491
88 Honiton Road .....	496
Sowton Park and Ride, Sidmouth Road .....	501
DOA & Exeter Mobility Centre, Wonford Road .....	506
Land south of the A379.....	511



Corner of Retreat Drive and Exeter Road, Topsham .....	515
Land at Retreat Drive, Topsham .....	519
Land at Water Lane.....	523
Isca House, Haven Road.....	529
Links House, 156 Grace Road Central .....	534
Falcon House, Falcon Road .....	539
22 Marsh Green Road .....	544
RGB Exeter, Alphinbrook Road .....	549
1-9 Alphin Brook Road .....	554
CP Arts, Alphin Brook Road, Exeter .....	559
1-5 Elm Units, Grace Road South .....	564
Land behind 66 Chudleigh Road .....	570
Aldens Farm West, Alphington .....	574

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

1.1 Exeter City Council is preparing a new Exeter Plan (the Exeter Plan) for the period 2020 to 2040. The Exeter Housing and Economic Land Availability Assessment (HELAA) is a key piece evidence that supports the Exeter Plan Outline Draft Plan Consultation. It will be updated as the Exeter Plan progresses towards submission.

1.2 The HELAA has been prepared to help the Council identify sites that could be allocated in the Exeter Plan to meet future housing and employment needs. In summary, the HELAA:

- Identifies sites and broad locations with potential for housing and economic development
- Assesses their development potential and
- Assesses their suitability for development and the likelihood of development coming forward (their availability and achievability).

1.3 The HELAA assesses the potential for housing and employment development of 113 sites in Exeter. The site assessments are contained in appendix A of the document.

1.4 A HELAA informs plan making but does not in itself determine that a site should be allocated for development. It is the role of a HELAA to provide information on the range of sites that are available to meet needs and the role of the development plan to determine which of those sites are the most suitable to meet those needs.

1.5 Unless otherwise justified in this report, the HELAA has been prepared in accordance with the [HELAA Methodology \(Revised May 2021\)](#)<sup>1</sup> which has been developed jointly by the local authorities of Exeter City Council, East Devon District Council, Mid Devon District Council and the Dartmoor National Park Authority to ensure that HELAAs are undertaken in a consistent way across the sub-region. The HELAA Methodology reflects current Government planning practice guidance on how to undertake HELAAs. It has been endorsed by the HELAA Panel, which comprises key stakeholders with an interest in the development of land for housing and economic uses. The HELAA Panel has also been involved in the site assessment process, providing advice on the achievability of sites for housing development. Further details about the Panel and its role in preparing the HELAA are provided in paragraphs 3.12 and 3.13 of the HELAA, sections 4 and 6 of the HELAA Methodology and in the [Panel Constitution and Terms of Reference \(Revised July 2021\)](#)<sup>2</sup>. The following organisations currently sit on the HELAA Panel and were involved in preparing this HELAA:

- Exeter City Council
- Devon County Council (Highways Authority)
- Environment Agency
- Natural England
- National Highways
- Maze Consulting
- Symonds and Sampson
- Marcel Venn Associates
- Taylor Wimpey

---

<sup>1</sup> KS to ADD WEB LINK

<sup>2</sup> KS to ADD WEB LINK

- Barratt Homes
- Andrew Rowe Land and Planning
- LiveWest
- Curlew Developments

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

## 2.0 How have sites been identified for assessment?

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

### Planning commitments

Comprising:

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

### Sites assessed in existing studies

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

- **Urban Capacity Study Part 1 Appendix 2 (July 2020). Greater Exeter Strategic Plan Authorities<sup>5</sup>**
- **Exeter Urban Capacity Study Phase 2 (July 2021). LDA Design<sup>6</sup>**
- **Liveable Exeter – A Transformational Housing Delivery Programme (February 2019). Exeter City Council<sup>7</sup>**
- **Strategic Brownfield Sites Study (January 2018). LDA Design<sup>8</sup>**

### Call for Sites

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

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

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

<sup>5</sup>

<sup>6</sup>

<sup>7</sup>

<sup>8</sup>

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

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

### 3.0 How has the development potential of sites been estimated?

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

- 3.1 For the majority of sites, gross and net development areas have been assessed in accordance with the HELAA Methodology. Exceptions have been made if a site's gross and/or net development areas have been previously assessed in one of the studies listed in paragraph 2.1 above.
- 3.2 In order to calculate the potential housing capacity of a site, the HELAA Methodology sets out a range of densities that can be applied to the net development area. For sites outside the urban area, housing capacities in appendix A have been calculated using the density range for suburban and rural locations that is prescribed in the HELAA Methodology.
- 3.3 However, the HELAA Methodology acknowledges that potential housing capacities can be calculated using alternative approaches where justified. The Council has commissioned LDA Design to prepare the [Exeter Density Study \(July 2021\)](#)<sup>9</sup>, which provides high-level recommendations for minimum housing densities within Exeter's existing urban area. The commission reflects the drive for a general uplift in densities that is promoted in paragraph 123 of the National Planning Policy Framework (NPPF). The minimum recommended densities contained in the commission are set out in the table below. They have been used to calculate the potential housing capacities of the majority of sites within the existing urban area. Exceptions are where a site's potential housing capacity has already been assessed in one of the studies listed in paragraph 2.1 (in which case the site's housing capacity is taken from the study) or a site has planning consent for housing (in which case the site's housing capacity derives from the number of consented homes).
- 3.4 Table 1 summarises the densities that have been used to determine potential housing capacity in the HELAA.

---

<sup>9</sup> KS to add weblink

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

3.5 The HELAA Methodology does not provide a standard approach for calculating the economic development capacity of sites. In order to provide evidence of economic need and capacity for the Exeter Plan, the Council has commissioned Hardisty Jones and JLL Ltd to prepare the Exeter Employment Study<sup>10</sup>. The conclusions of the Exeter Employment Study are reflected in the HELAA as follows:

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

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

3.6 The suitability of sites for potential housing and employment development has been assessed in accordance with paragraphs 5.13 to 5.15 of the HELAA Methodology.

3.7 Stage A of the suitability assessment includes consideration of a site's suitability for potential development in terms of its 'strategic location'. The Exeter Plan Outline Draft Plan Consultation proposes a new development strategy for the city. It would be premature to decide on the locational suitability of any site before that consultation concludes. Therefore the 'strategic location' element of the suitability assessment is not applied in the HELAA. However, the assessment commentary acknowledges the emphasis placed by the NPPF upon making as much use of previously developed land as possible.

3.8 Paragraph 5.13 of the HELAA Methodology indicates that land in flood zone 3b should be regarded as unsuitable for development and must therefore be deducted from the gross development area. However, up-to-date detailed mapping of flood zones 3a and 3b is not currently available for Exeter. For the purposes of the HELAA, the Environment Agency has instead advised that all greenfield land within flood zone 3 should be deducted from the gross development area on the precautionary assumption that it is within the functional floodplain

<sup>10</sup> KS TO INSERT WEBLINK

(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.

- 3.9 Sites that have not passed the suitability assessment have been given housing and employment capacities of '0'.
- 3.10 The suitability assessments have been undertaken by planning officers from the Council in consultation with statutory bodies<sup>11</sup>, other external stakeholders<sup>12</sup> and other local authority officers<sup>13</sup>.

#### Site availability

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

#### Site achievability

- 3.12 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 the sites. In doing so, the HELAA Panel takes into account any constraints to development identified in the suitability assessments, the information provided by promoters on site availability, the current planning status of sites and local knowledge.
- 3.13 The assessments of achievability for each site that are contained in appendix A reflect advice provided to the Council by the HELAA Panel during Panel meetings that were held on 29 June and 14 July 2022.

#### **'RAG' rating**

- 3.14 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 only exceptions are for sites that have failed their suitability, availability or achievability assessments – these sites have not been rated. A site's rating reflects the extent to which constraints could affect its development potential, or whether or not it is already allocated or has planning consent for development. The ratings have the following meanings:

---

<sup>11</sup> Environment Agency, Historic England and Natural England. Responses from Highways England will feed into the next edition of the HELAA.

<sup>12</sup> Including South West Water, the Met Office, Devon County Council and the Health and Safety Executive.

<sup>13</sup> Including Development Management, Heritage, Tree and Environmental Health Officers.

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

## 4.0 Indicative HELAA trajectory

4.1 Table 3 contains a trajectory that summarises potential housing delivery over the Exeter Plan period (2020-2040). The trajectory takes into account the homes that were completed in Exeter in 2020/21 and 2021/22, expected delivery on sites that benefited from planning consent or a resolution to approve planning consent for new housing (including purpose built student accommodation) at 1 April 2022, and the potential rate of housing delivery from all HELAA sites that have passed the tests of suitability, availability and achievability. The latter has been informed by a standard model for calculating housing delivery rates that has been agreed with the HELAA Panel and is contained in Appendix 1 of the HELAA Methodology.

	2020/21 – 2021/22	2022/23 – 2026/27 (Years 1-5)	2027/28 – 2031/32 (Years 6-10)	2031/32 – 2039/40 (Years 11-19)	Exeter Plan period 2020-2040
Completions	2,024	-	-	-	2,204
Sites with consent / resolution to approve consent at 1 April 2022	-	3,910	1,303	167	5,380
HELAA sites	-	0	4,851	2,932	7,783
<b>TOTAL</b>	<b>2,024</b>	<b>3,910</b>	<b>6,154</b>	<b>3,099</b>	<b>15,187</b>

4.2 Table 3 indicates that, over the twenty year Exeter Plan period, 15,187 new homes could be delivered from the three sources contained in the trajectory. This indicative total does not include an allowance for windfall completions. As the Exeter Plan progresses towards submission, a revised detailed trajectory will be prepared that takes windfalls into account in accordance with the process set out in appendix 4 of the HELAA Methodology.

4.3 Using its standard method, the Government has calculated that there is currently a need for at least 650 new homes to be built each year in Exeter. This equates to a need for at least 13,000 new homes over the twenty year Exeter Plan period.

4.4 15,187 homes (potential delivery) exceeds 13,000 homes (need). Therefore, it can be concluded that, in addition to current completions, there are a sufficient number of sites with

consent / resolution to approve and suitable, available and achievable HELAA sites to meet the need for new homes in Exeter between 2020/21 and 2039/40. Indeed, potential delivery from these three sources exceeds need by almost 2,200 homes, before any allowance is made for windfalls completions.

- 4.5 As such, there is no need to revisit the assumptions made in the HELAA on the suitability, availability and achievability of the HELAA sites assessed in appendix A.
- 4.6 The HELAA does not include an employment trajectory. A detailed assessment of the demand for and supply of land for employment use is provided by the Exeter Employment Study.

## 5.0 Conclusion

- 5.1 The HELAA has identified a sufficient supply of sites for potential housing development to meet the need for new homes over the Exeter Plan period. An assessment of the demand for and supply of land for employment use is provided by the Exeter Employment Study. The HELAA's assessment of employment land supply reflects the conclusions of the Exeter Employment Study.
- 5.2 The HELAA will be updated as the Exeter Plan progresses towards submission to ensure that site assessments remain up to date, reflect any changes to planning commitments data and include an appropriate allowance for windfall completions. The updated HELAA will also include a revised trajectory for housing development, plus a five year housing supply calculation for Exeter. Further work on the Exeter Plan may lead to changes in the assumed site capacities and timings of delivery set out in this first edition of the HELAA.



## Appendix A – Site Assessments

## Hamlyns Farmhouse & Hamlyns Farm, St Andrews Road

### Site Overview

**Site reference number:** 1

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

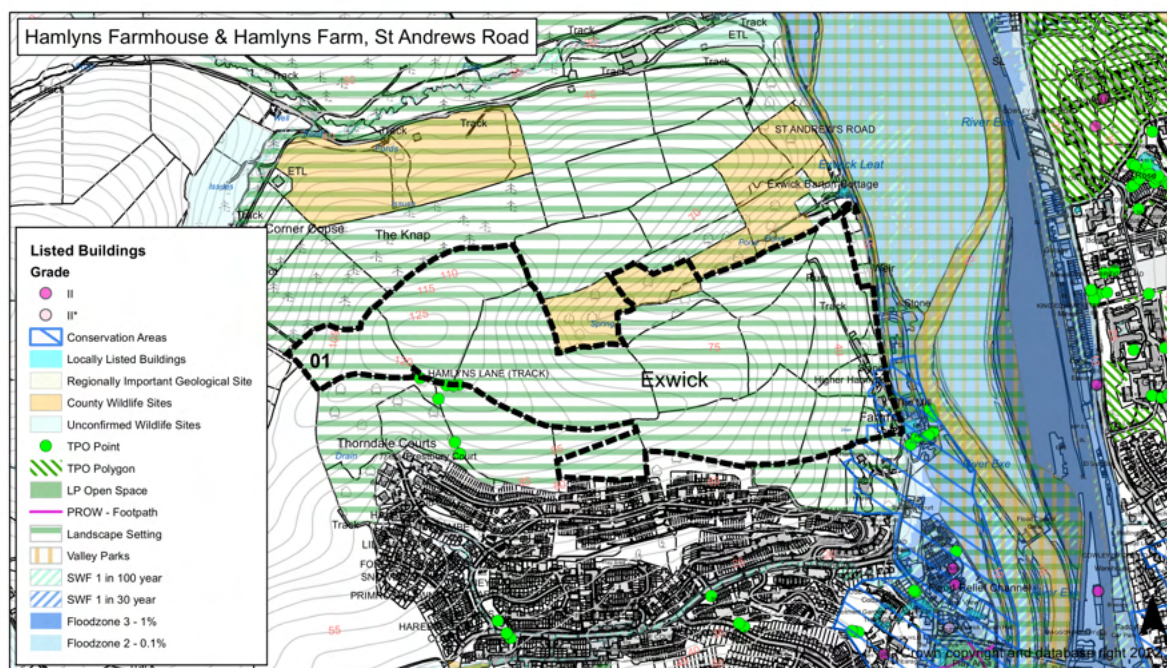
**Total site area (ha):** 28.96

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes habitats which are identified in Planning Practice Guidance as likely habitats for legally protected species. The Environment Agency has identified that the site could provide habitat for bats and dormice amongst other 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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	0.9 ha of the site is a County Wildlife Site.
<b>Priority Habitats</b>	The site includes lowland meadow. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The south eastern area of the site is within a conservation area, part of which contains significant trees. There are also significant trees and hedges elsewhere within 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. Natural England have identified that the site is within 250 metres of a large Ancient Woodland (Exwick Wood).

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exeter slopes and hills and wooded ridges and hilltops.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	The entire area to the west of the site, including St Andrews Road, is in flood zones 2 and 3 associated with the River Exe and is not protected by flood defences. This may cause access difficulties.
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency has identified a watercourse risk to the northern part of site, although there is an opportunity for the provision of valley park and natural flood management.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to the Church of St Andrew, which is Grade II* listed, together with a number of Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The south eastern part of the site (occupied by existing homes and farm buildings) is within Exwick conservation area. The Exwick Conservation Area Appraisal identifies Hamlyn's Farm barn (adjoining St Andrews Road) as making a positive contribution towards the character of the conservation area and it is therefore discounted from having any redevelopment potential (c.0.02 ha). Any development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. There are currently no grocery stores, schools, doctors or dental surgeries or significant job opportunities within 1 km of the centre of the site. The nearest rail station is Exeter St David's which is located around 1.6 km distant. However, there are bus stops reasonably close to the site along Kinnerton Way. The site

	is not currently served directly by pedestrian or cycle links and local topography is not conducive to encouraging these forms of transport. The city centre as designated in the adopted Local Plan is approximately 600 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The HELAA Panel advised that highways access to the site is not achievable. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	Around 17.2 ha located in the north-west, north and eastern and southern parts of the site have gradients of between 1:6 and 1:3 and are likely to be too steep to be developed for housing. A further c.1.5 ha located in the north and eastern areas of the site have gradients in excess of 1:3 and are discounted as being too steep to be developed for housing.
<b>Existing homes</b>	The site includes two existing homes - Hamlyns Farm and Higher Hamlyns - located in the south eastern corner of the site.
<b>Other</b>	NA

**Stage B Conclusion:** Around 1.5 ha of the site is considered unsuitable for development as it comprises land with a gradient of 1:3 or more. The remainder of the site has passed the Stage B Assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is unachievable due to highways access constraints. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

<b>Rating and Overall Conclusion</b>
The site has not been given a rating as it has failed the achievability assessment.



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

### Site Overview

**Site reference number:** 2

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

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

**Existing assessment:** NA

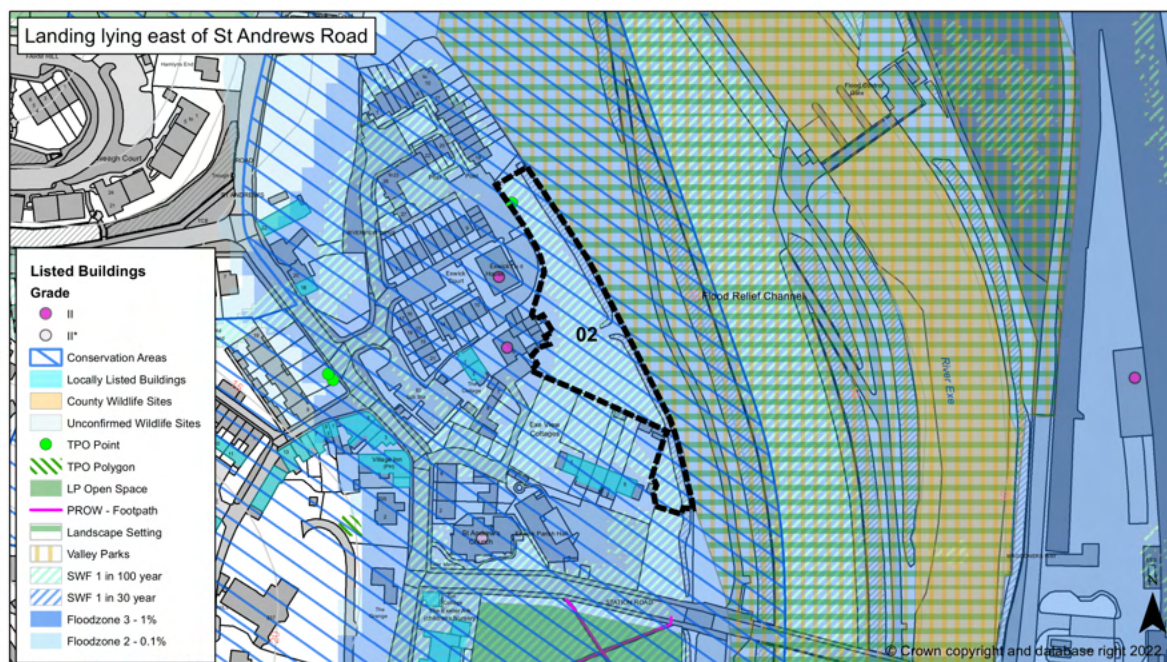
**Total site area (ha):** 0.31

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Visual Land Parcel Study</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	NA
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	NA
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	NA
-------------------------------	----



Accessibility and movement	
Accessibility	NA
Car Parks	NA
Transport requirements	NA

Health & Safety	
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	
Education	NA
Health	NA
Waste water	NA
Clean water	NA

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

**Stage B Conclusion:** NA

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

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

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

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

### Site Overview

**Site reference number:** 4

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

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

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

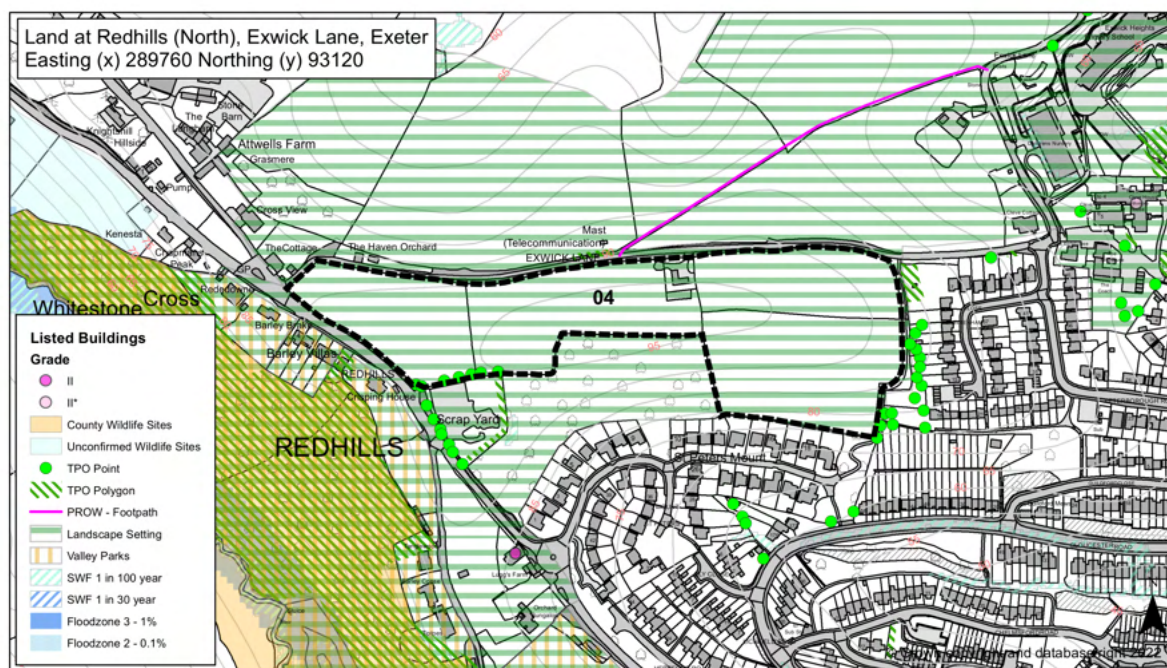
**Total site area (ha):** 4.01

**Gross development area (ha):** 3.85

**Net development area (ha):** NA

**Housing capacity:** 80

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are trees and hedges on site boundaries. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 37 runs along the northern boundary of the site, along Exwick Lane.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

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

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Cleve House, which is Grade II* listed, together with a number of Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. There are currently no grocery stores, doctors or dental surgeries or significant job opportunities within 1 km of the centre of the site, although there is a primary school and bus stop within walking distance. The nearest rail station is Exeter St David's which is located around 2.5 km distant. The site is not currently served directly by pedestrian or cycle links, although the outline consent from which the site benefits includes provision of a pedestrian link along Exwick Lane. Local topography is not conducive to encouraging cycling and walking. The nearest local centre as designated in the adopted Local Plan is approximately 700 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Around 0.95ha of land along the northern site boundary and in the south eastern part of the site have gradients of between 1:6 and 1:3 and are likely to be too steep to be developed for housing. A further

	c.0.16ha towards the south eastern boundary has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

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



## Land at Lugg's Farm, Redhills (south) / Land at Redhills

### Site Overview

**Site reference number:** 5

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

**Relevant planning history:** An outline planning application for up to 35 dwellings and associated infrastructure has been refused consent and is at appeal (22/0544/OUT).

**Existing assessment:** NA

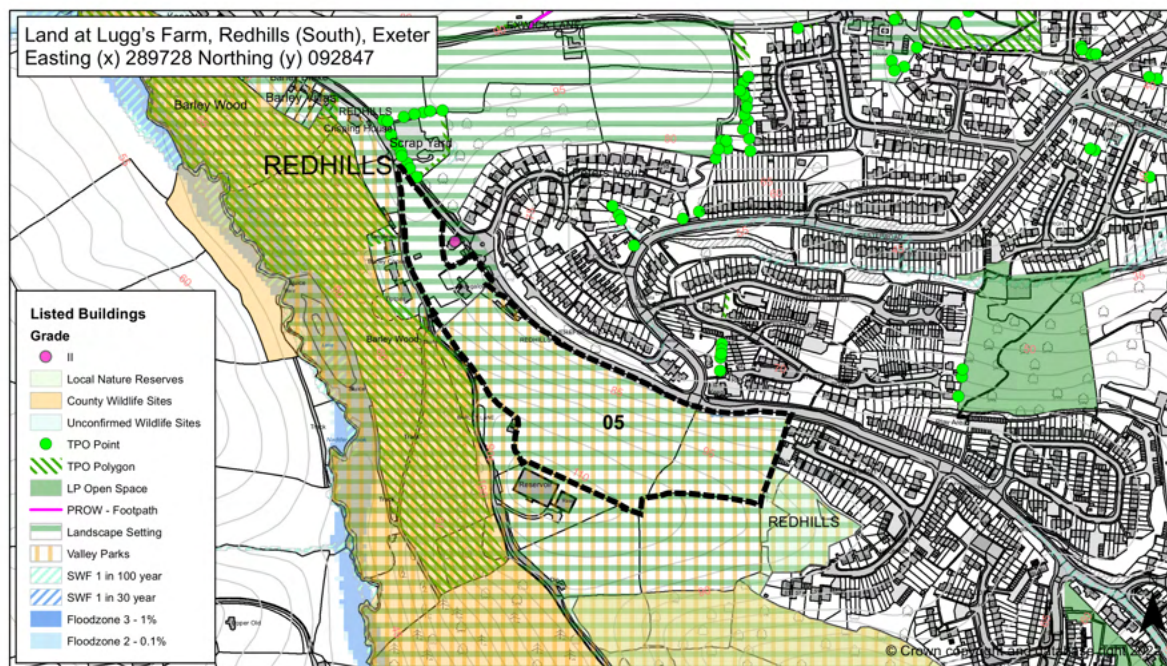
**Total site area (ha):** 4.82

**Gross development area (ha):** 3.92

**Net development area (ha):** 2.35

**Housing capacity:** 47-83

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees and hedges on and adjacent to the site. Mature trees and woodland on south west boundary pose a constraint, due to their dominance as a result of their size and position. A tree survey and constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exeter slopes and upper farmed and woodland valley slopes.
<b>Valley Parks</b>	4.15ha of the site is within Alphington Whitestone 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.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA



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

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Luggs Farmhouse, which is grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. There are currently no grocery stores, doctors or dental surgeries or significant job opportunities within 1 km of the centre of the site, although there is a bus stop on Lichfield Road which is within walking distance. The nearest primary school is located around 850 m walking distance away and Exeter St David's station which is located around 3 km distant. The site is not currently served directly by pedestrian or cycle links and local topography is not conducive to encouraging cycling and walking. The nearest local centre as designated in the adopted Local Plan is approximately 700 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Around 2.1 ha of the main part 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 surrounds a further area of around 0.9 ha that has a gradient in excess of 1:3 which is considered to be too steep to be developed for housing. This area is discounted from having any development potential.
<b>Existing homes</b>	Orchard Farm is located within the site.
<b>Other</b>	NA

**Stage B Conclusion:** Around 0.9ha of the site is considered unsuitable for development as it comprises land with a gradient in excess of 1:3. The remainder of the site has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Red:</b> Not including the discounted areas, the site is subject to severe constraints that are not considered conducive to development. Key constraints include the sensitivity of the landscape in the hills to the west of Exeter.

## Land on the west side of Barley Lane

### Site Overview

**Site reference number:** 6

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

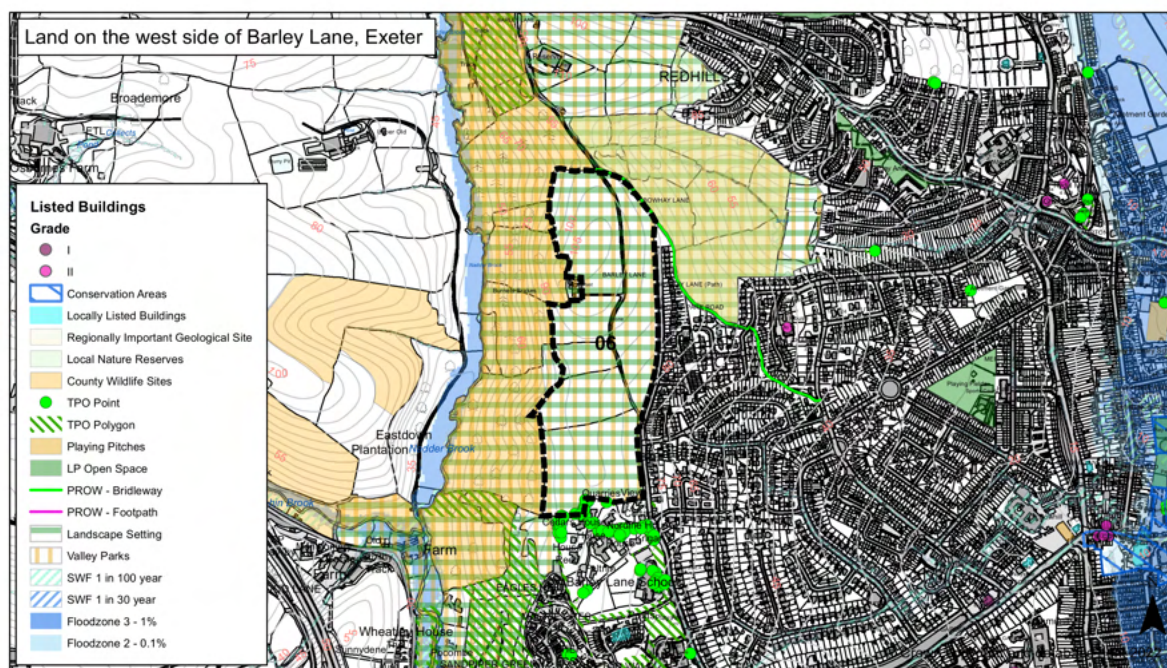
**Total site area (ha):** 12.71

**Gross development area (ha):** 2.91

**Net development area (ha):** 1.75

**Housing capacity:** 35-61

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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 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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	Barley Valley Nature Reserve is adjacent. Keeping good habitat links to the woodland (PHI) to the west will be important.
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site includes lowland mixed deciduous woodland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation and may be on the Exeter skyline.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exeter Slopes and Hills and upper farmland and wooded valley slopes.
<b>Valley Parks</b>	The site is within Barley 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.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA

<b>Public Rights Of Way</b>	Exeter Bridleway 36 runs along the north eastern edge of the site. Exeter Green Circle footpath runs along the eastern edge of the site.
-----------------------------	---

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The site includes land at risk from surface water flooding. The Environment Agency advise that there are flood problems downhill along a minor watercourse/poor culverts/drains and that natural flood management measures may help with this. 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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 1km of the site. Redhills Primary School is within 1.5km but all other facilities and services are at least 2km from the site. With improved pedestrian/cycle links access to some of these may be enhanced. There are bus stops within 500m of the site located along Dunsford Road and the Dunsford Road end of Barley Lane along the east edge of the site. There is average access to some cycling links and some walking links. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.

<b>Steep topography</b>	2.7ha 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 along the western, north-eastern and south eastern edges of the site. A further 0.4 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This is located in the north-western corner.
<b>Existing homes</b>	NA
<b>Other</b>	A HELAA Panel Member has advised that the area of the site to the west of Barley Lane contains a sewer.

**Stage B Conclusion:** Around 0.4ha of the site is unsuitable for housing and employment on grounds of gradient in excess of 1:3. The remainder of the site has passed the Stage B Assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that the area to the east of Barley Lane may be achievable at a lower housing yield, subject to appropriate highways access provision / mitigation. However, the Panel advises that area of the site to the west of Barley Lane (c. 9.4 ha) is not achievable (n.b. this includes the area that has been discounted under the stage B conclusion on grounds of gradient). The site's gross development area (and therefore net development area) have been adjusted to reflect the Panel's advice.

<b>Rating and Overall Conclusion</b>	
<b>Red:</b>	Not including the discounted areas, the site is subject to severe constraints that are not considered conducive to development. Key constraints include that part of the site is in the Barley Valley Park and the sensitivity of the landscape in the hills to the west of Exeter.



## Merrivale Road

### Site Overview

**Site reference number:** 7

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.46

**Gross development area (ha):** 0.46

**Net development area (ha):** 0.37

**Housing capacity:** 22+ gross, 14+ net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are small trees and shrubs on site, but these will not be a major constraint to development.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.

<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

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

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site has no significant constraints.

## Flowerpot Lane Car Park, Flowerpot Lane

### Site Overview

**Site reference number:** 9

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Urban Capacity Study Phase 1

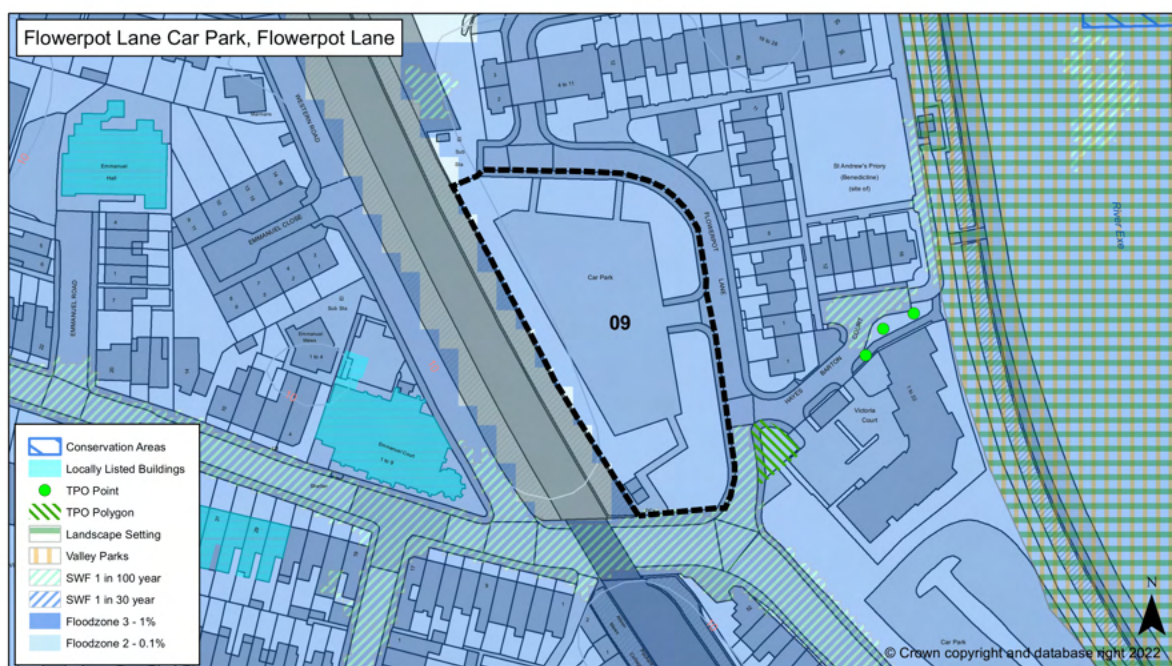
**Total site area (ha):** 0.4

**Gross development area (ha):** NA

**Net development area (ha):** NA

**Housing capacity:** 9

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees (deciduous woodland) on the perimeter of the site. Development must avoid trees on or close to western boundary and incorporate as many trees as possible on the eastern boundary of the site. This is taken into account in the site capacity. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advises that there are major potential flood risk issues on the site from the River Exe: the

	<p>site is part of the River Exe major flood route when defences exceeded. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Undercroft parking with residential above may be feasible. Safe access and egress are likely to be a major issue. Okehampton Street is a flood route which would need to be considered by development proposals.</p>
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	<p>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.</p>
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	<p>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.</p>
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	<p>The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.</p>
-------------------------------	---

<b>Accessibility and movement</b>	
<b>Accessibility</b>	<p>Access to public transport, services, facilities and job opportunities is excellent. The site is located within approximately 500m from the city centre. The site provides good access to a full range of retail and leisure uses in the city centre, Exe Bridges, St Thomas and the quay/canal basin, together with employment at the city centre and Marsh Barton (note Marsh Barton is also being considered for redevelopment). The site is close to Montgomery primary school and around 1.5km from West Exe and 1km from Exeter College for secondary/further education. There are good, direct, short walking and cycling links to the strategic cycle routes along the river to the Riverside Valley Park. These provide high quality, traffic free links to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). There are also traffic-free routes towards Marsh Barton.</p>

	The site is served by bus stops on Okehampton Road. The nearest railway station is at St Thomas, approximately 400m to the southeast. The site has good vehicular access off Okehampton Road. Due to the location and potential for active transport the site would be suitable for low-car use or possibly car-free development, depending on direct links to the riverside paths. The nearest local centre as designated in the adopted Local Plan is approximately 200m away.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential and/or employment development suitable pedestrian/cycle links to the existing path alongside river/playing fields and possible additional improvements will be required. The site is suitable for car-free development, subject to the provision of supporting infrastructure.

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

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



	of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

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

## Okehampton Street Car Park, Okehampton Street

### Site Overview

**Site reference number:** 10

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Urban Capacity Study Phase 2

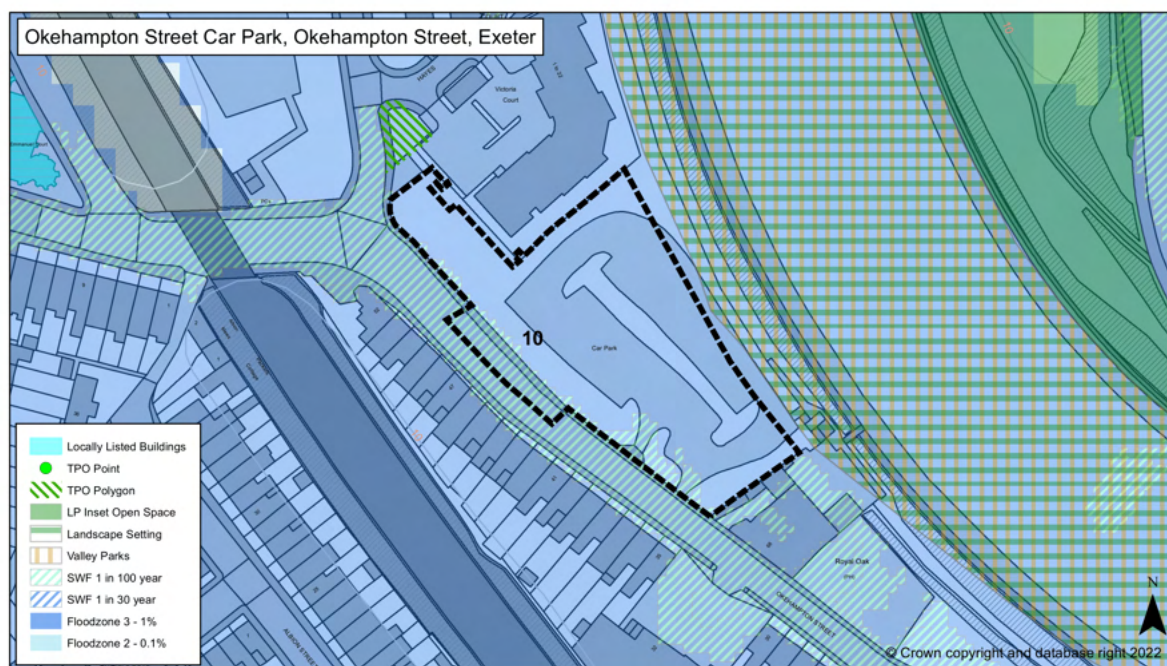
**Total site area (ha):** 0.34

**Gross development area (ha):** NA

**Net development area (ha):** 0.24

**Housing capacity:** 24-36

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

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

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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees within and adjacent to the site which are taken into account in the site capacity. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advise that there are major potential flood risk issues on site from the River Exe: the site is part of the River Exe major flood route when defences are exceeded.

	EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Undercroft parking with residential above may be feasible. Safe access and egress is likely to be a major issue.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to 17 and 18 Okehampton Street which are grade 2 listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is excellent. The site is located within approximately 500m from the city centre. The site provides good access to a full range of retail and leisure uses in the city centre, Exe Bridges, St Thomas and the quay/canal basin, together with employment at the city centre and Marsh Barton (note Marsh Barton is also being considered for redevelopment). The site is close to Montgomery primary school and around 1.5km from West Exe and 1km from Exeter College for secondary/further education. There are good, direct, short walking and cycling links to the strategic cycle routes along the river to the Riverside Valley Park. These provide high quality, traffic free links to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). There are also traffic-free routes towards Marsh Barton. The site is served by bus stops on Okehampton Road. The nearest

	railway station is at St Thomas, approximately 400m to the southeast. The site has good vehicular access off Okehampton Road. Due to the location and potential for active transport the site would be suitable for low-car use or possibly car-free development, depending on direct links to the riverside paths. The nearest local centre as designated in the adopted Local Plan is approximately 150m away.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts
<b>Transport requirements</b>	Comments from DCC Highways are awaited. In order to achieve suitable highways access that allows for residential development, it is likely that suitable pedestrian/cycle links to the existing path alongside river/playing fields and possible additional improvements will be required. The site is suitable for car-free development, subject to the provision of supporting infrastructure.

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

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education

	authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

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



## Land at Ide House

### Site Overview

**Site reference number:** 11

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

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

**Existing assessment:** NA

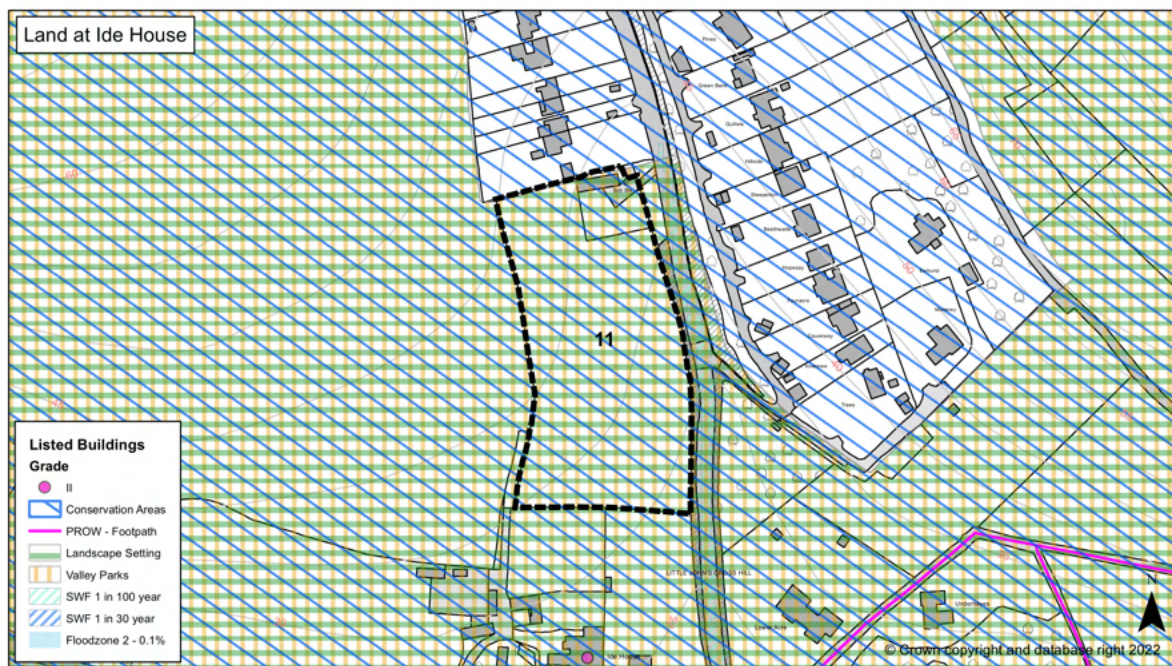
**Total site area (ha):** 0.91

**Gross development area (ha):** 0.52

**Net development area (ha):** 0.42

**Housing capacity:** 8-15

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are trees and hedges on site boundaries. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exeter Slopes and Hills and upper farmland and wooded valley slopes.
<b>Valley Parks</b>	The site is within Barley 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.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA



<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	Whilst the site is not known to be at risk from surface water flooding, there is a minor surface water risk to the eastern edge. 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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	The site is within the Alphin Brook conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area. There is an electricity sub station at northern end of the site which is noted as making a positive contribution to the Alphin Brook conservation area in the conservation area appraisal and management plan. This area (0.07 ha) is therefore excluded from the gross development area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 1km of the site. Most services and facilities are located within 2km and with improved pedestrian/cycle links access to some of these could be enhanced. There are bus stops along Dunsford Road within 1km of the site and access to some cycling links and some walking links. St Thomas is the closest railway station and 2km from the site. The nearest local centre as designated in the adopted Local Plan is approximately 850m away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA

<b>Agricultural land</b>	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.
<b>Steep topography</b>	0.23ha 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 runs through the centre east of the site. A further 0.35 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This is located along the eastern edge.
<b>Existing homes</b>	NA
<b>Other</b>	There is an electricity sub station at northern end of the site which is noted as making a positive contribution to the Alphin Brook conservation area in the conservation area appraisal and management plan.

**Stage B Conclusion:** Around 0.39 ha of the site is unsuitable for housing and employment on grounds that it contains a building that makes an important contribution to the character and appearance of the conservation area and that it comprises land with a gradient in excess of 1:3. The remaining site area has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Red:</b> Not including the discounted areas, the site is subject to severe constraints that are not considered conducive to development. Key constraints include the loss of land in a Valley Park and the sensitivity of the landscape in the hills to the west of Exeter.

## Oaklands Riding School & The Rosary, Balls Farm Road

### Site Overview

**Site reference number:** 12

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

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

**Existing assessment:** NA

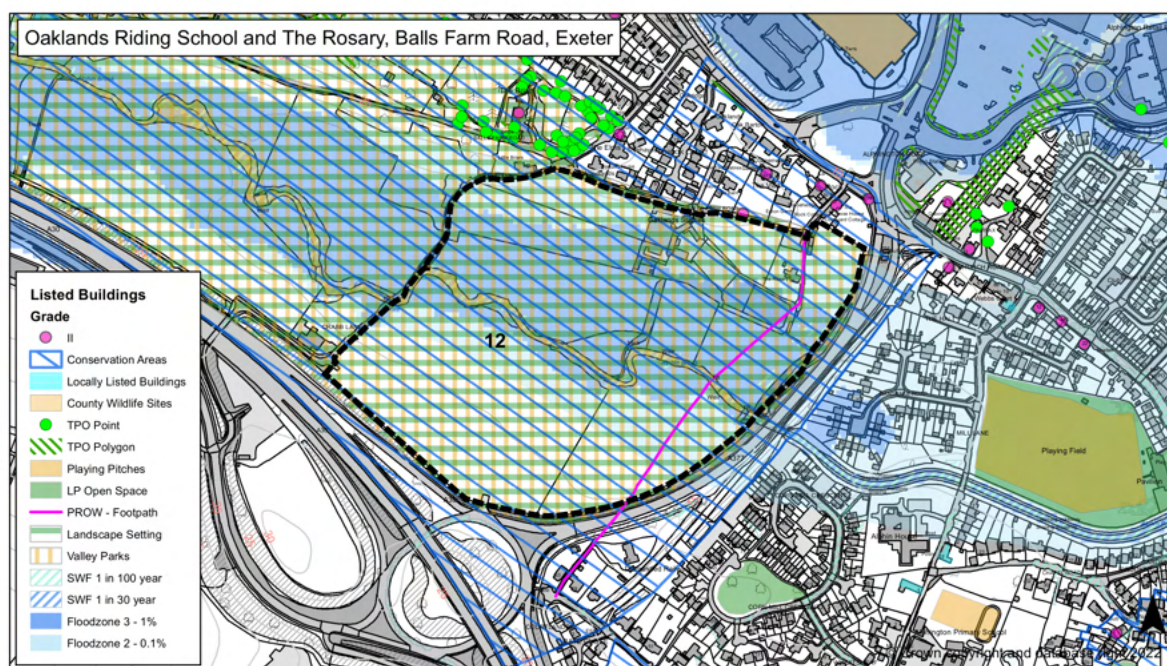
**Total site area (ha):** 12.45

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is largely greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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:** Around 5.13 ha of the site is unsuitable for housing and employment development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	The watercourse running through the site is a County Wildlife Site, although this area has already been discounted at Stage A. Natural England advise that development would need to incorporate buffers on either side of the watercourse.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are trees and hedges on the site boundaries. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
<b>Valley Parks</b>	The site is entirely within Alphington Whitestone 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.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 29 runs north to south through the site, from Balls Farm Road to the A379.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, 5.13 ha of the site is unsuitable for development on grounds that it is greenfield and in flood zone 3. A further 3.95 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has development potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
<b>Flood Zone 1</b>	The remaining area of the site is in flood zone 1 and has a low probability of experiencing fluvial flooding.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that there is potential for valley park works to enhance the floodplain and biodiversity etc. National Highways advise that they will not permit drainage onto the highway.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to a number of grade II listed buildings and structures located to the north. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is entirely within Alphin Brook conservation area. The Conservation Area Appraisal identifies that views from south to north across the site are important to the setting of the conservation area. The site is therefore discounted from having any development potential.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally poor. Whilst there is a supermarket, secondary school, a bus stops and job opportunities within 1km walking distance of the centre of the site, the nearest primary school is over 1 km away, the nearest doctors surgery is around 1.3 km away and the nearest dental surgery and rail station (both existing and under construction) are over 2 km away. Significant improvements to existing pedestrian and cycle links would be important to encourage cycling and walking as a mode of choice. The nearest local centre as designated in the adopted Local Plan is approximately 1000 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and is unlikely to be suitable for low-car development. National Highways advise that highways access would need to be specifically sited towards Exeter.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required before it is possible to identify whether the site can be suitable for residential use. The Panel advise that acoustic mitigation in this location is likely to be expensive.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as

	the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
<b>Waste water</b>	Due to size or location, development of the site is 'likely' to cause serviceability issues on the receiving sub catchment of the wastewater network. Further detailed evaluations will be required.
<b>Clean water</b>	Due to the size of the site, additional information will be required to assess the impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	Around two thirds of 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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	The Rosary and The Flat at the Rosary are existing homes located within the site. It is assumed that these are owned by the site submitter and are therefore available for redevelopment.
<b>Other</b>	NA

**Stage B Conclusion:** Of the area that has passed the Stage A assessment, none of the site is suitable for development on grounds that it comprises an area of open space that is important to the character of the 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 unachievable due to highways concerns and wider flood risk management mitigation.

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



## Land at Taunton Close

### Site Overview

**Site reference number:** 13

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

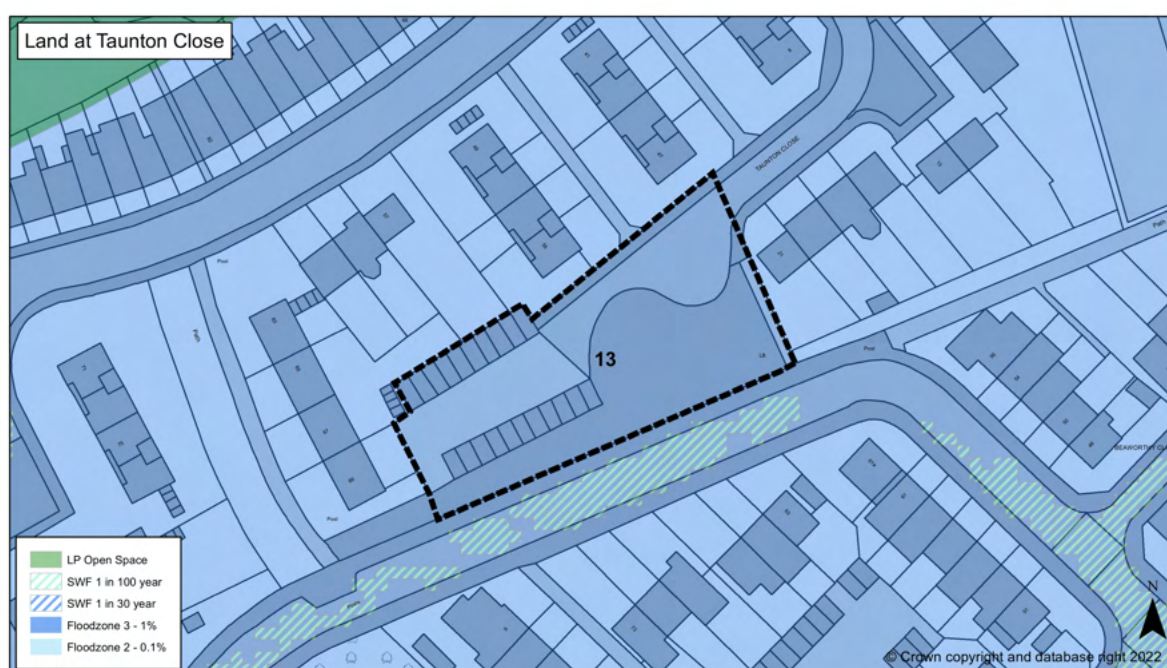
**Total site area (ha):** 0.18

**Gross development area (ha):** 0.11

**Net development area (ha):** 0.11

**Housing capacity:** 5+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is part previously developed, part greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

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

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

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The eastern part of the site contains significant trees. A tree survey and tree constraints plan will be required.

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

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

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	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 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.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	NA
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA

<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

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

## Marsh Barton

### Site Overview

**Site reference number:** 14

**Site description:** A large brownfield site in the southwest of Exeter. It is currently one of the city's established employment areas and includes a mix of low density, light industrial, bulky goods retail, car show rooms and waste management uses amongst others. The site is generally level and is bounded by the Great Western mainline, the Haven Banks area and the canal/River Exe to the east (including the proposed Water Lane allocation), newer phases of Marsh Barton and Matford Green Trading Estates to the south, Alphington Road, a supermarket and residential areas to the west and residential areas to the north. The site is not allocated for development but is within the Liveable Exeter programme.

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

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

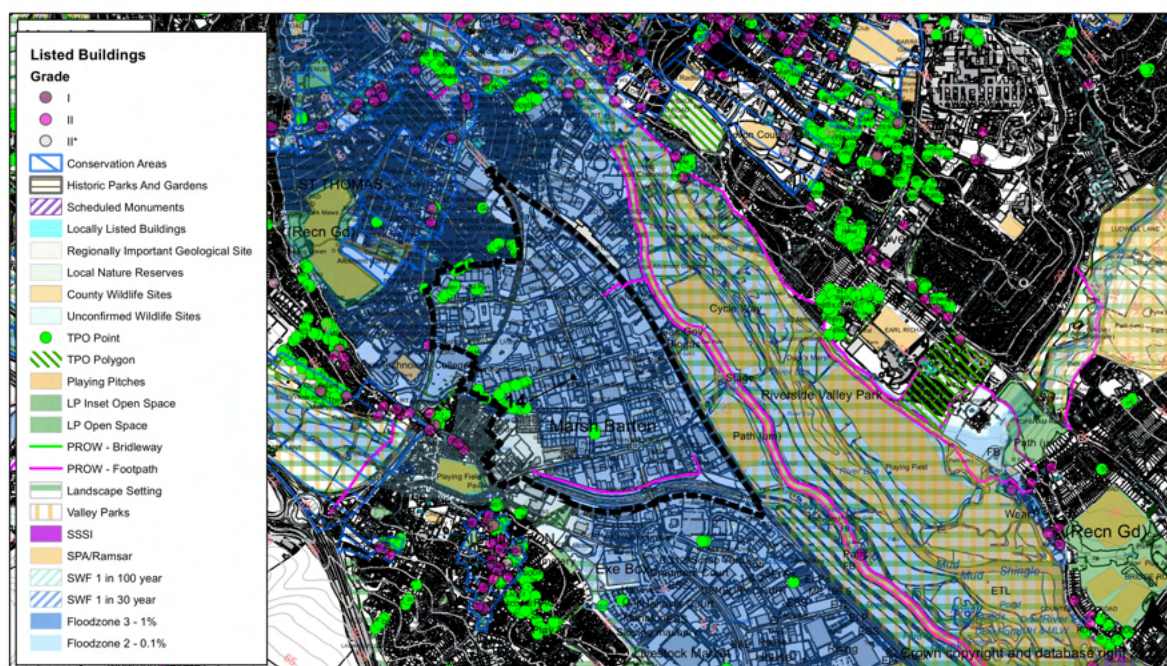
**Total site area (ha):** 89.41

**Gross development area (ha):** 87.51

**Net development area (ha):** NA

**Housing capacity:** 5,544

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.



**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	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).
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Significant trees (including TPOs) are on site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	The site includes two built sports facility (cricket and social club and indoor climbing wall). The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be 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.
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 26 runs broadly east to west near the southern boundary of the site along the Alphin Brook. Exeter Footpath 25 runs broadly north east to southwest for a short distance near the north-eastern boundary of the site underneath the railway line.

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

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



<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Devon House, Hatherleigh House and Hatherleigh Cottage on Alphington Road, and a cluster of buildings on Church Road, all of which are grade 2 listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers this area to be a strategically significant in terms of waste management for Exeter and the wider area and, therefore, it should not be constrained by non-waste development in close proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. The site contains established and strategic waste uses that play a significant role in managing Devon's waste. This includes: the Exeter Energy from Waste Facility and Transfer Station which disposes of household waste originating from Exeter, Teignbridge and East Devon; Exton Road Household Waste Recycling Centre; other waste uses including metals recycling; clinical waste transfer and a Materials Recovery Facility. Residential properties are highly likely to be impacted by noise, odour, traffic, dust etc. generated by the operations at these waste sites and, therefore, a significant part of this site is not currently suitable for residential development. It is unlikely these impacts could be mitigated to an acceptable level. The Waste Planning Authority objects to the loss or constraint of any waste management facility and, therefore, it would be necessary to deliver replacement sites at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
<b>Installations handling hazardous substances</b>	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.
<b>HSE Major Hazard Pipelines</b>	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.
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road any houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.

<b>High voltage power lines</b>	The site is crossed by a high voltage power line and includes two pylons close to the eastern site boundary. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.
---------------------------------	--

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

<b>Other</b>	
<b>Community facility</b>	The site contains a cricket and social club and Devon Disability Centre. The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the cricket/social club and disability centre unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	The site includes a small number of individual retail units, but in particular a range of out of town retail uses clustered at Exeter Retail Park on Alphington Road. Marsh Barton may be an appropriate location for some small scale retail and other main town centre uses. However, the NPPF also recognises that residential development

	often plays an important role in ensuring the vitality of centres and encourages retail development on appropriate town centre sites.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	A small corridor of the site in the northern portion accommodates a rail embankment. This has a gradient greater than 1:6. However, the site is generally level and is not too steep to be developed for housing or employment use.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

#### **Rating and Overall Conclusion**

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

## Water Lane

### Site Overview

**Site reference number:** 15

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

**Relevant planning history:** Previous planning applications for piecemeal housing redevelopment within the site have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach to be taken for Water Lane.

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

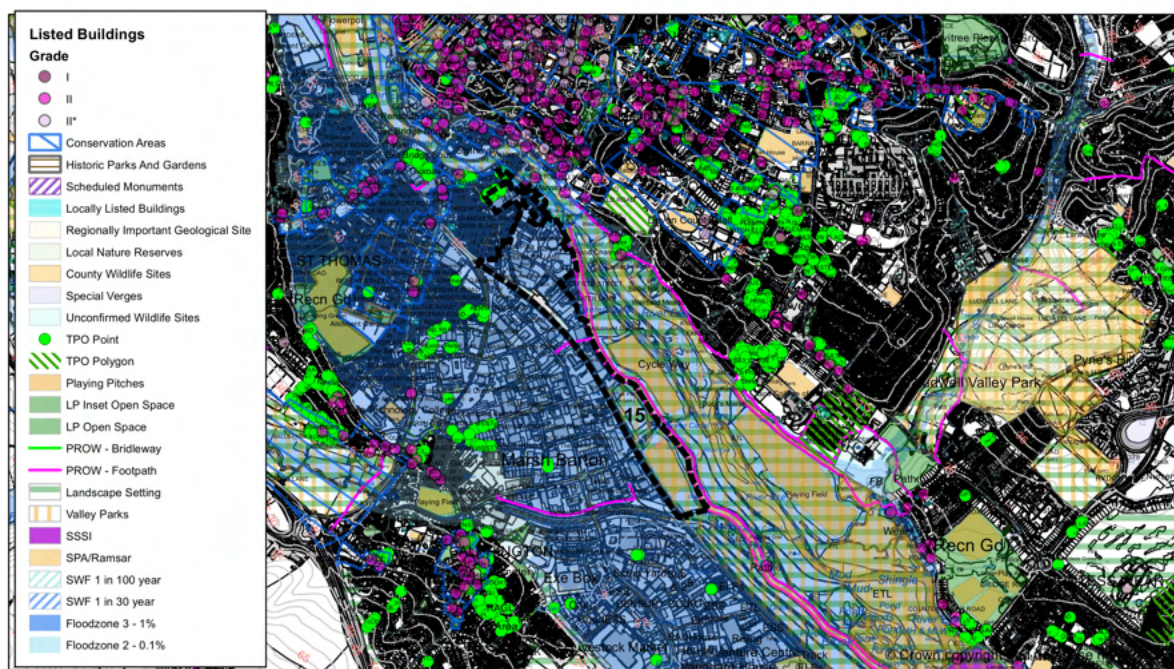
**Total site area (ha):** 31.8

**Gross development area (ha):** 25.80

**Net development area (ha):** NA

**Housing capacity:** 1,567

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is partly previously developed and partly greenfield. The NPPF is clear that strategic policies

should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

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

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

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	The site includes part of the Exeter Canal which is a County Wildlife Site.
<b>Priority Habitats</b>	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.
<b>Open Mosaic Habitats</b>	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.
<b>Nature Recovery</b>	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.
<b>Habitat Mitigation</b>	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.

<b>Trees</b>	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.
--------------	---

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	A new Playing Pitch Strategy is being prepared by the Council, but the NPPF is clear that sports and recreational land should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Grace Road Playing Fields has already been discounted from having housing development potential at Stage A.
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	Grace Road Playing Fields has been discounted from having any housing development potential at Stage A.
<b>Public Rights Of Way</b>	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.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	In addition to the areas of the site that are greenfield and in flood zone 3 or previously developed and in flood zone 3 (see Stage A Assessment), around 0.85 ha of land adjacent to the railway is in flood zone 2. Land in flood zone 3 has a high probability of experiencing fluvial flooding and land in flood zone 2 has a medium probability of experiencing fluvial flooding. Land in these flood zones only has development/redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency has advised that the site is subject to major flood risk from

	the River Exe. If existing flood defences were to be breached, it would be a major flood route. The Environment Agency advise that in order for the site to be redeveloped, major access and egress problems will need to be addressed. Access and egress points will need to be created either to the north (over the river at the Quayside) or to the south over the railway line and via a raised route to an existing old railway line running through Marsh Barton. A strategic approach must be taken to address all flood risk issues.
<b>Flood Zone 1</b>	The remaining area of the site is in flood zone 1 and has a low probability of experiencing fluvial flooding.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	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.
--------------------------	--

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	The site includes the following locally listed buildings and structures: fragments and gateway to no. 62 Haven Road; Gas Works Former Manager's House/Office; The Welcome Pub; and the boundary wall to the Canal Basin (west side). Development proposals must be acceptable in heritage terms.



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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to services and facilities is generally poor at present, but the size of the site provides opportunities for this to significantly improve. Whilst job opportunities are available within the site and in nearby locations, there are no food shops, schools, doctors or dental surgeries within walking and cycling distance of the southern part of the site. The northern and central areas of the site are within 1km walking and cycling distance of a food shop, a primary school and a dental surgery, but doctors surgeries are located further afield. Existing pedestrian and cycle links serving the site are adequate but could be improved. The site is within 500m walking distance of bus stops along Water Lane, with further bus stops within 1 km along Alphington Road. In terms of rail provision, the northern part of the site is within 1km walking and cycling distance of St Thomas Station and the southern part of the site is in close proximity to the new Matford Station, which is under construction. Both stations provide access to local services. The area being developed to provide Matford Station is discounted from the gross development area. The nearest local centre as designated in the adopted Local Plan is approximately 250m away.
<b>Car Parks</b>	The site includes a public car park and a coach park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	DCC's Haven Banks Access Strategy identifies the site as a sustainable location for redevelopment, with excellent opportunities to encourage trips by foot, bicycle or public transport. However, redevelopment is expected to generate new vehicular travel demand that, without mitigation, will have a significant impact on the local transport network, particularly the Alphington Road corridor. Mitigation works identified as necessary in the Strategy include: a new pedestrian/cycle bridge across the canal; the provision of frequent and convenient pedestrian/cycle access points onto Riverside Valley Park routes; small improvements to existing bus stop infrastructure; the provision of interchange facilities at St Thomas Station; an area-wide travel plan for Water Lane; the provision of a car club and docking points for e-bikes; the opening up of Tan Lane to light vehicles and park and ride in the southbound direction only; and modification of the Haven Banks junction. Much, if not all of the site, is suitable for car free or low car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	The site is partially within three Waste Consultation Zones relating to the Exeter Energy from Waste (EfW) Facility, the Exton Road Household Waste Recycling Centre (HWRC) and a Clinical Waste Transfer Station. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers the EfW Facility to be strategically significant in terms of waste management for Exeter and the wider area and that it should not be constrained by non-waste development in close proximity. Residential properties are highly likely to be impacted upon from noise, odour, traffic, dust etc. generated by the operations at this waste site and, therefore, a significant part of this site is not currently suitable for residential development. It is unlikely these impacts could be mitigated to an acceptable level. The Waste Planning Authority objects to the loss or constraint of any waste management facility and, therefore, it would be necessary to deliver replacement sites at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste. Any proposals within the other two consultation zones in the northern areas of the site must be supported by suitable assessments to demonstrate any potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses.
<b>Installations handling hazardous substances</b>	Part of the site is within the consultation zone of Isca House Gas Holder Station which handles hazardous substances. The Health and Safety Executive will need to be consulted on planning applications made within this zone for housing, retail (of more than 250 sq. ms floor space), office (of more than 500 sq. ms floor space), industrial (of more than 750 sq. ms floor space) or other development likely to result in a material increase in the number of persons working or visiting the area.
<b>HSE Major Hazard Pipelines</b>	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.
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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 it is unlikely to prevent development. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	The area of the site with consent for solar panels is crossed from east to west by a high voltage power line (no pylons). This area has

	<p>already been discounted from having housing development potential. The northern part of the site includes a large operational air-insulated electricity distribution station on Water Lane, which supplies much of Exeter. Overhead lines feed into the distribution station from the south. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.</p>
--	---

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

<b>Other</b>	
<b>Community facility</b>	<p>The site contains Willeys Social Club and Sea Cadets Hut. The NPPF is clear that Exeter Planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where 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.</p>
<b>Retail</b>	NA
<b>Agricultural land</b>	NA

<b>Steep topography</b>	A small part of the site area that has consent for a solar farm has a gradient greater than 1:6. This area of the site is likely to be too steep to be developed for housing or employment use.
<b>Existing homes</b>	NA
<b>Other</b>	The site includes a former gas holder station. The gas holders have been demolished, but some operational kit remains on site. This will need to be relocated, either elsewhere within the gas holder station site or to an alternative location within the wider Water Lane site and this is allowed for in the site's capacity range. The recently developed biogas power station and area with planning consent for the provision of a solar farm are not identified for redevelopment in the Liveable Exeter Programme.

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

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

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

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

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

### Site Overview

**Site reference number:** 16

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

**Relevant planning history:** An application for a change of use to a family entertainment centre, storage and distribution was withdrawn in 2019. A planning application for 440 homes alongside retail and leisure facilities is due to be submitted shortly, following pre-application public consultation by the applicants in May 2022.

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

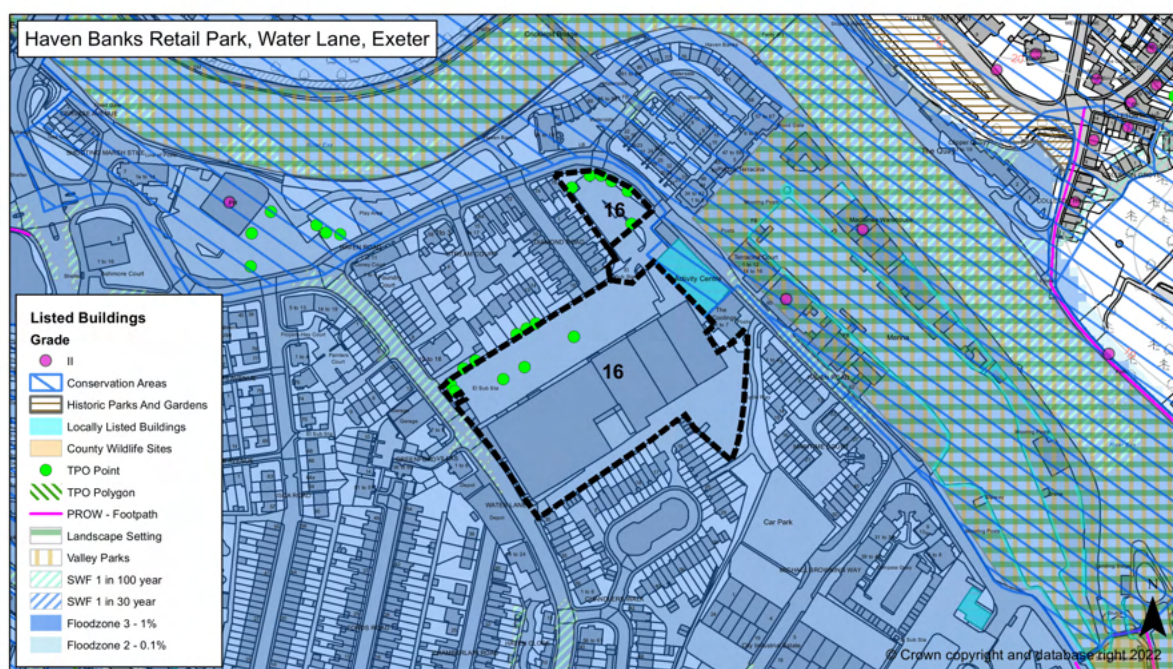
**Total site area (ha):** 1.58

**Gross development area (ha):** 1.45

**Net development area (ha):** 1.16

**Housing capacity:** 171+. A current planning application (22/1145/FUL) proposes comprehensive mixed use redevelopment including 246 homes.

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for

accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA

<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. The Environment Agency advise that there are major potential flood risk issues on site from the River Exe. EA defences provide standard of protection for a 1 in 100 year event but are not designed to accommodate new development. There are major safe access and egress problems and a route must be created either north over river at Quay or south over the 'live' railway line and a raised route through Marsh Barton to the old railway. Redevelopment should raise the finished floor level around 1m above site and there should be no single storey units unless safe refuge is possible. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. A strategic approach to address flood risk issues will be required.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to 60 Haven Road which is grade 2 listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is excellent. The site is located close to the canal basin, quay and



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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	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.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	There are three leasehold properties on the site. The lease for one property expired in 2014 and the other leases will expire in 2028 and 2029.

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

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

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

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

## Land at Shillingford Road / Land west of Shillingford Road

### Site Overview

**Site reference number:** 17

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.38

**Gross development area (ha):** 0.38

**Net development area (ha):** 0.38

**Housing capacity:** 8 to 13

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There is an established hedge around the perimeter of the site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	NA
<b>Other</b>	National Highways has advised that there must be no drainage towards its assets.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but is unlikely to prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely. The HELAA Panel have advised that there may be a viability issue due to the need for acoustic mitigation.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	The site is relatively flat.
<b>Existing homes</b>	NA
<b>Other</b>	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.

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



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

### Site Overview

**Site reference number:** 18

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

**Relevant planning history:** Abuts a site with a recent outline permission for housing development to the west.

**Existing assessment:** NA

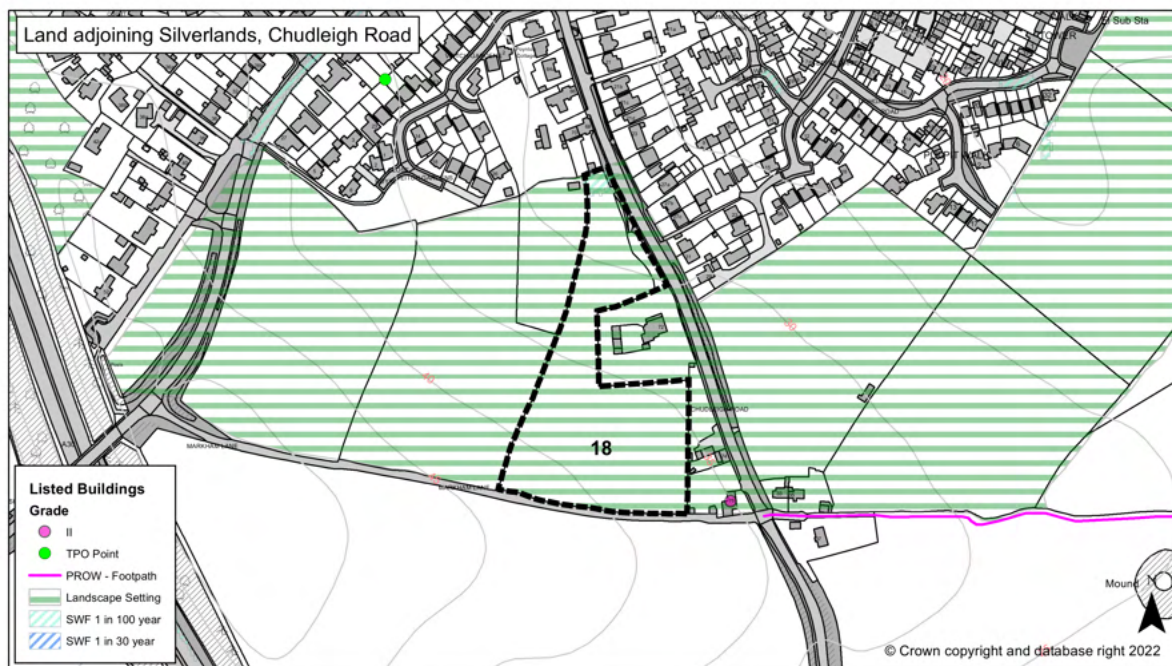
**Total site area (ha):** 1.66

**Gross development area (ha):** 1.66

**Net development area (ha):** 1.33

**Housing capacity:** 27-47

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core 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:** Site can progress to Stage B Assessment.



## Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	NA
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees and hedges on the site boundaries. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	NA
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to The Gables, which is a grade II listed building. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by nearby bus stops on Shillingford Road. There is no nearby access to rail. The nearest local centre as designated in the adopted Local Plan is approximately 2,200m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but it is unlikely that this will prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	The site is relatively flat.
<b>Existing homes</b>	NA
<b>Other</b>	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.

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

## Land at Bellenden, Wrefords Lane

### Site Overview

**Site reference number:** 20

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

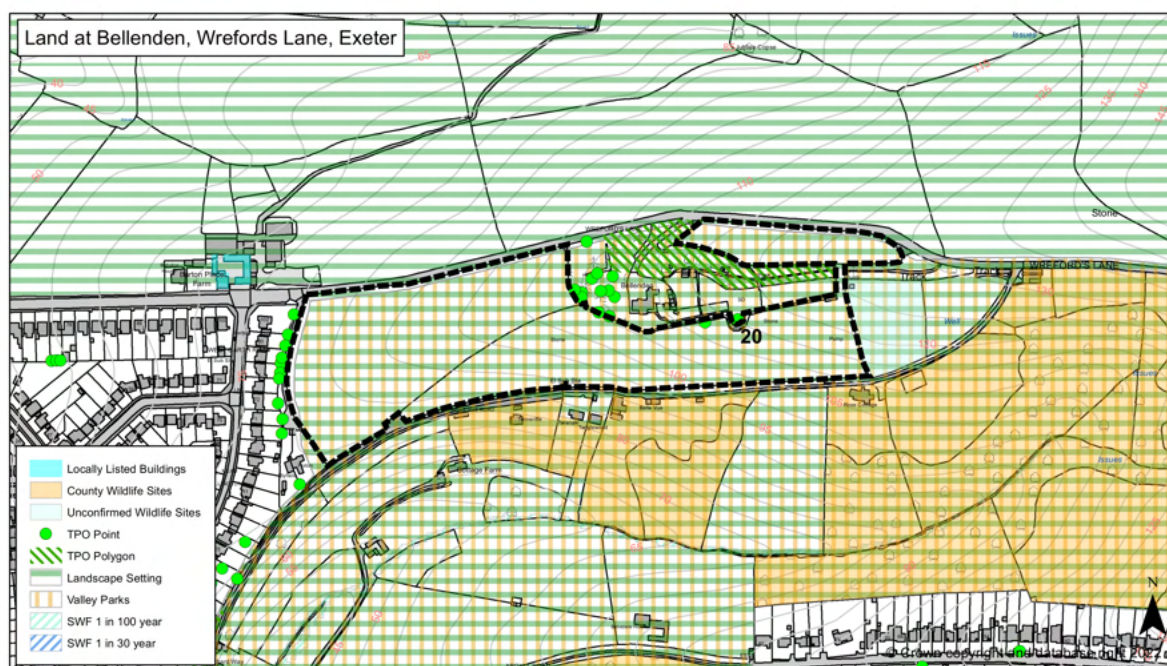
**Total site area (ha):** 5.08

**Gross development area (ha):** 5.02

**Net development area (ha):** 3.01

**Housing capacity:** 60-105

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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 and a Cirl Bunting Consultation Zone. The site is also only 400 metres from Stoke Woods, which is Ancient Woodland. Natural England advise that planning proposals must be informed by a full ecological survey, including of bats and dormice; the site appears to intrude into open countryside and could block dormouse movement through the landscape; and the site contains woodland and strong wildlife corridors. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	The site is within an SSSI impact risk zone (it is 400 metres from Stoke Woods SSSI). Development proposals must be informed by an assessment of their impact on the SSSI. Mitigation measures may be needed.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site is a deciduous woodland and traditional orchard Priority Habitat.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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. Protected trees (TPO) are located within and around perimeter of site.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation. Natural England have advised that a landscape impact assessment will be required.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exeter Slopes and Hills and upper farmland and wooded valley slopes.
<b>Valley Parks</b>	The site is within Duryard and Belvidere 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.
--	---

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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 followed. The Environment Agency advise that there are flooding problems downhill along a minor watercourse / poor culverts / drains. Natural flood management measures could help.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 2km of the site. There are bus stops within 500m along the Cowley end of Wreford's Lane and West Garth Road. It has limited access to cycling and walking links. The city centre as designated in the adopted Local Plan is approximately 1,500 m away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	Comments from DCC Highways awaited. The HELAA Panel advise that highways access will to rely on the widening of Wreford's Lane. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA



<b>Agricultural land</b>	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.
<b>Steep topography</b>	2.14ha has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area covers the majority of the southern half of the site. A further 0.03 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This is located along the southern edge.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Around 0.06 ha of the site is unsuitable for housing and employment on grounds of gradient in excess of 1:3 and TPOs. The rest of the site has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Red:</b> Not including the discounted areas, the site is subject to severe constraints that are not considered to be conducive to development. Key constraints include it's location in the Duryard and Belvidere Valley Park and the sensitivity of the landscape in the hills to the north of Exeter.

## Land between Lower Argyll Road and Belvedere Road

### Site Overview

**Site reference number:** 21

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

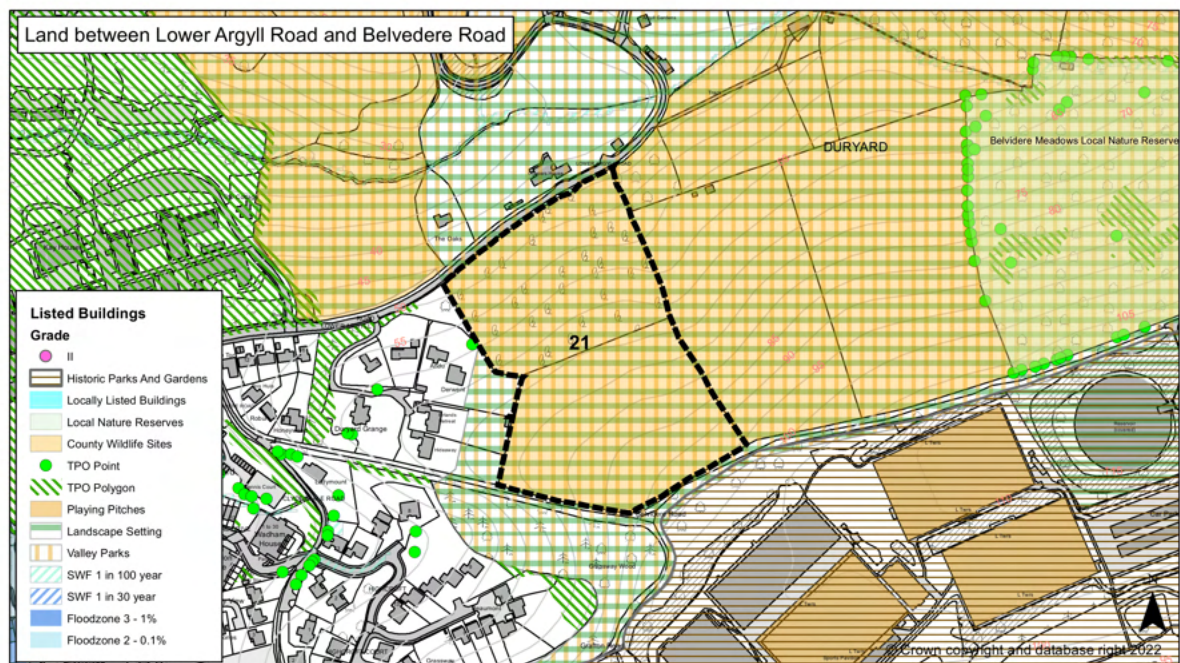
**Total site area (ha):** 3.66

**Gross development area (ha):** 3.66

**Net development area (ha):** 2.20

**Housing capacity:** 44-77

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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 and a Cirl Bunting Consultation Zone. The site is close to a Local Nature Reserve and contains dense hedgerows. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	The whole site is a County Wildlife Site.
<b>Priority Habitats</b>	The site comprises lowland meadow and deciduous woodland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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. There is TPO'd tree located just outside the site's western boundary.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exeter Slopes and Hills and upper farmland and wooded valley slopes.
<b>Valley Parks</b>	The site is within Duryard and Belvidere 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.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA

<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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 followed. The Environment Agency advise that there are flooding problems downhill along a minor watercourse/poor culverts/drains. Natural flood management measures could help.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 2km of the site. There are bus stops within 500m along Cowley Bridge Road. It has limited access to cycling and walking links. The city centre as designated in the adopted Local Plan is approximately 850m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. However, the HELAA Panel have advised that suitable highways access will be difficult to provide. The site is not suitable for car-free development and is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	2.46 ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area covers the majority of the site.
<b>Existing homes</b>	NA
<b>Other</b>	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 have advised that development is not achievable due to highways access issues.

<b>Rating and Overall Conclusion</b>
<b>Red:</b> The site is subject to severe constraints that are not considered to be conducive to development. Key constraints include highways access, the site's location in the Duryard and Belvedere Valley Park, a County Wildlife Site and the sensitivity of the landscape in the hills to the north of Exeter.



## Red Cow / St David's

### Site Overview

**Site reference number:** 22

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

**Relevant planning history:** No recent relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

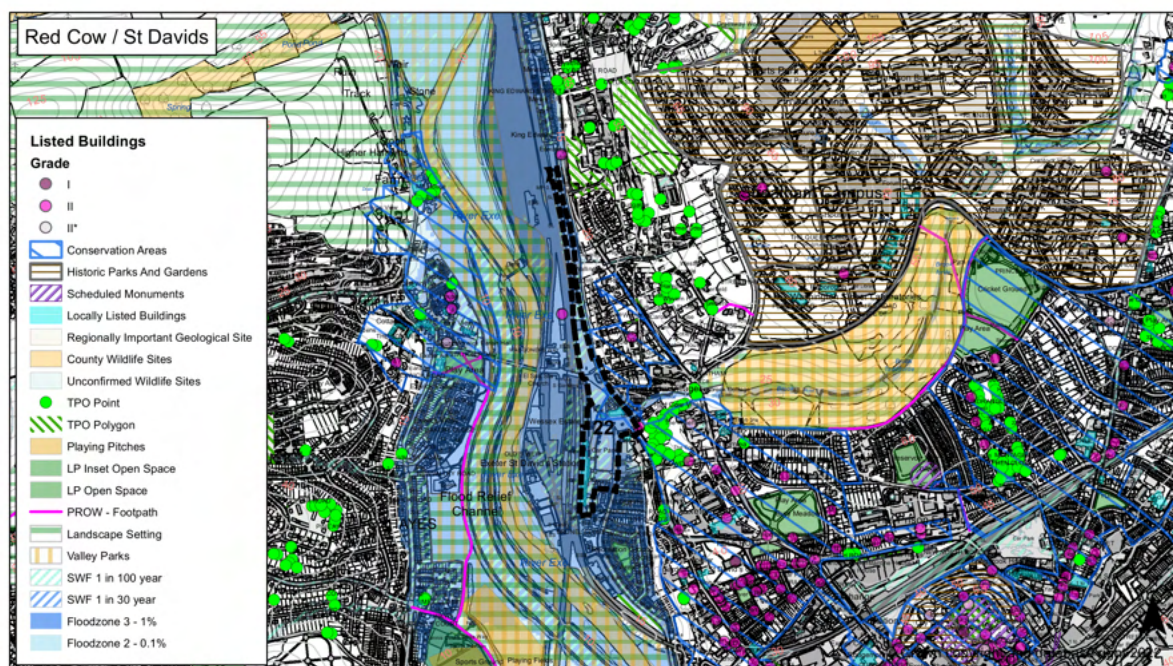
**Total site area (ha):** 3.52

**Gross development area (ha):** 3.16

**Net development area (ha):** NA

**Housing capacity:** 433 gross, 428 net

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species (Cinnabar, Mullein Wave, European Otter). The site is also within a Greater Crested Newt Consultation Zone. The site also includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site is close to an area of Deciduous Woodland.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	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.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are existing trees within site's car parks although these are not located in the conservation area. Development proposals must be informed by a tree survey and tree constraints plan.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues associated with the River Exe (SOP=Q100yr) and that the Network Rail defences (SOP<75yrs) are not good enough for new developments. Substantial mitigation measures will be required, which may include improvements to the Network Rail defences, no residential uses at ground floor level and undercroft parking. Safe access and egress will need to be provided and strategic flood risk issues addressed.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	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.
--------------------------	--

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA

<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	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.

<b>Employment Land Supply</b>	Part of the site (around 0.2ha) is in employment use (as brewery and warehouse). However, this is a standalone employment use that has not be assessed in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality

	impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

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

<b>Other</b>	0.36ha of the site comprises Exeter St David's Station which, it is assumed, is to remain in situ. This is taken into account in the site capacity.
--------------	---

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

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

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

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

## Land to the rear of 43 St David's Hill

### Site Overview

**Site reference number:** 23

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

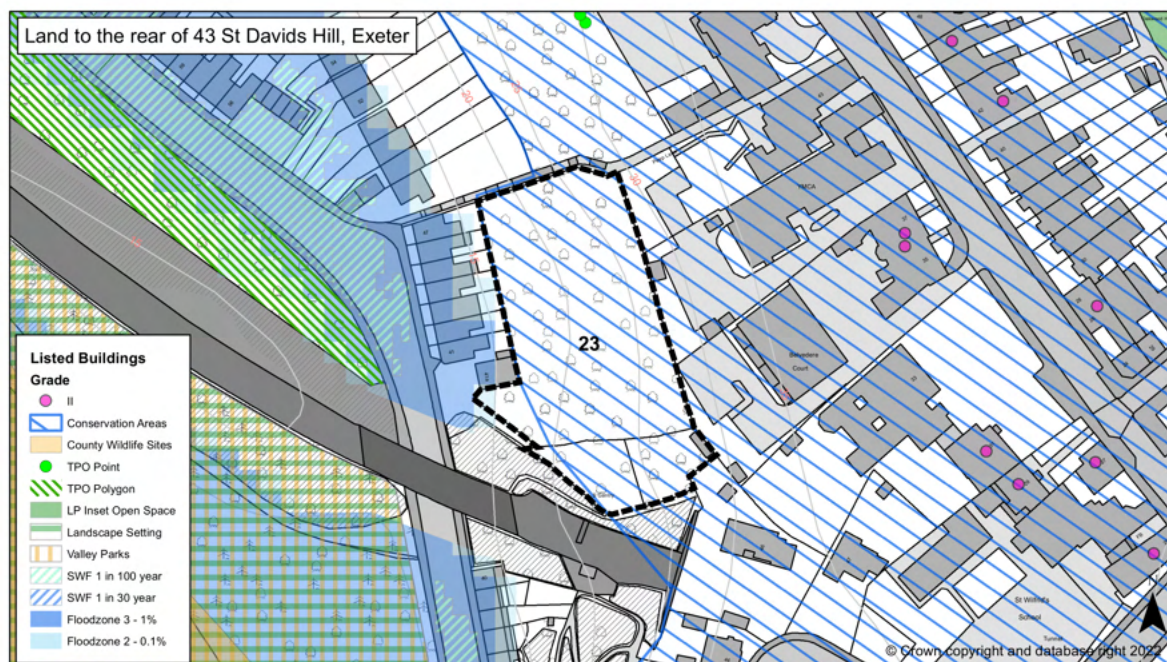
**Total site area (ha):** 0.28

**Gross development area (ha):** 0.07

**Net development area (ha):** 0.07

**Housing capacity:** 4

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site is identified as Deciduous Woodland priority habitat.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site is in a conservation area, with dense vegetation cover. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	Access into the site would need to be achieved through flood zone 3 and surface water flooding.
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA

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

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	An area of 0.21ha has a gradient greater than 1:3. This area of the site is likely too steep to be developed for housing or employment use and has therefore been excluded from the gross development area.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

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

## 99 Howell Road

### Site Overview

**Site reference number:** 24

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

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

**Existing assessment:** NA

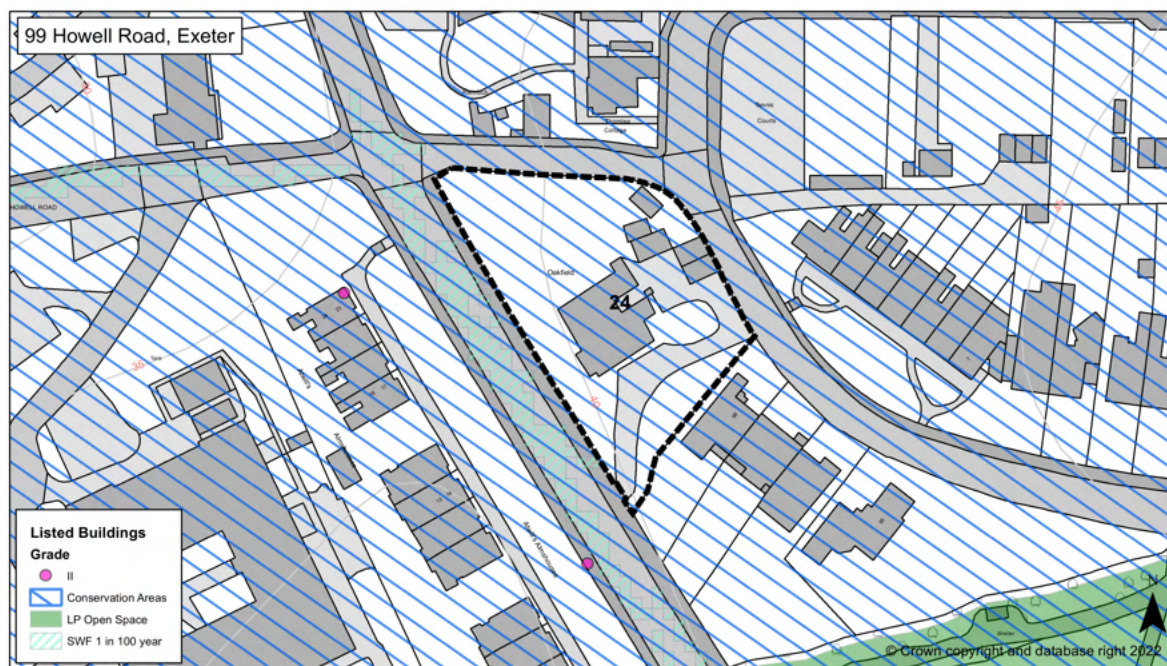
**Total site area (ha):** 0.19

**Gross development area (ha):** 0.15

**Net development area (ha):** 0.15

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

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Atwill's Almshouses (numbers 1 to 24) which are grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive and the location of the site offers the potential for car free development. The site is served by a good bus service on 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.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	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.
-------------------------------	--

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

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



<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.
--------------------	--

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

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

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

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

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

## Bystock Terrace Car Park, Queens Terrace

### Site Overview

**Site reference number:** 25

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

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

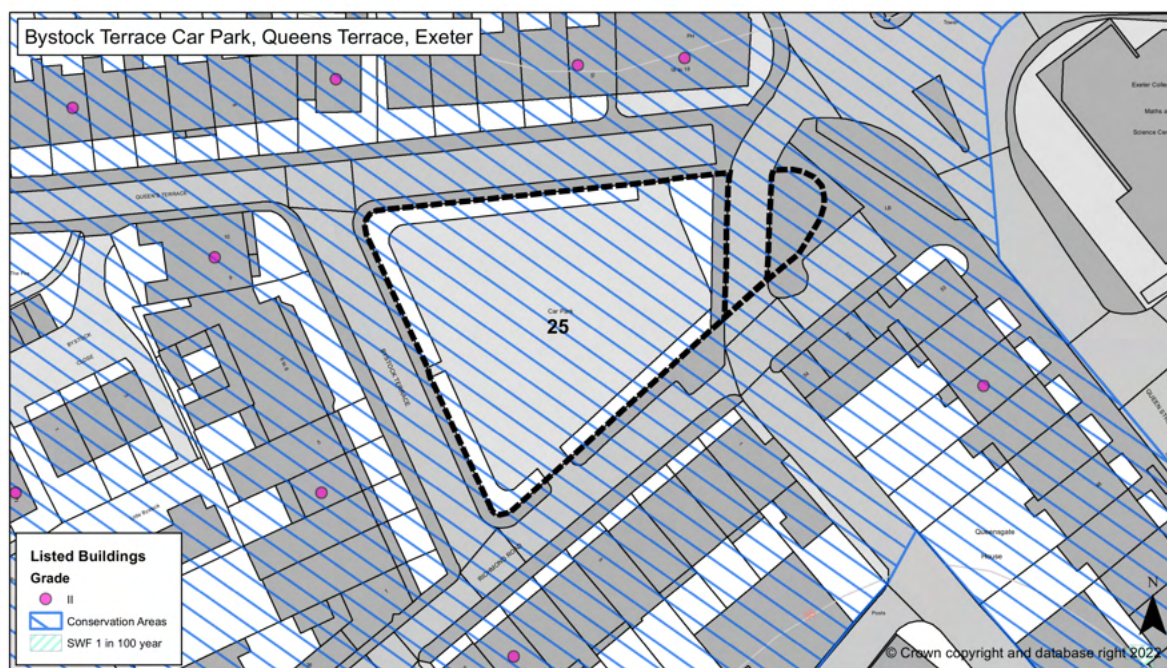
**Total site area (ha):** 0.16

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to numbers 1 to 24 Richmond Road, which are grade II listed, numbers 1A & 1 to 10 Bystock Terrace, which are grade II listed and numbers 1-18 Queen's Terrace, which are grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by a good bus service on New North Road with a bus stop a short walk from the site. St David's Station is about 500m and offers excellent access to rail services.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	As part of any development it would be necessary to consider a one way system for the Queens Terrace area. Contributions towards the clock tower roundabout and to co-car and shared mobility vehicles

	will be required. The site is suitable for low-car and car-free development.
--	--

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

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

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



## Land at Exeter Squash Club, Prince of Wales Road / Devon and Exeter Squash Club

### 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 three to five 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 two storey homes. Directly to the south of the site is an area of car parking that is used by the cricket club.

**Relevant planning history:** No relevant planning history.

**Existing assessment:** Urban Capacity Study Phase 2 (from which the yield derives)

**Total site area (ha):** 0.26

**Gross development area (ha):** 0.23

**Net development area (ha):** 0.23

**Housing capacity:** 34-46

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the



locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	The site does not include a playing pitch, but it adjoins Exeter Cricket Club's grounds and facilities. Sport England has commented that development proposals would need to take account of the impact on

	the cricket ground, which has already recently been reduced in size following the release of other land for development.
<b>Other sports facility (built / outdoor)</b>	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.
<b>Open Space</b>	The site is designated as recreational open space in the Exeter Local Plan First Review in the context of forming part of a wider cricket ground. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to 1-5 Pennsylvania Crescent which is Grade II* Listed. Exeter University Campus lies immediately to the north of the site and is a Historic Park and Garden. Development proposals must be acceptable in heritage terms.

<b>Conservation Area</b>	The site is within Longbrook conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the

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

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

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

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

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

### Rating and Overall Conclusion

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

## Wynford Road

### Site Overview

**Site reference number:** 27

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 7.0

**Gross development area (ha):** 0.07

**Net development area (ha):** 0.07

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

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There is a significant tree in the northern part of the site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA



<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

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

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

### Site Overview

**Site reference number:** 28

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

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

**Existing assessment:** NA

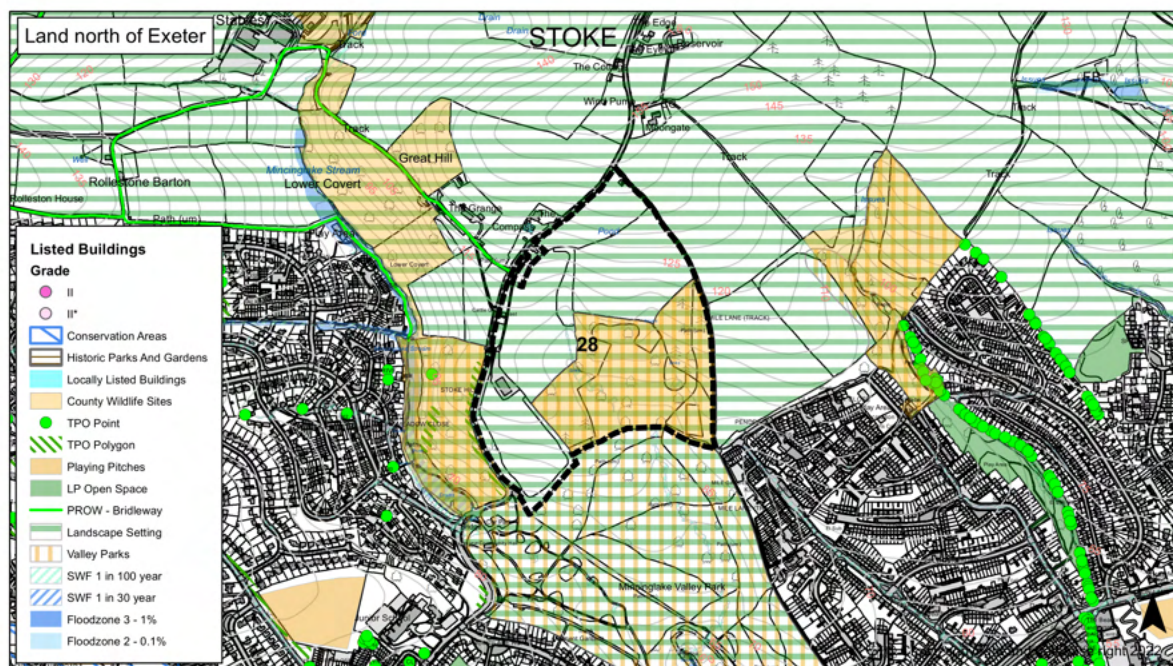
**Total site area (ha):** 15.73

**Gross development area (ha):** 15.73

**Net development area (ha):** 9.44

**Housing capacity:** 189-330

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site contains woodland and strong wildlife corridors. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data suggests the site may be home to 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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	6.14ha of the site is a County Wildlife Site.
<b>Priority Habitats</b>	The site includes areas of Lowland Meadow and Deciduous Woodland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant and veteran trees on 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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that the site includes a minor watercourse within flood zone 3b and that Mincinglake Stream catchment is a potential Critical Drainage Area with several flood risk problems downhill. Therefore natural flood risk management and a high standard of SUDS will be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all

	transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 600m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	DCC Highways advise that the means to provide highways access to the site is unclear. The site is not suitable for car-free development and offers little opportunity for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	Part of this site is former landfill and part is in the City Council's ownership. A contaminated land risk assessment will be required and remediation will be necessary. The scale and extent of any remediation cannot be predicted at this time.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Approximately 50% 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 throughout the site.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Red:</b> The site is subject to severe constraints that are not considered to be conducive to development. Key constraints include its location in the Mincinglake Valley Park, a County Wildlife Site and the sensitivity of the landscape in the hills to the north of Exeter.
---



## Land at Pendragon Road / Land off Pendragon Road

### Site Overview

**Site reference number:** 29

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

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

**Existing assessment:** NA

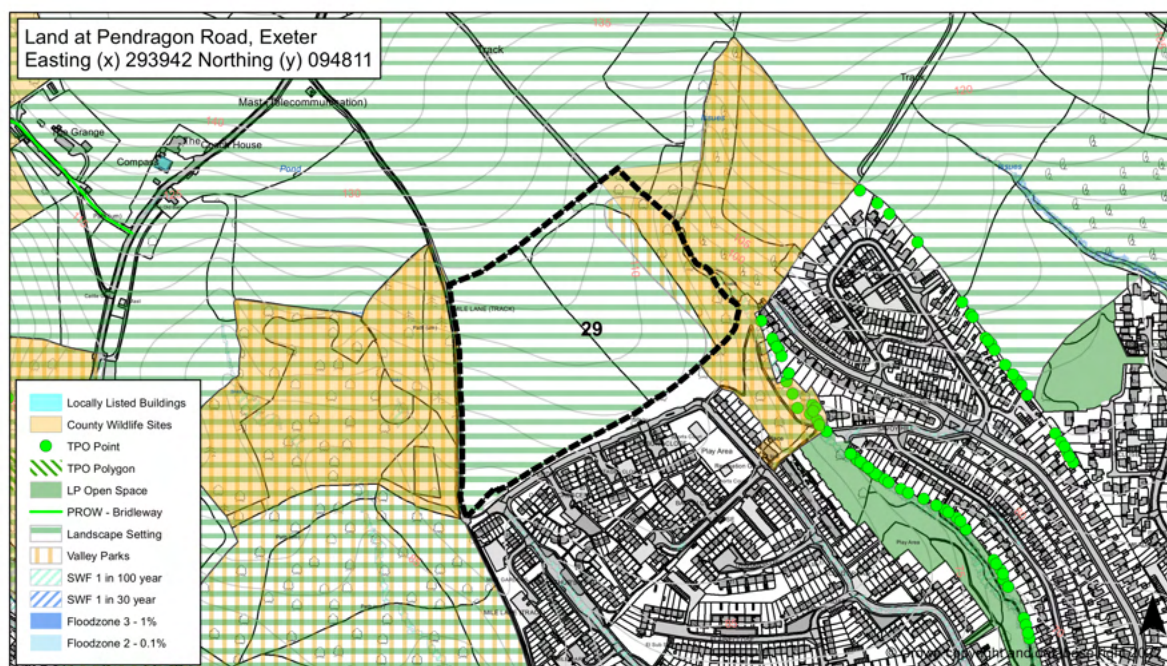
**Total site area (ha):** 6.79

**Gross development area (ha):** 6.64

**Net development area (ha):** 4.00

**Housing capacity:** 80-140

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site contains woodland and strong wildlife corridors. The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey (including bats and dormice). Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	Around 0.83ha of the site is a County Wildlife Site.
<b>Priority Habitats</b>	The site includes areas of woodland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that Mincinglake Stream catchment is a potential Critical Drainage Area, with several flood problems downhill. Therefore natural flood management and a high standard of SUDS will be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 600m away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and offers little opportunity for low-car development.
-------------------------------	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Approximately 1ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is

	located to the east of the site. A further 0.15ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This is located to the east of the site.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Red:</b> The site is subject to severe constraints that are not considered to be conducive to development. Key constraints include it's location in the Mincinglake Valley Park, a County Wildlife Site and the sensitivity of the landscape in the hills to the north of Exeter.
--

## Rear of Beacon Lane shops

### Site Overview

**Site reference number:** 30

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.10

**Gross development area (ha):** 0.10

**Net development area (ha):** 0.10

**Housing capacity:** 6+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are no significant trees on the site, but trees are located on adjacent greenspace adjacent to site on north. A tree survey and constraints plan will therefore be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. Whilst the site adjoins a rank of shops, is close to bus stops and is within 750m of primary and secondary schools, other essential services and job opportunities are not within walking or cycling distance. The site is not close to a train station. The nearest local centre as designated in the adopted Local Plan is adjacent to the site.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA

<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

**Rating and Overall Conclusion**

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

## Lancelot Road

### Site Overview

**Site reference number:** 31

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.13

**Gross development area (ha):** 0.13

**Net development area (ha):** 0.13

**Housing capacity:** 6+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are no significant trees on site.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.

<b>Other</b>	NA
--------------	----

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.

<b>High voltage power lines</b>	NA
---------------------------------	----

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site has no significant constraints.



## Land off Spruce Close

### Site Overview

**Site reference number:** 33

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

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

**Existing assessment:** NA

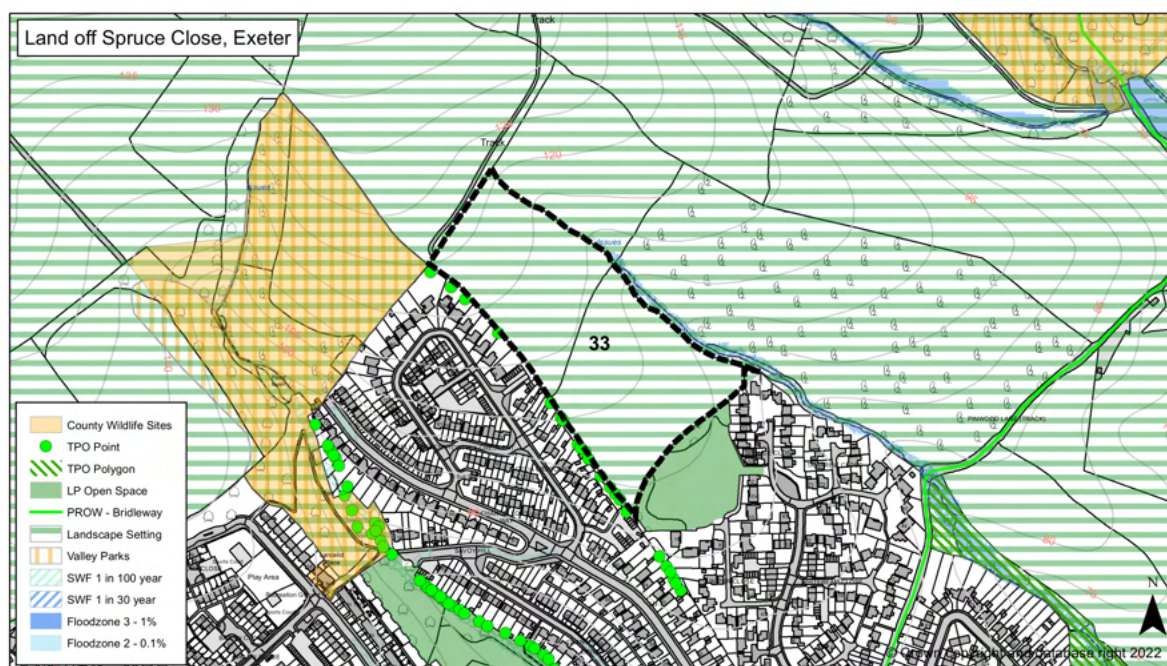
**Total site area (ha):** 3.83

**Gross development area (ha):** 3.83

**Net development area (ha):** 2.30

**Housing capacity:** 46-81

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand Woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees and hedges on and adjacent to the site, including trees along / adjacent to the south west that have TPOs. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development. Some tree loss is expected to allow for the creation of access and egress.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site itself does not contain public open space. However, adjoining land to the south-east, through which highways access would need to be achieved, is public open space. The NPPF is clear

	that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also 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.
<b>Public Rights Of Way</b>	Whilst there is no public right of way, the public have been able to access this site informally and the fields are used for recreation, primarily walking and dog walking.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that there is a minor watercourse with flood zone 3b on the eastern side of the site. Also the Pinn Brook catchment is a potential Critical Drainage Area with several flood problems downhill. Overland flooding from this site has contributed to the flooding of property downslope. Therefore natural flood management and a high standard SUDS will be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Clean water</b>	There is limited capacity to provide clean water supply to the site. This could be addressed through a wider supply strategy if there were to be significant other development in the area.
--------------------	---

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Approximately 0.4ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is located to the east of the site.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

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



## Gray's Barn, Church Hill

### Site Overview

**Site reference number:** 34

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

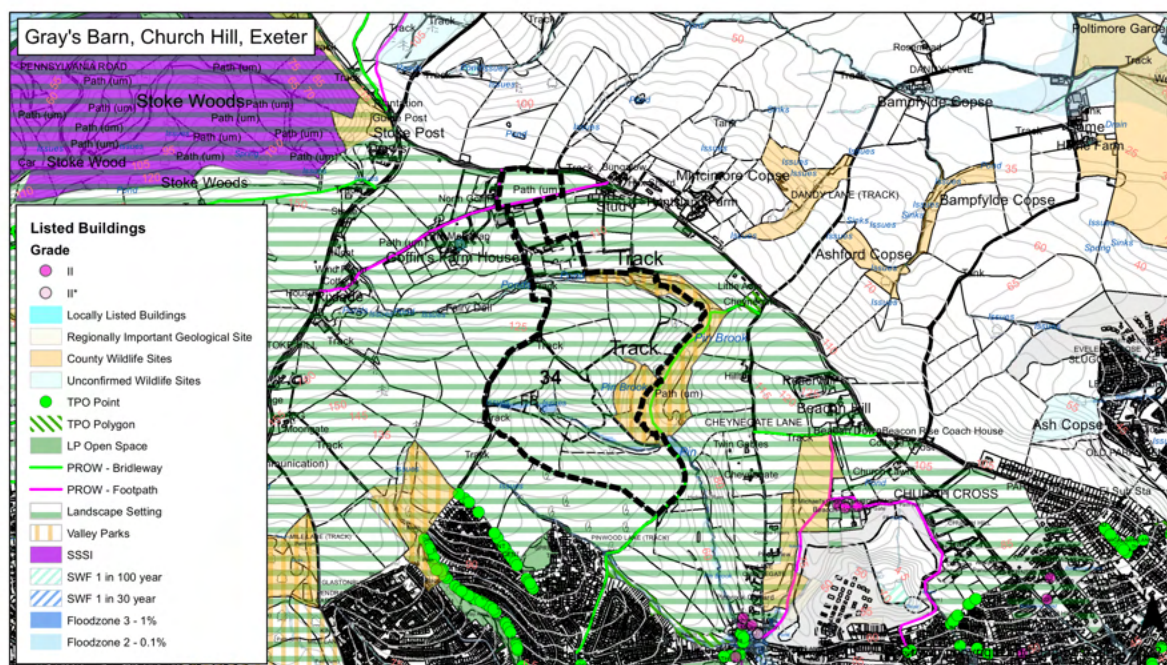
**Total site area (ha):** 38.58

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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:** 0.84ha 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site is 500m to the south west of a large area of Ancient Woodland (Stoke Woods) 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. Devon Biodiversity Records Centre data suggests the site may be home to 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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	3.43ha of the site is a County Wildlife Site.
<b>Priority Habitats</b>	The site includes an area of Lowland Mixed Deciduous woodland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand woodland.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains significant hedgerows trees and deciduous woodland that are likely to constrain development. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA



<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Two PROW's run through the site; Exeter Bridleway 12 follows the Pin Brook valley north to south and Exeter Footpath 11 crosses the north of the site close to Goffin's Farm.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advises that the Pinn Brook catchment is a potential Critical Drainage Area with several flood risk problems downhill. Therefore natural flood management and a high standard of SUDS will be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 1km away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	DCC Highways have questioned the ability to achieve suitable highways access to the site to enable development. The site is not suitable for car-free development and offers little opportunity for low-car development.
-------------------------------	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA

<b>Agricultural land</b>	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.
<b>Steep topography</b>	Over 50% 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 throughout the site. A further 1ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This is located throughout the site.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** 1.84ha is unsuitable for development on the grounds that it is in flood zone 3 and greenfield or consists land that has a gradient of 1:3+. The remainder of the site has passed the Stage B Assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is not achievable due to highways access and topographic limitations and because the site is isolated from services and facilities in Exeter. The site's gross development area (and thereby net development area) and capacity has been adjusted accordingly.

<b>Rating and Overall Conclusion</b>
The site has not been given a rating as it has failed the achievability assessment.

## Woolsgrove, Church Hill

### Site Overview

**Site reference number:** 36

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

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

**Existing assessment:** NA

**Total site area (ha):** 0.83

**Gross development area (ha):** 0.83

**Net development area (ha):** 0.66

**Housing capacity:** 13-23 gross, 12-22 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is predominantly greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	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.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as 'Exeter Slopes and Hills' and 'Upper farmed and wooded valley slopes'.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that the Pinn Brook catchment is a potential Critical Drainage Area with several flooding problems downhill. Therefore natural flood management and a high standard of SUDS will be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 400m away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	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.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA



<b>Agricultural land</b>	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.
<b>Steep topography</b>	Approximately 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 is located centrally.
<b>Existing homes</b>	The site includes one existing home owned by the site submitter, located to the north of the site.
<b>Other</b>	NA

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

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

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

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

## Land at Home Farm, Church Hill

### Site Overview

**Site reference number:** 37

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

**Relevant planning history:** Outline consent for up to 61 dwellings and associated infrastructure was refused in 2021 (21/0223/OUT) and is currently at appeal.

**Existing assessment:** NA

**Total site area (ha):** 3.77

**Gross development area (ha):** 3.77

**Net development area (ha):** 2.26

**Housing capacity:** 45-79

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees and hedges on and around 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	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as 'Exeter Slopes and Hills' and 'Upper farmed and wooded valley slopes'.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that the Pinn Brook catchment is a potential Critical Drainage Area with several flooding problems downhill. Therefore natural flood management and a high standard of SUDS will be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor. The site does not have easy access to essential services and job opportunities and does not have good access to all transport modes. The quantity and quality of existing walking and cycling links is poor; the site is not served by bus stops and is not close to a train station. The nearest local centre as designated in the adopted Local Plan is approximately 450m away.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is not suitable for car-free development and offers little opportunity for low-car development.
-------------------------------	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Due to the size and location of the site, development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA

<b>Agricultural land</b>	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.
<b>Steep topography</b>	Approximately 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 is located adjacent to Church Hill.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key issue is the site's landscape sensitivity. Also of note is its position in the nature recovery network and poor access to services and facilities.



## West Gate

### Site Overview

**Site reference number:** 39

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

**Relevant planning history:** No relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

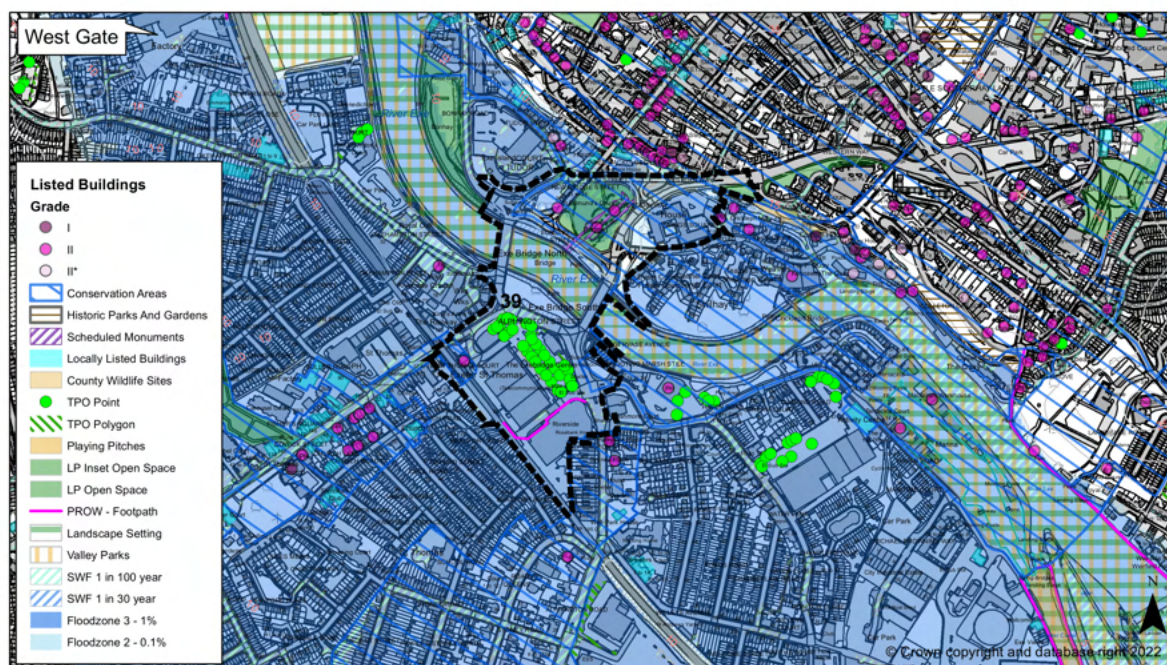
**Total site area (ha):** 9.41

**Gross development area (ha):** 7.10

**Net development area (ha):** NA

**Housing capacity:** 375

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is partly brownfield and partly greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

**Flood Zone 3b:** An area of 8.10 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. Of this, around 1.14 ha is greenfield and is therefore discounted from having any residential development potential on flood risk grounds. The remaining area is previously developed and so is not discounted from having redevelopment potential on flood risk



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

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

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	0.01ha of the site is a County Wildlife Site.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains a number of TPO trees located in the car park of Exe Bridges Retail Park, although this area has already been discounted from having redevelopment potential under Stage A. There are also a number of other significant tree within site, including within those parts that are conservation area. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	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.
<b>Landscape Setting</b>	The River Exe portion of the site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
<b>Valley Parks</b>	Part of the site is within Riverside Valley Park. Exeter's valley parks make an important contribution to the City's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA

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

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

<b>Mineral Resources</b>	NA
--------------------------	----

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

<b>Employment Land Supply</b>	Part of the site (around 1.7 ha) is in employment use. However, this is a standalone employment use that has not been assessed in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good although there is not a secondary school within 1km. There are good walking and cycling links cross the site. St Thomas train station is located within the site and it is served by numerous bus stops. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	The site contains a community health facility (pharmacy). The NPPF is clear that Exeter Planning authorities should guard against the

	unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the community health facility unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	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.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	0.6ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is spread across an arc shaped strip adjacent to Western Way, and oval around Old Exe Bridge, and banks either side of the river. A further 0.44 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is spread across an arc shaped strip adjacent to Western Way, and oval around Old Exe Bridge, and banks either side of the river.
<b>Existing homes</b>	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.
<b>Other</b>	0.5 ha of the site comprises St Thomas Station and railway line which, it is assumed, is to remain in situ. This is taken into account in the site capacity, as is the presence of the River Exe (0.6 ha).

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

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

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

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

## Exbridge House, 26 Commercial Road

### Site Overview

**Site reference number:** 40

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

**Relevant planning history:** No relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

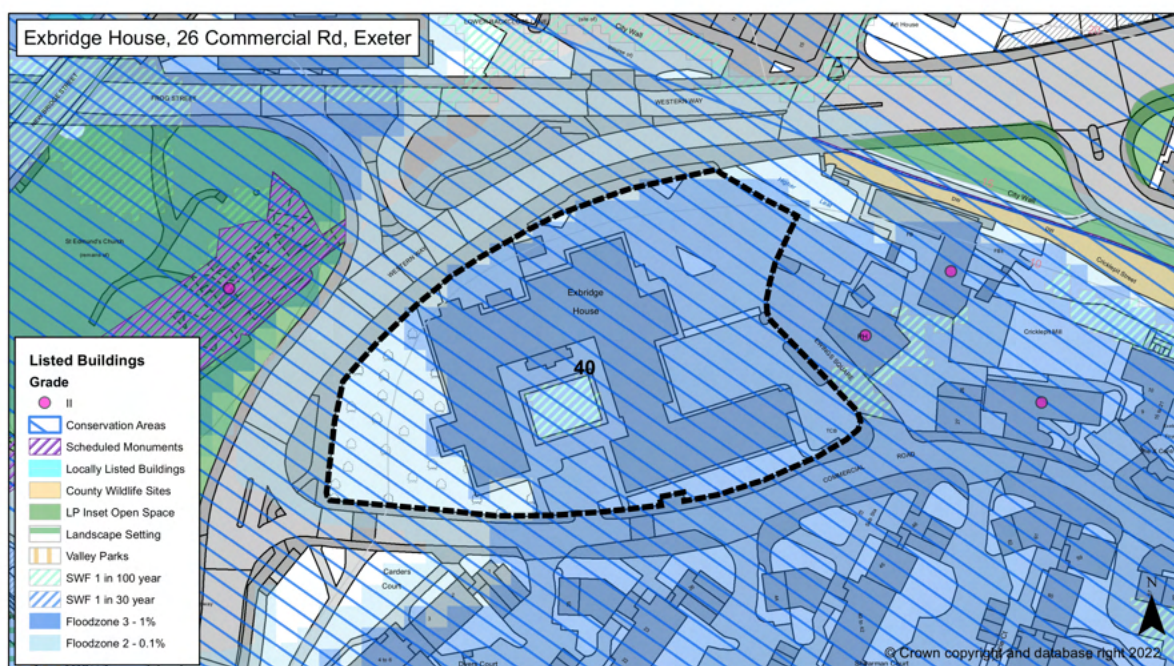
**Total site area (ha):** 0.69

**Gross development area (ha):** 0.64

**Net development area (ha):** NA

**Housing capacity:** 114

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

**Flood Zone 3b:** An area of 0.59ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from

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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone. The site includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Devon Biodiversity Records Centre data also suggests the site may be home to legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site is within a conservation area and contains significant trees. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), 0.05 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if



	the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues from the River Exe and leats. The new EA flood defence scheme provides a standard of protection of only Q100yrs. A strategic flood risk approach will be required. Ground floor and single storey homes will not be acceptable, undercroft parking may be suitable. Achieving safe access and egress will be possible but problematic.
<b>Flood Zone 1</b>	The remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding. Any planning application for development must include a flood risk assessment.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site is in close proximity to The Bishop Blaize Public House which is Grade II listed, Cricklepit Mill which is Grade II listed and Old Exe Bridge Scheduled Monument Grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within the Riverside conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	Around 0.2ha of the site is in employment use. However, this is a standalone employment use that has not be assessed in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to good walking and cycling links. St Thomas train station is located within 500m of the site and it is served by numerous bus stops. The site is considered to have good access for all modes of transport. The site is adjacent the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

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

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

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

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

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

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

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

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

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

### Site Overview

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

**Site reference number:** 41

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

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

**Existing assessment:** NA

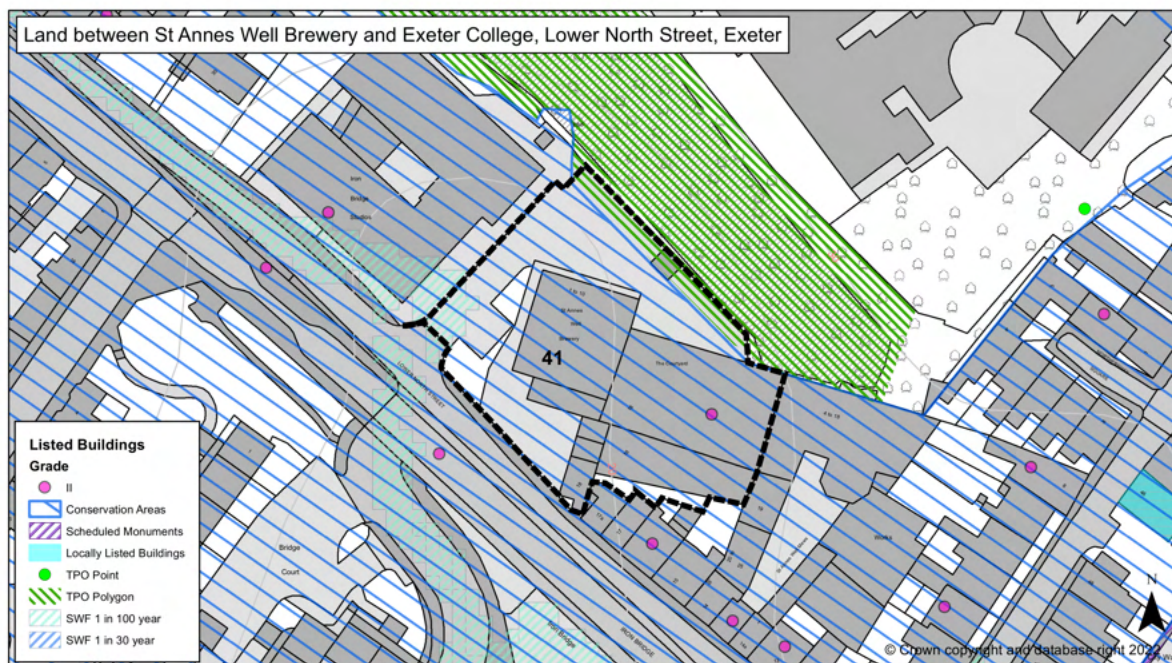
**Total site area (ha):** 0.17

**Gross development area (ha):** 0.08

**Net development area (ha):** 0.08

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

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	A small section of the site in the south-west is within the in the SWF 1 in 100 year risk, as is some adjoining land. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible

	and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency have advised on the importance of using clever design to control flow routes.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site includes St Anne's Well Brewery, which is grade II listed. Given the need to safeguard the setting of the listed building, it is assumed that intensifying the residential use of the existing building will be the only form of housing development that is suitable on this site. Therefore 0.08 ha of the site are discounted from having redevelopment potential. There are also a series of other grade II listed features nearby including the Iron Bridge. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA

<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	No air quality assessment is likely to be required.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	The site is relatively flat.
<b>Existing homes</b>	Site contains approximately 20 existing flats. It is assumed that these are owned by the site submitter.
<b>Other</b>	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.

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

## North Gate

### Site Overview

**Site reference number:** 42

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

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

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

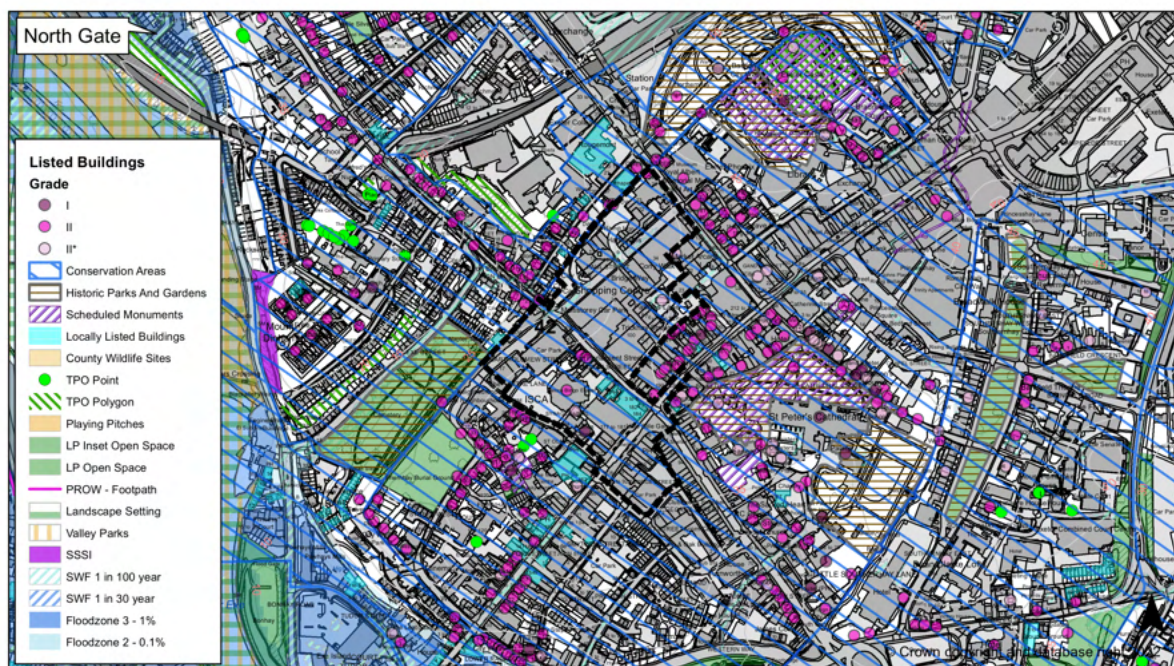
**Total site area (ha):** 5.40

**Gross development area (ha):** 4.83

**Net development area (ha):** NA

**Housing capacity:** 563 gross, 533 net (both figures including 330 consented homes on the Harlequins site)

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for

accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site includes St Mary Arches Church which is grade I Listed, St Pancras Church which is grade II* listed, the Synagogue which is grade II* listed and 12 North Street (the 'Mecca Bingo Club') which is grade II listed. These buildings occupy 0.57 ha of the site are not suitable for conversion to residential use; therefore they are discounted from having any housing development potential. The site also includes 9a North Street which is grade II listed, and 17 and 18 North Street which are both grade II listed. The site is in close proximity to numerous other listed buildings including St Petrock's Church which is grade II* listed and Guildhall shopping centre which is grade II* listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within Central Conservation Area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	The site includes 16 North Street, 9a North Street, 7-8 North Street (Shamus O'Donnells) and 1-6 North Street and 182-184, 185 and 186 Fore Street, which are locally listed. Development proposals must be acceptable in heritage terms.

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>
-----------------------------------

<b>Accessibility</b>	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500m and offers good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, improvements to pedestrian / cycle connectivity will be required. The site is suitable for car-free development.

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

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

	mitigate the issue, it is likely that a developer contribution for primary care will be requested for this site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the Exeter Plan progresses.
<b>Waste water</b>	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Due to the size of the development, additional information is required to assess the impact on the existing network. There is limited existing capacity.

<b>Other</b>	
<b>Community facility</b>	The site includes a number of community facilities including: St Mary Arches Church, St Pancras Church, and the Synagogue and a public house (Shamus O'Donnells). The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	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.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	0.13ha of the site, to the north-west of Bartholomew Street, has a gradient greater than 1:6. This area of the site is probably too steep to be developed for housing or employment use.
<b>Existing homes</b>	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.
<b>Other</b>	NA

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

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

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





**Rating and Overall Conclusion**

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

## Mary Arches Multi-storey Car Park, Mary Arches Street

### Site Overview

**Site reference number:** 43

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

**Relevant planning history:** No relevant recent history.

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

**Total site area (ha):** 0.28

**Gross development area (ha):** 0.28

**Net development area (ha):** 0.17

**Housing capacity:** 17-29

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

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

<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, improvements to pedestrian / cycle connectivity will be required. The site is suitable for car-free development.
-------------------------------	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

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



## Mecca Bingo, 12 North Street

### Site Overview

**Site reference number:** 44

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.23

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site is unsuitable for redevelopment for housing on the grounds that it consists of a grade II listed building (and its immediate setting) that, due to its form and lack of fenestration, is not suitable for conversion. The site is also in close proximity to the Synagogue which is grade II* listed and 9a North Street which is grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally excellent. The site is within c. 500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close by. Exeter Central Station is within 500m and offers good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA

<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

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

## Smythen Street Car Park

### Site Overview

**Site:** Smythen Street Car Park

**Site reference number:** 45

**Site description:** A City Council-owned surface car park located within the city centre and accessed from Smythen Street, which runs along the western boundary. Surrounding topography falls away in a south-easterly direction, but the site itself has been levelled to be contiguous with Smythen Street. As a result, the site's eastern boundary comprises a retaining wall, below which are a series of 2 storey homes fronting Preston Street. To the north of the site is a 3 storey apartment block and to the south are residential and commercial buildings of between 2 and 3 storeys. The surrounding area is predominantly residential, with some commercial and employment uses.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

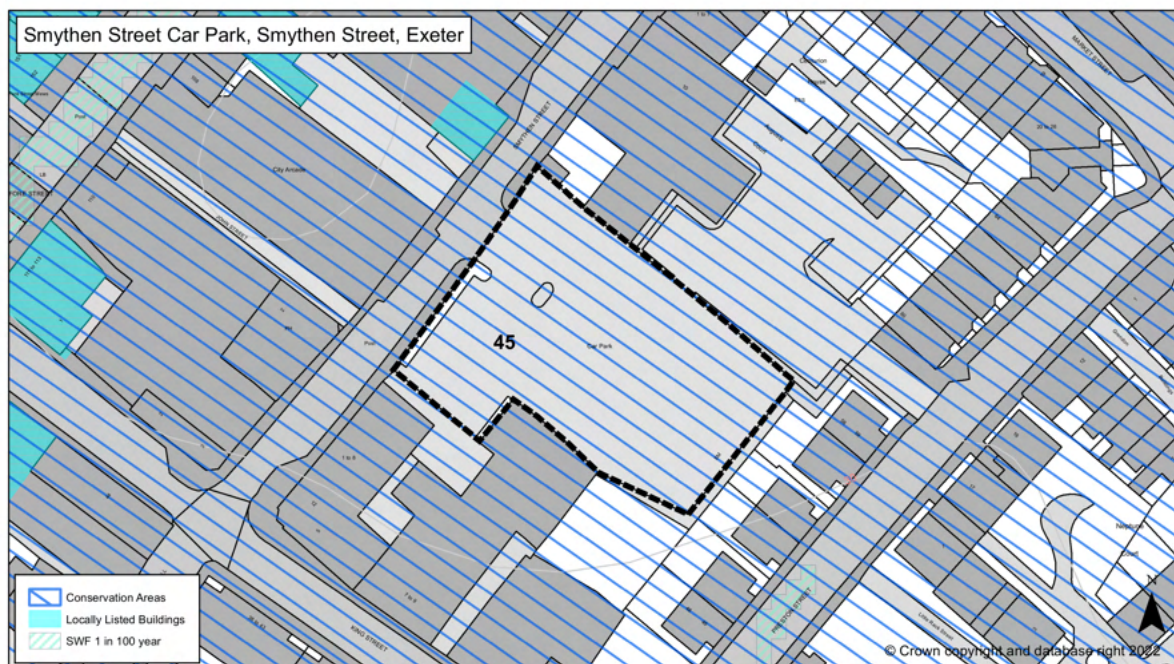
**Total site area (ha):** 0.13

**Gross development area (ha):** 0.13

**Net development area (ha):** 0.13

**Housing capacity:** 20+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone. The site includes features which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. Bus stops serving a range of locations lie in close proximity on South Street, King Street and Fore Street and the city centre bus station is within 1km. In terms of rail provision, Central Station and St Thomas Stations lie within 1km of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites



	also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site is suitable for car-free development. DCC will require pedestrian facilities on the frontage of Smythen Street to be tidied up.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	No air quality assessment is likely to be required.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but it unlikely that this will prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

**Rating and Overall Conclusion**

**Yellow:** The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the conservation area, the area of archaeological importance and the potential loss of a public car park.

## South Gate

### Site Overview

**Site reference number:** 46

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

**Relevant planning history:** No relevant recent planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

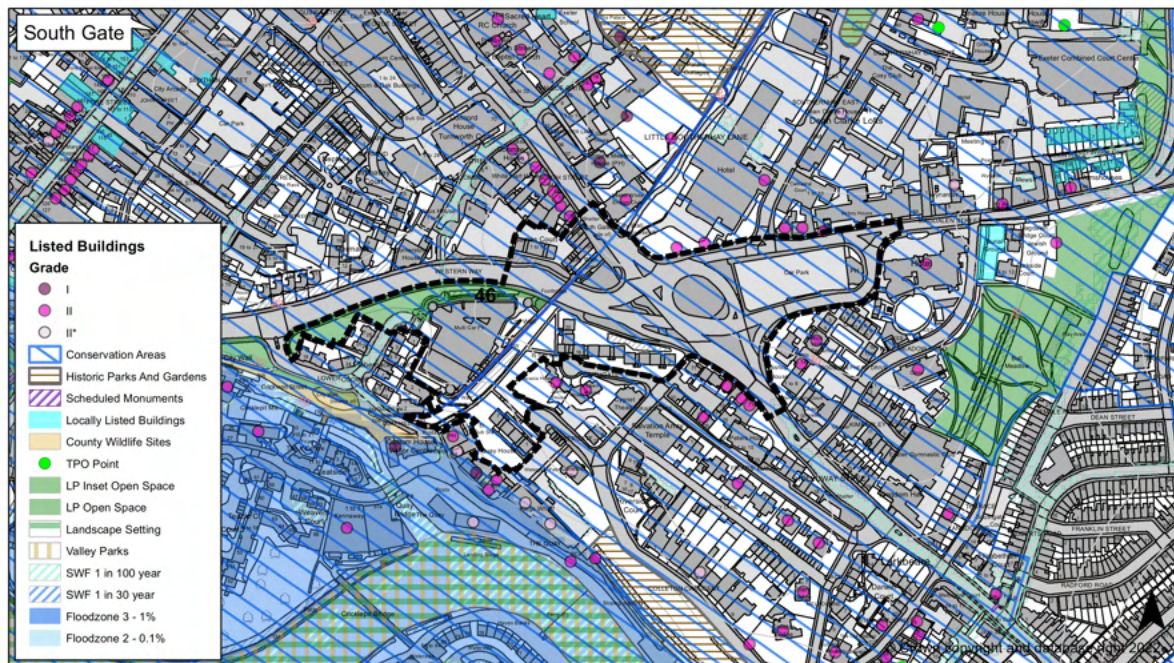
**Total site area (ha):** 3.30

**Gross development area (ha):** 3.30

**Net development area (ha):** NA

**Housing capacity:** 370 gross, 300 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	The City Walls that run through the site are a County Wildlife Site.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site is in a conservation area, of which around 0.3 ha contains significant trees. Development proposals must be informed by a tree survey and tree constraints plan.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site includes areas of public open space used for physical activity, located adjacent to existing homes and the City Walls. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The site may contain a major surface water sewer, which could need improving or moving as part of any development.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The eastern part of the site is within Southernhay and the Friars conservation area and the western part of the site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Pedestrian and cycle connectivity through the site is limited currently limited by Western Way and the Acorn gyratory, but pedestrian and cycle links from the site to surrounding areas are for the most part good. Bus stops are located nearby (e.g. on South Street, Holloway Street, the Quay) and the City Centre bus station is located within a ten minute walk. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the city centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes two public car parks which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	Suitable operation of the Acorn junction must be retained. There is likely to be some scope for rationalising the footprint of junction to better suit pedestrian / cycle connectivity. The site is suitable for car-free and low-car development. Whilst access to sustainable modes is currently good, DCC will require improvements to pedestrian connections to the city centre.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional

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

<b>Other</b>	
<b>Community facility</b>	The site contains The Night Shelter, comprising overnight accommodation for homeless people. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of this facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	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.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	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.
<b>Other</b>	NA

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



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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable subject to further technical analysis, particularly in relation to highways and transport requirements.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that should be possible to mitigate. Key constraints include the Roman Wall and potential highways issues. Also of note are the listed buildings, conservation area, the area of archaeological importance and the potential loss of a public car park and community facility.

## Cathedral and Quay car park, Lower Coombe Street

### Site Overview

**Site reference number:** 47

**Site description:** A Council-owned purpose-built 355 space decked car park, located between the city centre and quayside. The site slopes downhill in the direction of the River Exe. The structure of the car park abuts the city's Roman Wall to the east. Western Way lies immediately to the north of the site, with pedestrian and cycle access largely restricted to an underpass and a footbridge, both located outside the site. Homes adjoin to the south. The site forms part of South Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.51

**Gross development area (ha):** 0.51

**Net development area (ha):** NA

**Housing capacity:** 19+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The site may contain a major surface water sewer, which could need improving or moving as part of any development.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is within Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good in terms of proximity, although the quality and number of pedestrian and cycle links serving the site are currently limited by the presence of Western Way and there is no secondary school within 1 km. Bus stops are located nearby (e.g. on South Street, Holloway Street, the Quay) and the City Centre bus station is

	located within a ten-fifteen minute walk. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. St Thomas rail station is also within 1km of the site. The site is within the city centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	Suitable operation of the nearby Acorn junction must be retained. There is likely to be some scope for rationalising the footprint of junction, to better suit pedestrian / cycle connectivity. The site is suitable for car-free and low-car development. Whilst access to sustainable modes is currently good, DCC will require improvements to pedestrian connections to the city centre.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the

	education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	In terms of primary care, the ten doctors surgeries that serve this potential site have capacity problems as of January 2022 and are already 10% over capacity. Consented and commenced sites that are in the catchment of these surgeries will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contributions for primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable subject to further technical analysis, particularly in relation to highways and transport requirements.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that should be possible to mitigate. The key constraint is the potential highways impact. Also of note are the conservation area and area of archaeological importance, the potential for surface water runoff and the potential loss of a public car park.



## Magdalen Street Car Park, Magdalen Street

### Site Overview

**Site reference number:** 48

**Site description:** A level site located on the southern edge of the city centre. The site is occupied by a City Council-run 100 space surface car park and a two storey building currently used as a night-shelter. It is surrounded on all sides by a highways gyratory. The surrounding area contains a mix of uses including employment, leisure, commercial and residential. The site forms part of South Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

**Relevant planning history:** No relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.26

**Gross development area (ha):** 0.26

**Net development area (ha):** NA

**Housing capacity:** 61

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The site may contain a major surface water sewer, which could need improving or moving as part of any development.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site is in close proximity to: Presentation of St Mary Convent School and George's Chapel which are Grade I listed buildings; Wynards Hospital, Royal Devon and Exeter Hospital and 67 South Street which are Grade II* listed buildings; a number of Grade II listed buildings; Bishops Palace which is an Historic Park and Garden; and the City Wall which is a Scheduled Monument. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. The site is currently surrounded on all sides by the highway meaning that pedestrian and cycle connectivity with the surrounding area is limited and poor. Bus stops are located nearby (e.g. on South Street, Holloway Street, the Quay) and the City Centre bus station is located within a ten minute walk. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the city centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.

<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site is suitable for car-free development.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	The site contains The Night Shelter, comprising overnight accommodation for homeless people. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of this facility unless it can be demonstrated that it is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facilities provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the conservation area, loss of car parking, the area of archaeological importance, air quality and noise, potential contamination and potential loss of a community facility.

## Land at New North Road

### Site Overview

**Site reference number:** 49

**Site description:** Area of public open space within the city centre located at the northern-most tip of Northernhay Gardens and set below the level of New North Road, which runs along the eastern site boundary. A railway line lies nearby to the north and a house (The Lodge) adjoins to the west.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

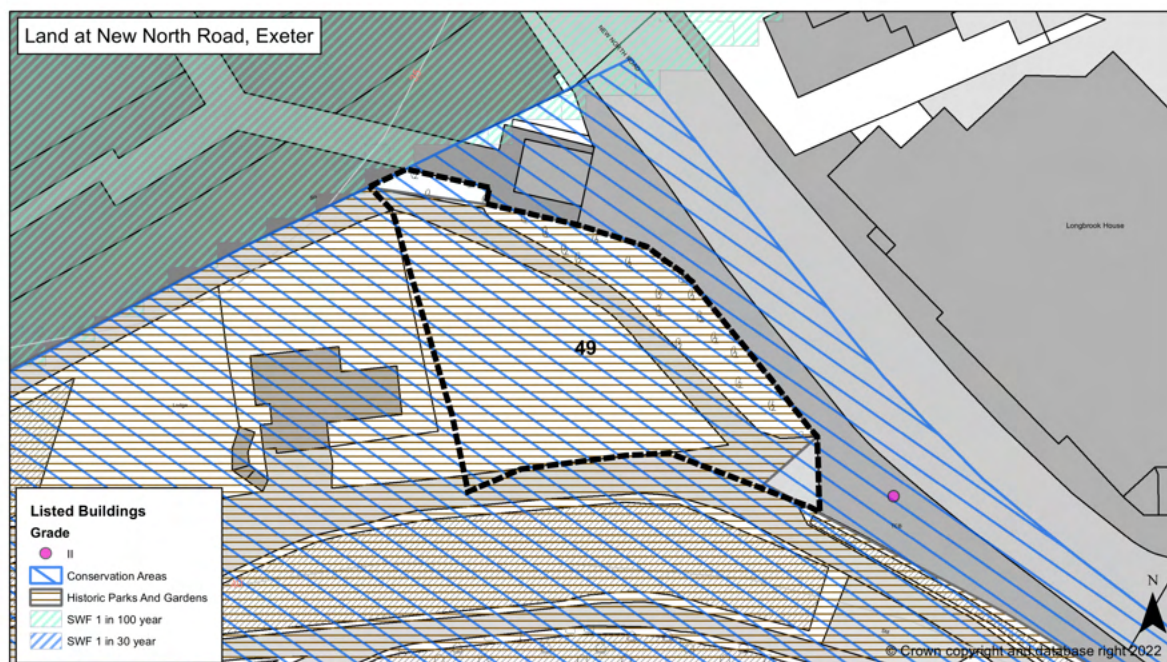
**Total site area (ha):** 5.0

**Gross development area (ha):** NA

**Net development area (ha):** NA

**Housing capacity:** 0.00

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site comprises Wood Pasture and Parkland. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There a number of significant trees around the site's perimeter. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	Whilst the site itself does not contain a PROW, a public footpath runs just outside its southern boundary and provides the only potential access to the site.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The railway line immediately to the north of the site is at significant risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	The Longbrook water culvert runs through the site.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site forms part of Northernhay and Rougemont Gardens which is Grade II Listed. It is unlikely that this site can deliver housing without harming the integrity of Gardens and therefore it is discounted from having residential development potential. The site is also in close proximity to Rougemont Castle and Exeter City War Memorial, which are located to the south of the site in an elevated position and are Grade II* Listed; a number of Grade II listed buildings; and the Rougemont Castle complex which is a scheduled monument.
<b>Conservation Area</b>	The site is within St David's conservation area. The Conservation Area Appraisal identifies that the parks and open spaces of Northernhay Gardens provide areas of attractive green space that enhance the townscape. Development proposals must conserve and / or enhance the character and appearance of the conservation area and therefore this site is discounted from having development potential.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--



<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is excellent. The site is located close to the city centre providing good access by a variety of modes to a range of services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site is likely to offer the potential for car-free development.

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

<b>Infrastructure Capacity</b>	
<b>Education</b>	NA
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA

<b>Other</b>	NA
--------------	----

**Stage B Conclusion:** The entire site is considered unsuitable for development on grounds that developed is likely to harm the integrity of an Historic Park and Garden and not conserve or enhance the character of the conservation area.

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

**Achievability Assessment:** The HELAA Panel has advised that development is not achievable.

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

## Howell Road Car Park

### Site Overview

**Site reference number:** 50

**Site description:** This brownfield site is located on the edge of the city centre and used as a surface car park operated by the City Council. It is currently also used temporarily as a walk-in Covid test centre. The site is level and bounded to the north by the South West mainline, to the east by a terraced residential area and to the south and west by a combination of residential and employment uses (the Government office building at Longbrook House is currently being renovated).

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Strategic Brownfield Sites Study

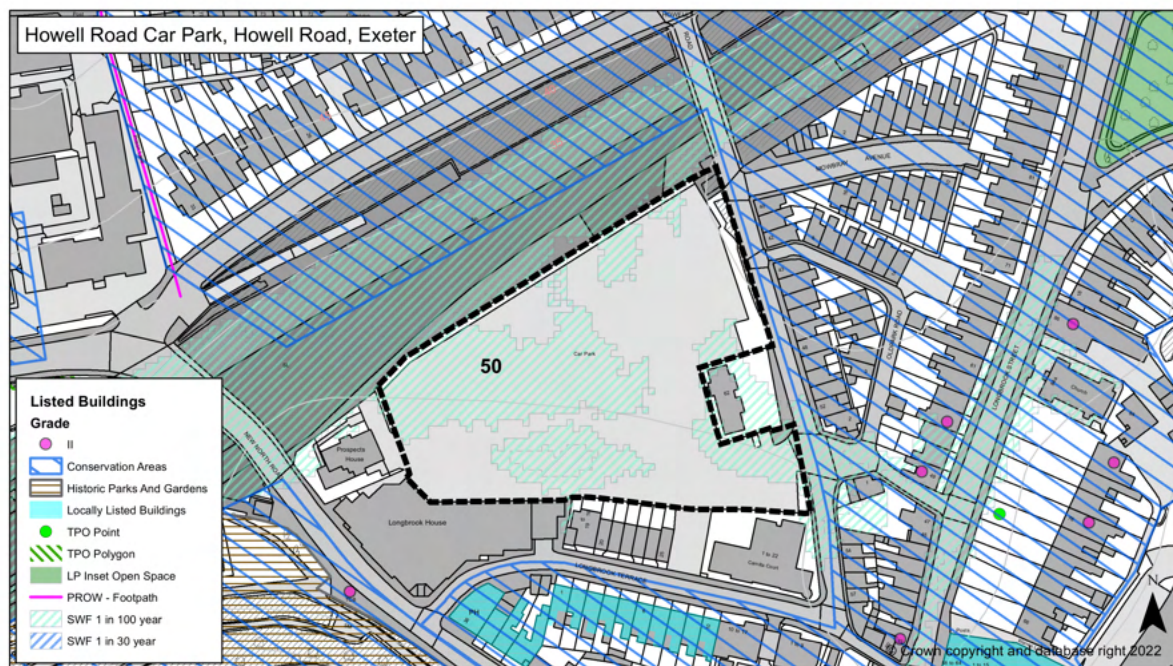
**Total site area (ha):** 0.94

**Gross development area (ha):** 0.53

**Net development area (ha):** 0.53

**Housing capacity:** 79-106

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are trees on northern perimeter of site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The site includes land at significant risk from surface water flooding - Longbrook Street floods frequently and includes properties. This site itself is a flood route to drain Longbrook Street. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface

	water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	The Longbrook water culvert runs along the southern edge of the site, creating a 15 metre wide non-developable corridor. This area would not be suitable for buildings, but could contain highway or open space.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to the Black Horse public house, 29, 33 and 51 -57 Longbrook Street and a telephone kiosk outside number 35 New North Road, all of which are grade 2 listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is excellent. The site is located within the city centre providing good access by a variety of modes to a range of services including retail, employment and leisure. Walking and cycle links are attractive. The site is served by bus stops on New North Road and the site location close to Sidwell Street and the bus station provides access by a number of bus services. The site is close to Exeter Central Station and offers good access to rail services.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential and / or employment development. The current vehicle access is not well suited to the current number of movements to the existing car park. The site is suitable for car-free or low car development.

<b>Health &amp; Safety</b>
----------------------------

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

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA

<b>Other</b>	<p>There are substantial combined sewer pipes stretching across the site, including a 2,000 cubic metre attenuation tank approximately 6m below the eastern end of the site. These combined sewers will need to remain within the site boundary due to the surrounding boundary constraints, although local diversions can be completed to move some/all to parts of the site (e.g. routes through) that would not sterilise developable land. If passing through private open space or highway, an easement of between 6 to 10m either side of the pipes will likely apply. The existing foul water attenuation tank is a major piece of below-ground sewerage infrastructure. This will very likely have to remain in place. In planning any development on this site it is recommended that its position is retained and any requirement for external car parking or public open space is situated within this area, to avoid losing useful land. This is taken into account in the gross development area. The area above the tank is currently used as a car park, so a trafficked permanent future use on top is a reasonable strategy. It is likely that the WPD electricity cables can be re-routed through the development to avoid disruption to the proposed layout.</p>
--------------	---

**Stage B Conclusion:** 0.41 ha of the site is considered to be unsuitable for redevelopment on grounds of underlying utilities. The rest of the site has passed the Stage B Assessment.

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

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

<p><b>Rating and Overall Conclusion</b></p>
<p><b>Yellow:</b> Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the risk of surface water flooding, underground utilities and a water culvert, loss of car parking and the potential for land contamination.</p>



## 12-31 Sidwell Street / Land at Sidwell Street

### Site Overview

**Site reference number:** 51

**Site description:** This city centre site comprises a rank of post war units, most in commercial use at ground floor level with leisure, retail storage and residential uses above. An NHS walk-in-centre occupies no. 31d Sidwell Street. A covered ground floor arcade runs along the site's western frontage with Sidwell Street, along which are a number of bus stops. There is a service area to the rear of the properties, with access from King William Street which runs along the site's western boundary. The site's southern boundary comprises a walkway to the John Lewis Car Park, which lies to the west. Land levels drop significantly across the site, such that buildings are 3 storeys in height along Sidwell Street, but up to 5 storeys in height along King William Street. The surrounding area contains a mix of city centre uses including commercial, leisure, car parking, community and residential. The site does not include no. 24 Sidwell Street.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Urban Capacity Study Phase 2

**Total site area (ha):** 0.44

**Gross development area (ha):** 0.37

**Net development area (ha):** 0.37

**Housing capacity:** 37-64 gross, 31-58 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains no significant trees.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.

<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site is in close proximity to: a number of Grade II Listed Building on Longbrook Street; and Rougemont and the Underground Passages, which are Scheduled Monuments. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site is within 500 metres walking distance of the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Longbrook Street. In terms of rail provision, Central Station lies within 500 metres walking distance of the site, providing access to both local and national services. An area of 0.07ha is excluded from the gross development area comprising the ground floor pavement along Sidwell Street. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.
--	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	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.
<b>Retail</b>	The site includes 14 retail units and forms part of the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes 6 existing apartments above retail units that are owned by the site submitter and therefore assumed to be available for development.
<b>Other</b>	NA

**Stage B Conclusion:** 0.07ha is considered unsuitable for development on grounds of needing retain a ground floor pedestrian walkway along Sidwell Street. The remainder of the site has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> Not including the discounted areas, the site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the area of archaeological importance and the potential loss of a community facility.



## East Gate

### Site Overview

**Site reference number:** 52

**Site description:** A mixed use area on the eastern edge of the city centre, including retail, leisure, community and employment uses, existing homes, public car parks and the former Devon and Cornwall Constabulary Police Station and Magistrates Court. Part of the site is identified for mixed use redevelopment in Policy CP3 of the Exeter Core Strategy. East Gate is also identified for potential mixed use redevelopment in the City Council's Liveable Exeter Programme.

**Relevant planning history:** A planning application to redevelop the Police Station and Magistrates court to provide purpose built student accommodation and co-living housing was recently refused planning consent (21/1564/OUT). City Point has benefited from outline consent for redevelopment for retail use in the past (15/0791/OUT), but this has lapsed

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

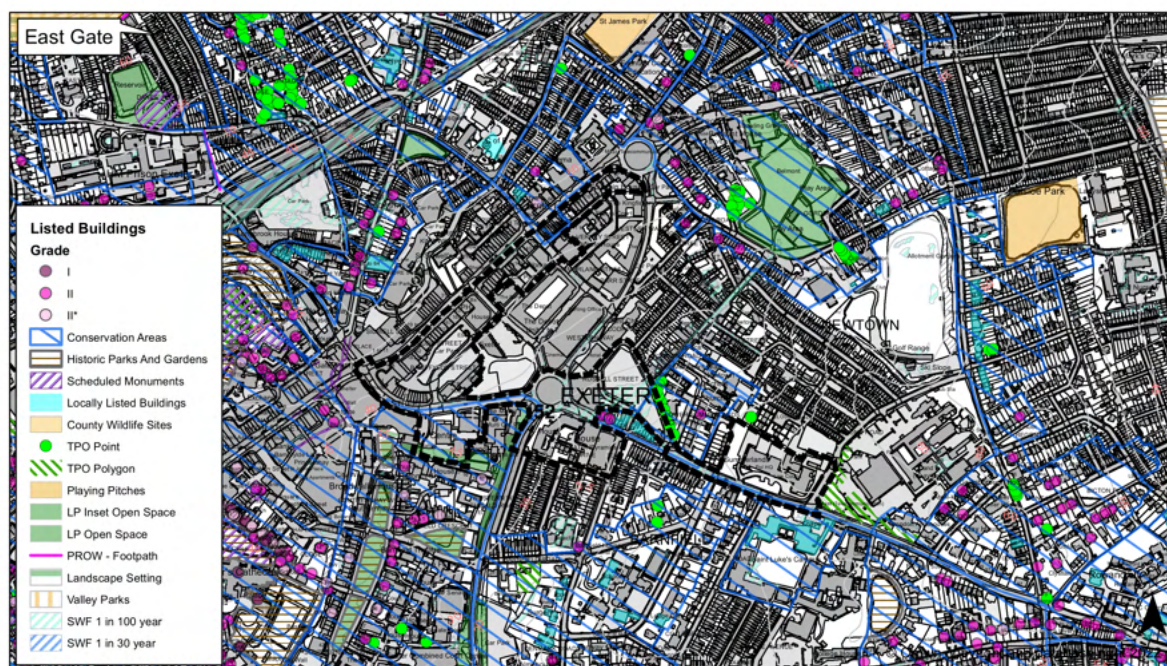
**Total site area (ha):** 9.90

**Gross development area (ha):** 9.90

**Net development area (ha):** NA

**Housing capacity:** 849 gross, 749 net

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and includes land within a Cirl Bunting Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	The total site area includes two built sports facilities: the Pyramids Leisure Centre (now closed) and DanSci Dance Studio. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or



	former use. The Pyramids is within the gross development area and this has been replaced by St Sidwells Point.
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The site includes land at risk from surface water flooding, particularly the Triangle Car Park and nearby properties which have experienced frequent flooding. There is likely to be a culverted watercourse / sewer along Clifton Street. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to: 13-15 Dix's Field, Chichester Place, 2-6 Barnfield Crescent, Sidwell Street Methodist Church and the Chapel at St Anne's Almshouses which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; Rougemont, the Underground Passages and City Walls, which are Scheduled Monuments; and Southernhay, Barnfield, Northernhay and Rougemont Gardens and Baring Crescent, which are Historic Parks and Gardens. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site includes land within three conservation areas: part of the Triangle Car Park is within Lower Summerlands conservation area; the Civic Centre is within Southernhay and the Friars conservation area; and nos. 126-134 Sidwell Street are within Sidwell Street conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation areas.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	Parts of the site are in existing employment use, including the Civic Centre. The 2022 Exeter Employment Study concludes that, as part of Southernhay, the Civic Centre is green in terms of its capacity to continue to meet future employment demand. The Study identifies City Point as a future employment site source, rating it as green in terms of its capacity to meet future demand for employment and identifying that it is deliverable within 5 to 10 years.
-------------------------------	---

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site includes the city centre bus station and there are additional bus stops serving a range of locations in close proximity, including along Sidwell Street and Heavitree Road. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is largely within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes public car parks (The Triangle and Bampfylde Street) which could be lost as a result of redevelopment and also includes the entry/exit point to Dix's Field multi-storey car park. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. Significant pedestrian / cycle improvements will be required where any high density developments comes forward. A contribution to electric bikes may be required.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on how close to the road any houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.

<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	The site includes Exeter City Council's Civic Centre, Flying Start Children's Centre, Clarendon House, Monkey Suit public house and the former Devon and Cornwall Constabulary Police Station and Magistrates Court . The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be 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.
<b>Retail</b>	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.

<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site contains homes that are owned by the site submitter and homes that are not owned by the site submitter.
<b>Other</b>	Surface and combined sewers and gas pipes pass through the Triangle Car Park in a north-east/south-west direction. It is likely that these will need to remain within the site due to surrounding boundary constraints. However, local diversions could be completed to move some or all of these pipes to parts of the site that would not sterilise developable land.

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

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable subject to masterplanning and surface water flood risk management.

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the risk of surface water flooding, loss of car parking, the conservation area, the potential for land contamination and loss of community facilities.
--

## City Point, Bampfylde / Sidwell Street

### Site Overview

**Site reference number:** 53

**Site description:** A largely level city centre site that includes the remaining derelict structures of the old city centre bus station, a City-Council-owned surface level car park and ranks of post-war retail units measuring up to three storeys in height, with some homes and offices in the upper stories. Bampfylde Street and Bude Street run through the site, which is bound by Sidwell Street to north-west, Cheeke Street and the new city centre bus station and St Sidwells Point Leisure Centre to the north-east and Paris Street to the south. The surrounding area includes a range of city centre uses including retail, leisure, employment and residential, with blocks of recent development to the north of the site extending up to seven storeys. The site forms part of the Grecian Quarter, which is identified for redevelopment in the Exeter Core Strategy. The site also forms part of East Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

**Relevant planning history:** The site has benefited from outline consent for redevelopment for retail use in the past (15/0791/OUT), but this has lapsed.

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

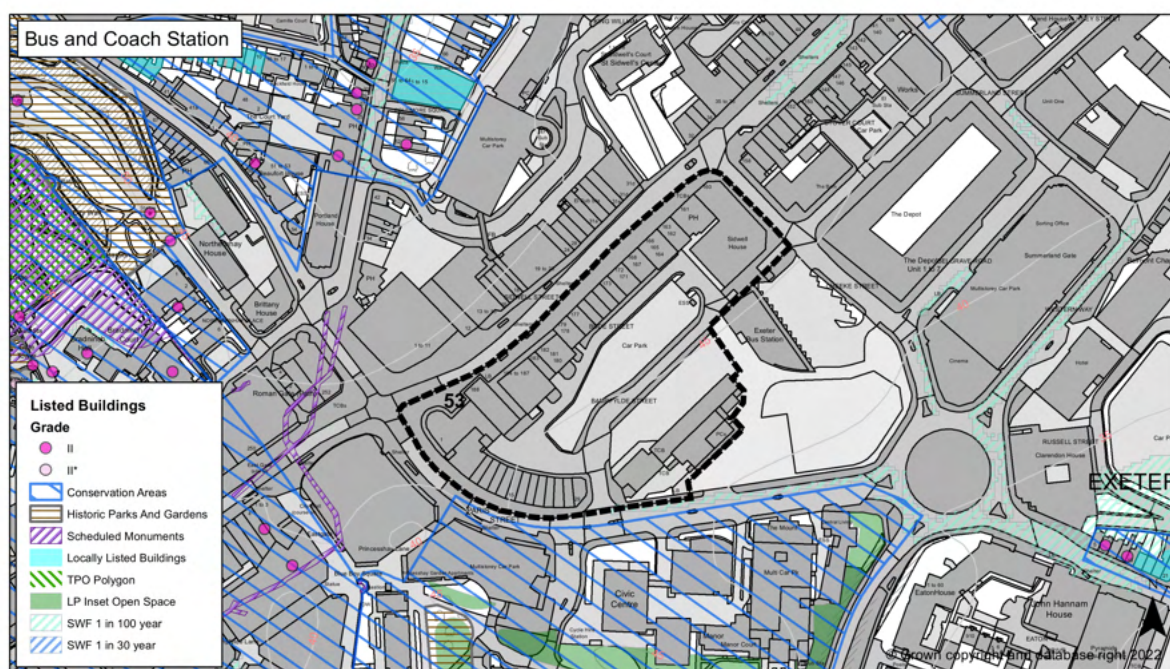
**Total site area (ha):** 2.10

**Gross development area (ha):** 2.10

**Net development area (ha):** NA

**Housing capacity:** 325 gross / 306 net

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy

for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Significant trees are located within site. Development proposals must be informed by a tree survey and tree constraints plan.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to: 13-15 Dix's Field, Chichester Place and Sidwell Street Methodist Church which are Grade II* Listed Buildings; a number of Grade II Listed Buildings; Rougemont, the Underground Passages and City Walls, which are Scheduled Monuments; and Southernhay, Barnfield and Northernhay and Rougemont Gardens, which are Historic Parks and Gardens. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to meet future demand for employment and is deliverable within 5 to 10 years.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site includes the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Heavitree Road. In terms of rail provision, Central Station lies within 500 metres walking distance of



	the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes Bampfylde Street public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential and / or employment development. The site is suitable for car-free and low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

	potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	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.
<b>Retail</b>	The site includes c.30 retail units and is part of the city centre, which is an appropriate location for retail and other main town centre uses. However, the NPPF also recognises that residential development often plays an important role in ensuring the vitality of centre.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site contains around 19 existing homes above retail units on Sidwell Street, which are owned by the site submitter and therefore assumed to be available for development.
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of car parking, the potential for land contamination and loss of a community facility.

## Triangle Car Park, Russell Street

### Site Overview

**Site reference number:** 54

**Site description:** A City Council-owned surface car park located on the eastern edge of the city centre and bounded on all sides by highway. Beyond the highway to the west/north-west are offices, a hotel and a church, rising to 5 storeys in height in places. To the north east/east is an area of two-storey 19th century terraced homes, a public house and a church hall. To the south are two rows of three-storey 19th century buildings that include homes and commercial uses, beyond which is Heavitree Road. The site forms part of East Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

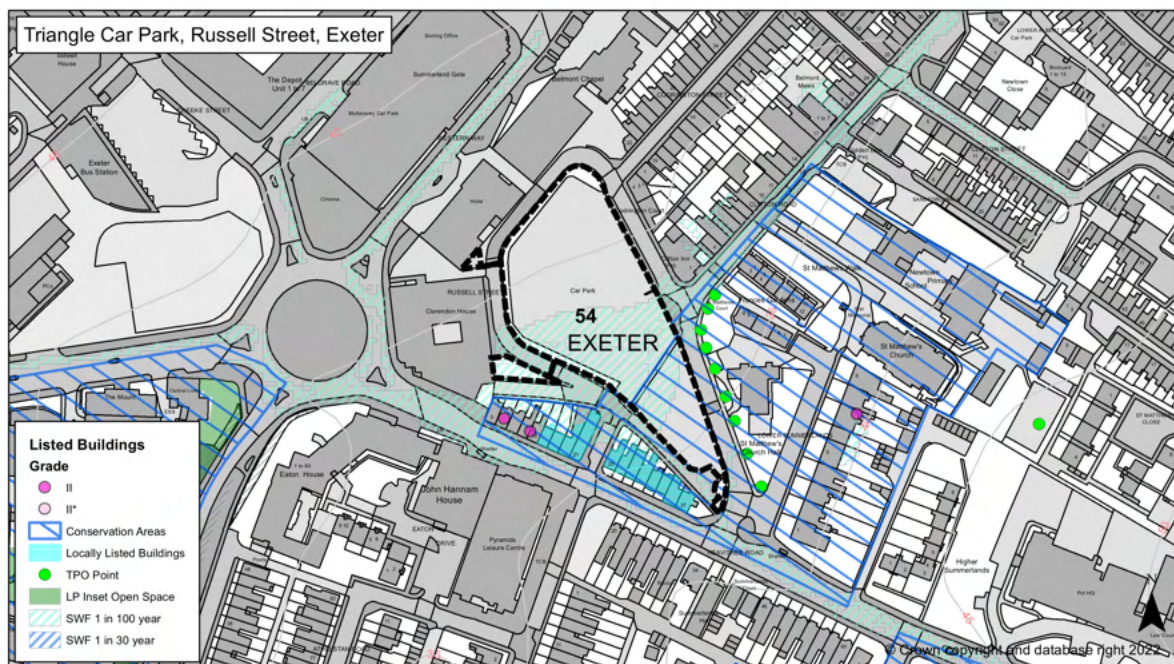
**Total site area (ha):** 0.67

**Gross development area (ha):** 0.67

**Net development area (ha):** NA

**Housing capacity:** 78

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Eaton Place, Eaton's Place and nos. 1-4 and 7-9 Lower Summerlands, which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The south eastern part of the site is within Lower Summerlands conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The city centre bus station is within 500 metres walking distance and there are additional bus stops serving a range of locations in close proximity along Heavitree Road. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes the Triangle public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.

<b>Transport requirements</b>	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.
-------------------------------	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	In terms of primary care, this potential site is served by six doctors' surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	Surface and combined sewers and gas pipes pass through the site in a north-east/south-west direction. It is likely that these will need to remain within the site due to surrounding boundary constraints. However, local diversions could be completed to move some or all of these pipes to parts of the site that would not sterilise developable land.

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

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable subject to consideration of the surface water flood risk.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of car parking, surface water flooding and the conservation area.



## Pyramids Leisure Centre, Heavitree Road

### Site Overview

**Site reference number:** 55

**Site description:** The site lies on the eastern edge of the city centre and is occupied the Pyramids Leisure Centre, opened in 1941 and now closed, having been replaced by the new St Sidwells Point Leisure Centre. A small part of the western 'wing' of the site, fronting Heavitree Road, includes leisure centre uses on the ground floor and part of John Hannam House (an adjoining residential care home) above. The site is bound by Heavitree Road to the north, Denmark Road to the east, Athelstan Road to the south and John Hannam House to the west. The immediately surrounding area is primarily in residential use, extending from between two and four stories, with some commercial uses present on the opposite side of Heavitree Road. The site forms part of East Gate, which is identified for redevelopment in the Council's Liveable Exeter programme.

**Relevant planning history:** No relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

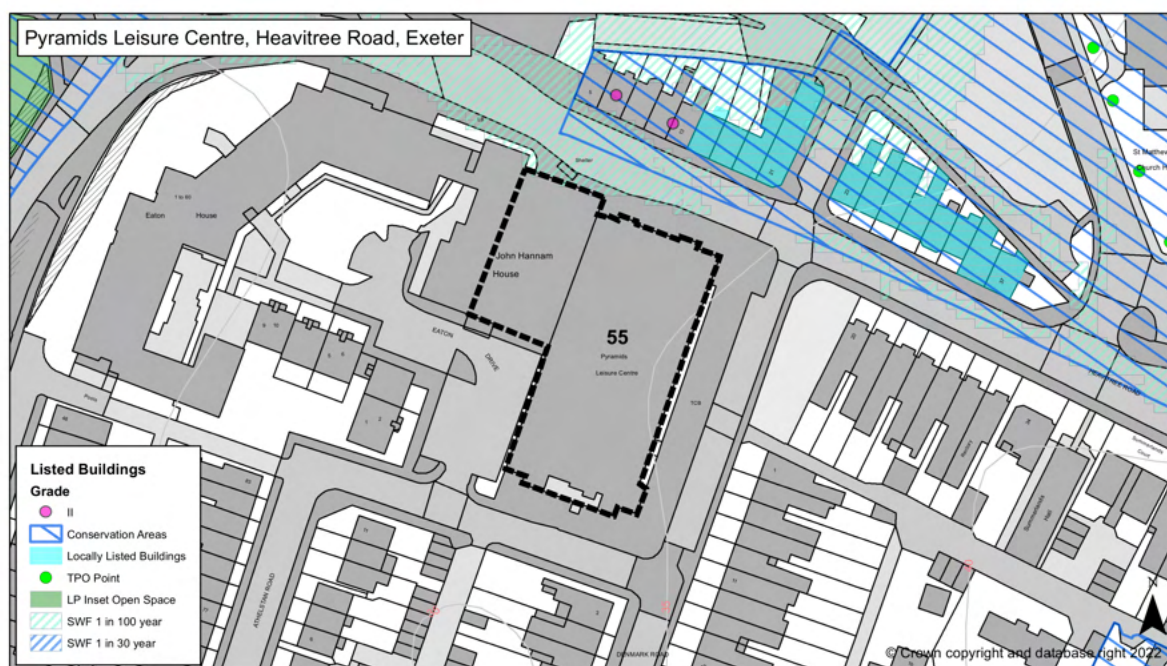
**Total site area (ha):** 0.23

**Gross development area (ha):** 0.23

**Net development area (ha):** NA

**Housing capacity:** 42

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Significant trees are located adjacent to the site. Development proposals must be informed by a tree survey and constraints plan.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	The site includes the Pyramids Leisure Centre, which is now closed. The NPPF is clear that sports and recreational buildings should not be built on unless an assessment has been undertaken which clearly shows that the building is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. St Sidwells Point has recently been completed and is intended as a replacement facility for the Pyramids.

<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The site includes land at risk from surface water flooding and the adjoining area of Heavitree Road is also subject to frequent surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	There is likely to be a culverted watercourse / sewer along Denmark Road that runs through or very close to the site. This could need improving or, if the existing building is demolished and the site redeveloped, moving.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is opposite Eaton Place and Eaton's Place on Heavitree Road, which are Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The site is within 500 metres walking distance of the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Heavitree Road. In terms of rail provision, Central Station lies within 1 km walking distance of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. Pedestrian/cycle improvements will be required.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	In terms of primary care, this potential site is served by six doctors' surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site has no significant constraints.

## Parr Street Car Park, Parr Street

### Site Overview

**Site reference number:** 56

**Site description:** A City Council-owned surface car park located on the eastern edge of the city centre. The site is bounded by Western Way to the west, beyond which are two recently developed schemes of purpose built student accommodation of between four and five storeys. To the north of the site is a four storey post war block of flats set within an area of open space. Parr Street runs along the site's eastern boundary, beyond which is an area of predominantly two storey Victorian terraced houses.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Urban Capacity Study Phase 1

**Total site area (ha):** 0.12

**Gross development area (ha):** 0.12

**Net development area (ha):** NA

**Housing capacity:** 5

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and a Cirl Bunting Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Significant trees are located on the perimeter of the site. Development proposals must be informed by a tree survey and tree constraints plan.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.



<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to: the Chapel at St Anne's Almshouses which is Grade II* Listed; and a number of Grade II Listed Buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are adequate, although access across Western Way could be improved. The site is within 500 metres walking distance of the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Summerland Street. In terms of rail provision, Central Station lies within 1 km walking distance of the site, providing access to both local and national services. The site is adjacent to the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes Parr Street public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the city of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, it will be necessary to tidy up the public realm of Parr street/Chute Street. A footway adjacent to Western Way will need to be provided. It will also be necessary to investigate crossing facilities to the city centre and / or at the Summerland

	Street/Western Way junction. The site is suitable for car-free development.
--	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	In terms of primary care, this potential site is served by six doctors' surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is loss of car parking.
--

## Fairbanks, 90 Polsloe Road

### Site Overview

**Site reference number:** 58

**Site description:** Brownfield site comprising a dwelling, car parking and part of a day centre. Blackboy Road runs along the site's northern boundary and Polsloe Road forms the eastern boundary. The surrounding area is largely late nineteenth century residential, with a small number of shops, a pub and a cafe also located nearby.

**Relevant planning history:** No recent relevant planning history.

**Existing assessment:** NA

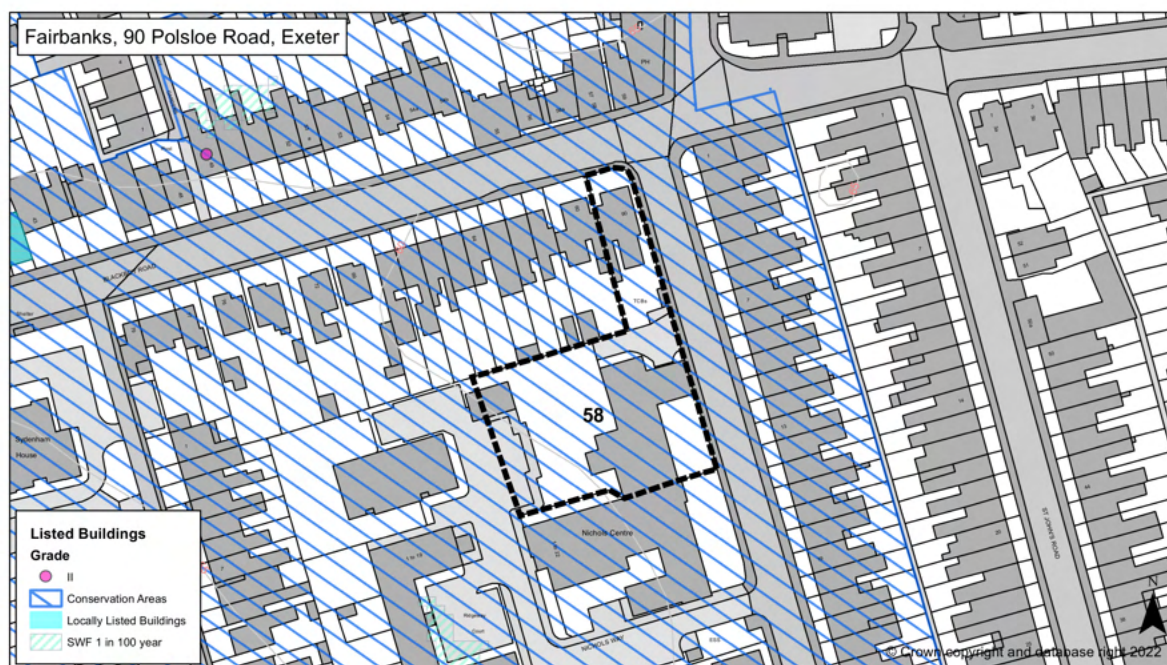
**Total site area (ha):** 0.20

**Gross development area (ha):** 0.17

**Net development area (ha):** 0.17

**Housing capacity:** 13

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	NA
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. Central and St David's Railway Stations are also located near to the site. The site is partially within a Local Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, highway improvements to Polsloe Road alongside enhancements to active travel will be required. It will not be possible to obtain highways access from Blackboy Road. The site is suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are

	built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
<b>Health</b>	This potential site is primarily served by the six surgeries. These surgeries have an excess of capacity and are utilised at 94% as of January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change. Whilst it appears unlikely that based upon this area a developer contribution would not be required, due to all the other potential developments in the same area that share the same GP footprint, it is very likely that a primary care developer contribution will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Local Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	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.
<b>Retail</b>	NA



<b>Agricultural land</b>	NA
<b>Steep topography</b>	Site is largely level.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the conservation area, potential land contamination and loss of a community facility.
---

## Land at Hamlin Lane

### Site Overview

**Site reference number:** 60

**Site description:** The site comprises a workshop and associated private garden and is adjacent to the Northbrook and Hamlin lane playing fields which lie to the east. Mid 20th century terraced housing adjoins to the west and to the north is an access road and railway line.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.15

**Gross development area (ha):** 0.13

**Net development area (ha):** 0.13

**Housing capacity:** 13+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is partly previously developed and partly greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

**Flood Zone 3b:** An area of 0.02 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. This area is greenfield and is therefore discounted from having redevelopment potential on flood risk grounds.

**Conclusion:** Around 0.02 ha of the site is unsuitable for housing development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

## Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), 0.02 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has development potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
<b>Flood Zone 1</b>	The remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding.

<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency have commented that: a raised finished floor level may provide a feasible solution to river and surface water flood risk on the site; Mincinglake Stream is an ordinary Watercourse and therefore a development margin will be required; and the flow route for Pinhoe Road flooding needs to be improved, including road alterations in Hamlin Lane in order to divert water away from any development.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. The site is directly opposite Polsloe Bridge Railway station. The nearest local centre as designated in the adopted Local Plan is approximately 50 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site is suitable for car-free and low-car development. A contribution will be required for a north-south strategic cycle route.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA

<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	The eight GP surgeries that serve these potential sites have capacity problems as of January 2022 and are already 2% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Heavitree area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, subject to more detailed consideration of flood risk and its implications for highways access.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the risk of surface water runoff, flood risk, highways access and potential land contamination.

## Land between 106 Hamlin Gardens & 65 Carylton Gardens

### Site Overview

**Site reference number:** 61

**Site description:** A largely flat site comprising existing highway (including on-street parking spaces) and residual landscaping. The site is situated in a post war suburban location, between 2 and 3 storey homes to the south and Mincinglake Stream to the north, beyond which is Hamlin Lane Playing Fields.

**Relevant planning history:** The site has full planning consent for redevelopment of the existing parking facilities to provide a 4 storey apartment block comprising 11 2-bed homes and 10 1-bed homes with associated parking and communal amenity space.

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

**Total site area (ha):** 0.20

**Gross development area (ha):** 0.20

**Net development area (ha):** NA

**Housing capacity:** 22

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone and a Cirl Bunting Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Significant trees are located adjacent to the site. Development proposals must be informed by a tree survey and constraints plan.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The northern end of the site is at risk from surface water flooding and is a surface water flooding flow route. Development will need to be carefully designed and must include a drainage strategy to deal with

	existing surface water flows within the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	Mincinglake Stream is an ordinary watercourse and a development margin will therefore be required.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good, although there is no secondary school within 1 km. Existing pedestrian and cycle links serving the site are adequate. The site is within 500 metres of bus stops Hamlin Gardens and 1 km of bus stops on Polsloe Road, that serve a range of locations. In terms of rail provision, Polsloe Station lies within 500 metres walking distance of the site, providing access to local services. The nearest local centre as designated in the adopted Local Plan is approximately 400m away.
<b>Car Parks</b>	The site includes on-street car parking spaces serving the surrounding residential area.
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, contributions towards strategic cycle routes into Exeter, pedestrian / cycle improvements to the Hamlin lane/Pinhoe Road junction and bus links will be required. The site is suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA

<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site already has full planning consent for residential development.

## Clifford Close

### Site Overview

**Site reference number:** 63

**Site description:** A mid 20th Century housing estate of 33 bungalows set within amenity open space. A rail line runs along the site's southern boundary, Vaughan Road adjoins to the west and the Northbrook adjoins to the east. The surrounding area is otherwise residential.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

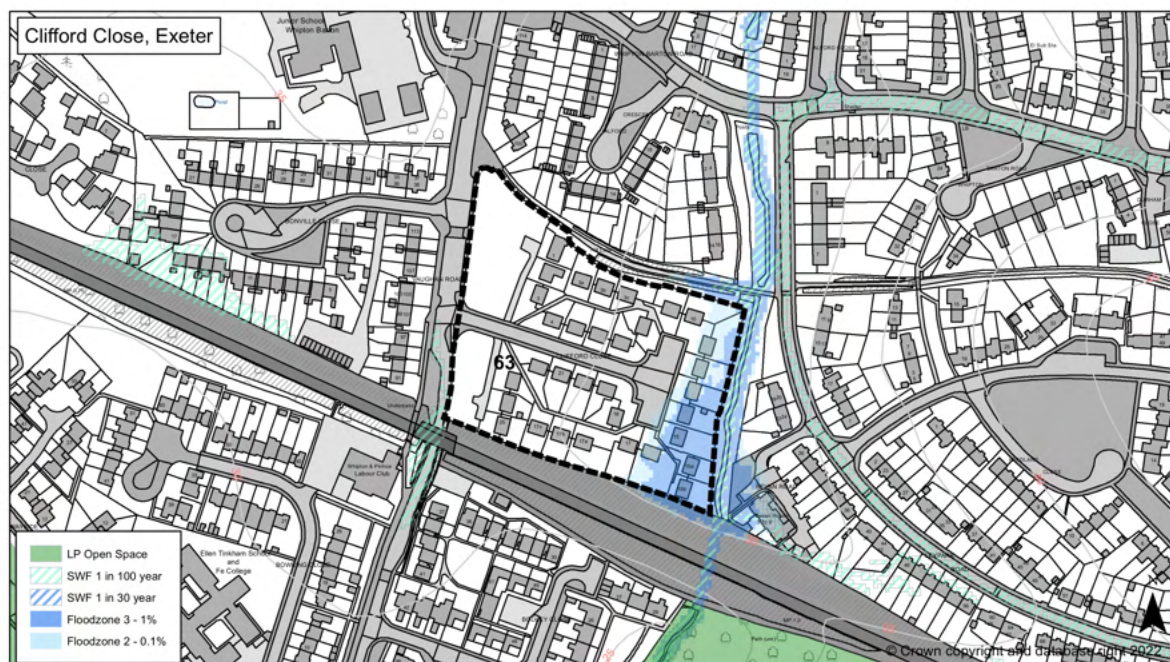
**Total site area (ha):** 1.54

**Gross development area (ha):** 1.37

**Net development area (ha):** 1.10

**Housing capacity:** 66+ gross, 33+ net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is partly previously developed and partly greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is home to Eurasian Badger, which is a legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are some significant trees on site that should be incorporated into any proposed development. A tree survey and constraints plan will be required.

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

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

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	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.
<b>Flood Zone 1</b>	The remainder of the site is within flood zone 1 and so has a low probability of experiencing fluvial flooding.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency has commented that there is a significant risk of river and surface water flooding on the eastern part of site associated with the Northbrook. There is a high blockage risk under the adjoining railway tunnel. River corridor improvements and a raised first floor level will be required in affected areas of the site.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present and the site is served by bus stops located nearby. The site is 850m from Polsloe Bridge Railway station. The nearest local centre as designated in the adopted Local Plan is approximately 300m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, works may be required to Hospital Lane and its junction with Hill Barton Road will need looking at, potentially reverting the mini roundabout to a standard T-junction. DCC will also require contributions towards strategic cycle routes into Exeter; and towards pedestrian/cycle connections to the north east towards Leypard Road. The site is suitable for low-car development.



<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA

<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes 33 existing homes owned by the site submitter. It is assumed that these homes are available for redevelopment.
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints include areas within flood zones 2 and 3 and loss of open space.
--

## Whipton Community Hospital, Hospital Lane

### Site Overview

**Site reference number:** 64

**Site description:** A brownfield site currently used as a community hospital. The hospital offers a range of services and clinics which enable people to be cared for closer to home and in their own community. The site comprises two parcels, divided by Hospital Lane. It is located within a predominantly residential area, with residential development adjoining to the north, west and south. The site's eastern boundary is formed by the B3181 (Hill Barton Road), beyond which is St Luke's Church of England School. There is a supermarket to the north-east of the site.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** UCS Phase 2

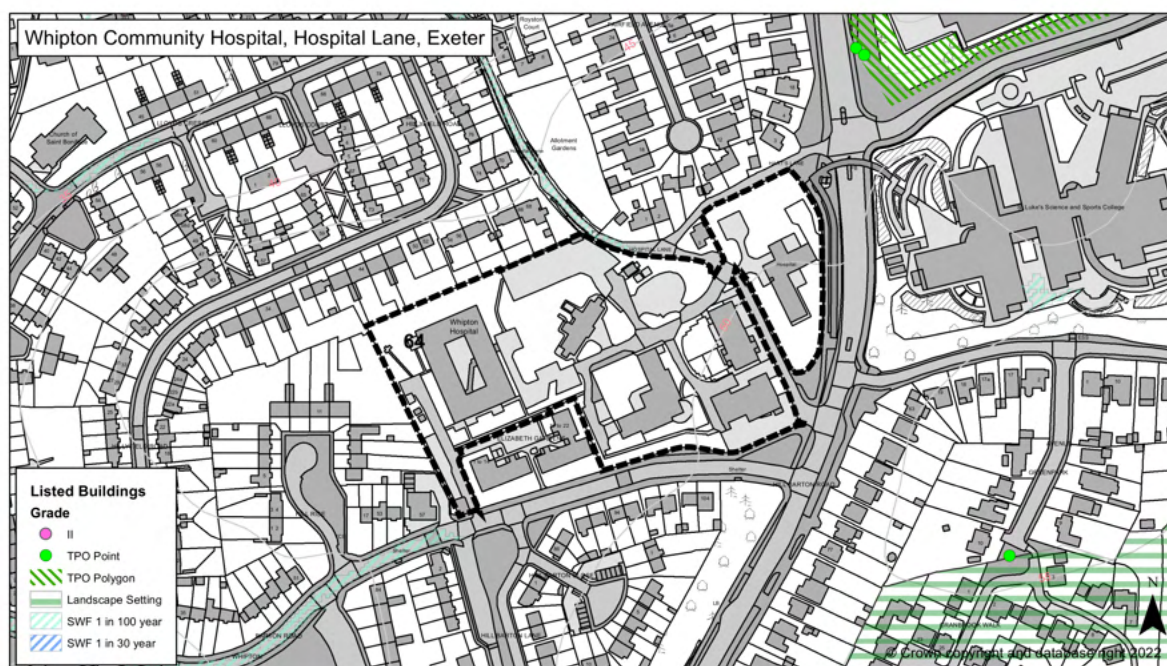
**Total site area (ha):** 2.10

**Gross development area (ha):** 2.10

**Net development area (ha):** 1.76

**Housing capacity:** 88-132

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	Devon Biodiversity Records Centre data suggests the site may be home to legally protected species (including Dot Moth, Wall, Mottled Rustic and Small Emerald). The site is also within a Greater Crested Newt Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on site which should be incorporated into any development. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.

<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c. 1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Whipton Barton Road with a bus stop adjacent to the site. Polsloe Bridge Station is about 1.5 km distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is approximately 400m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, works may be required to Hospital Lane and its junction with Hill Barton Road will need looking at, potentially reverting the mini roundabout to a standard T-junction. DCC will require contributions towards strategic cycle routes into Exeter and Travel Plan contributions if development exceeds 50 homes. The site is not suitable for car-free or low-car development.

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

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

<b>Other</b>	
<b>Community facility</b>	The site consists of Whipton Community Hospital. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the Hospital unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>	
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of a Hospital. Also of note is possible land contamination.	



## Land at Cumberland Way

### Site Overview

**Site reference number:** 66

**Site description:** Greenfield land comprising two fields. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for predominantly residential development in the adopted Monkerton Hill Barton masterplan.

**Relevant planning history:** Site has outline permission for 80 dwellings under 18/1145/OUT.

**Existing assessment:** N/A

**Total site area (ha):** 1.78

**Gross development area (ha):** 1.78

**Net development area (ha):** 1.42

**Housing capacity:** 80

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There is an established hedgerow within site and a significant tree group to the west of the site boundary. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops located adjacent to the site. Pinhoe Railway Station is also located near to the site. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site is not suitable for low-car development. DCC would like a pedestrian route along the site frontage to be provided as part of any development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development entirely.

<b>High voltage power lines</b>	NA
---------------------------------	----

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
<b>Health</b>	The GP surgeries that serve this potential site have capacity problems and as of January 2022 are under capacity by 23%. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Pinhoe area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Site gently slopes down towards the east.
<b>Existing homes</b>	NA
<b>Oth</b>	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 challengings with topograhly and viability.

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

## Grenadier Emperor, Grenadier Road

### Site Overview

**Site reference number:** 67

**Site description:** The site comprises employment buildings to the south and open grassland to the north and lies within one of the city's established employment area (Exeter Business Park). It also forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026). In the adopted Monkerton Hill Barton Masterplan, the northern area of the site is identified as structural landscaping and the southern area is identified for predominantly employment development.

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

**Existing assessment:** NA

**Total site area (ha):** 2.22

**Gross development area (ha):** 2.22

**Net development area (ha):** 1.32

**Housing capacity:** 66

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is partly greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Hedgerow trees around the perimeter of site will require consideration if the site is to be developed. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	The northern section of the site is located within the formerly proposed Monkerton Ridge Park.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The greenfield part of the site is identified as a structural landscape in the adopted Monkerton Hill Barton masterplan.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to continue to meet future demand for employment.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also located near to the site. The nearest local centre as designated in the adopted Local Plan is approximately 900m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	DCC Highways have concerns with the existing vehicular access from Pinn Lane. The site is not suitable for low-car or car-free development. A pedestrian/cycle link onto Pinn lane would be required.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA



<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely. The HELAA Panel noted the potential noise impact from the M5 motorway.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
<b>Health</b>	The GP surgeries that serve this potential site have capacity problems and as of January 2022 are under capacity by 23%. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Pinhoe area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	0.5 ha of the site to the north of Emperor House and Swallowtail House has a gradient greater than 1:6. This area of the site is likely too steep to be developed for housing or employment use.
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan including the proposed Monkerton Ridge Park. Also of note is the loss of best and most versatile agricultural land, noise and highways access.

## Grenadier Land 29, Grenadier Road

### Site Overview

**Site reference number:** 68

**Site description:** The site comprises a mixture of brownfield and greenfield land, including car parking, open grassland and scrubland. It lies within one of the city's established employment areas (Exeter Business Park) and also forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026). It is identified for predominantly employment development in the adopted Monkerton and Hill Barton Masterplan.

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

**Existing assessment:** N/A

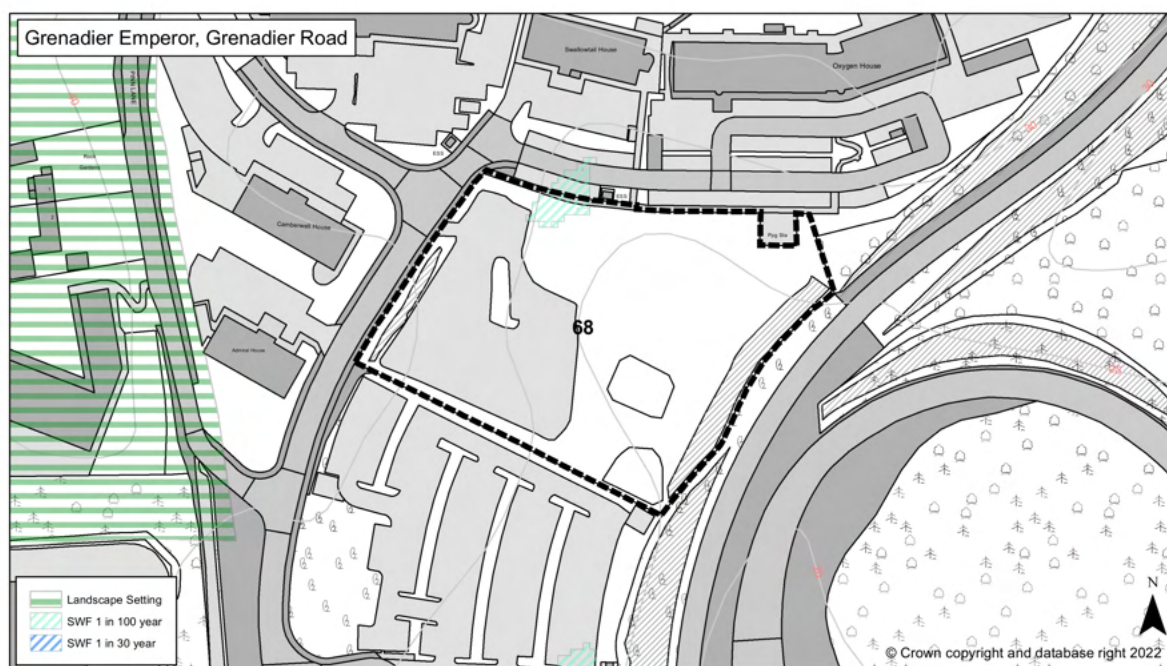
**Total site area (ha):** 0.94

**Gross development area (ha):** 0.94

**Net development area (ha):** 0.75

**Housing capacity:** 38

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is partly greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.

<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site has a permission for employment use. The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to meet future demand for employment and is deliverable within 5 years.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also located near to the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	DCC Highways have concerns with the existing vehicular access from Pinn Lane. The site is not suitable for low-car or car-free development. A pedestrian/cycle link onto Pinn lane would be required.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA

<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely. The HELAA Panel noted the potential noise impact from the M5 motorway.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing
<b>Health</b>	The GP surgeries that serve this potential site have capacity problems and as of January 2022 are under capacity by 23%. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Pinhoe area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network. Further detailed evaluations will be required.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	0.3 ha of the site to the east adjacent to the junction has a gradient greater than 1:6. This area of the site is likely too steep to be developed for housing or employment use.
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan, noise, highways access and loss of best and most versatile agricultural land.



## Magdalen Road Car Park

### Site Overview

**Site reference number:** 69

**Site description:** A City-Council owned 100-space surface car park located on the south eastern edge of the city centre. The site slopes from south to north and is set below Western Way which adjoins to the west and the curtilages of homes and other buildings which lie to the north and east.

Magdalen Road runs along the site's southern boundary.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** Strategic Brownfield Sites Study

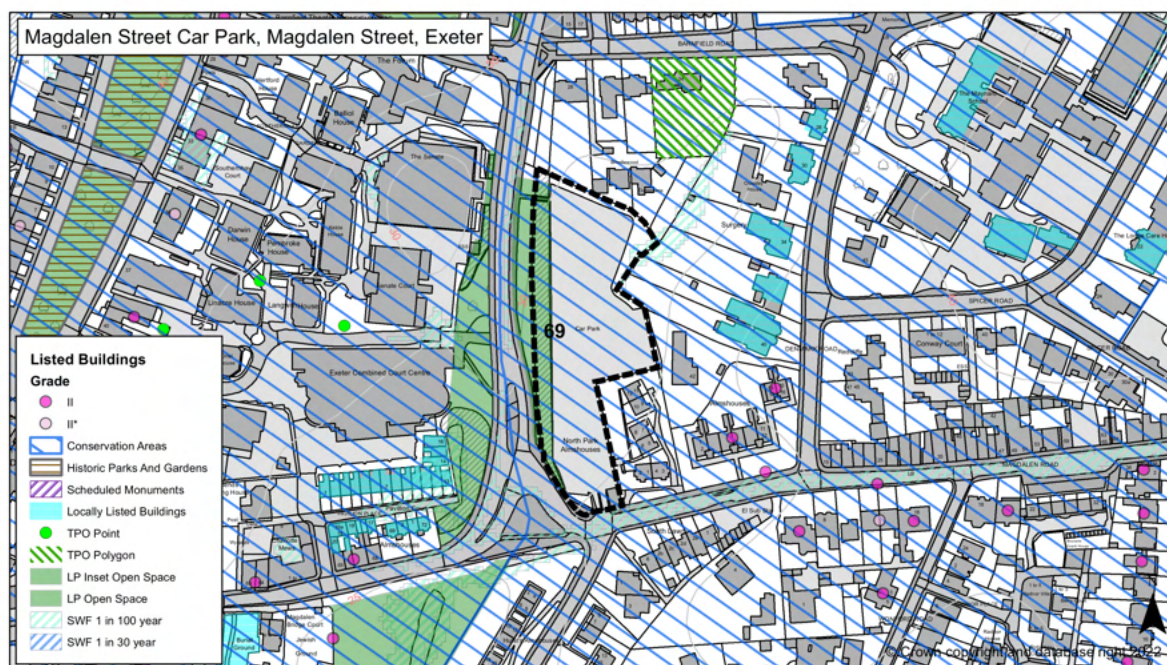
**Total site area (ha):** 0.65

**Gross development area (ha):** 0.40

**Net development area (ha):** 0.40

**Housing capacity:** 40-60

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	There are two large culverts running under the site (3.5m), at least one of which is a watercourse. These will either need to be protected or moved during the course of any development, with cost implications. It is not possible to build (including providing undercroft parking) within proximity of a culvert.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to: Magdalen Almshouses, the Wall of Magdalen Almshouses, 65-68 Magdalen Street and 6 Magdalen Road which are all Grade II Listed Buildings; and to Barnfield Historic Park and Garden. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within St Leonards conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good, although there is not a secondary school within 1 km. Existing pedestrian and cycle links serving the site are for the most part good. The city centre bus station is located within a five minute walk and other bus stops lie in close proximity. In terms of rail provision, Central Station lies within 1km of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	New access will need to be created from Western Way and there is a large level difference to consider. The site is suitable for car-free or

	low-car development. DCC Highways will request a developer contribution towards or delivery of shared mobility vehicles.
--	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required and mitigation may be necessary depending on what pollution levels are measured or predicted. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objectives.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	Several runs of existing combined sewers pass through the site and will need to remain within the site boundary due to surrounding constraints. Local diversions / rationalisation of the combined sewers could be undertaken, for example involving interception at the boundary and running a new diverted line around the western boundary, in order to maximise the developable area. Surface water sewers passing through the site are large in diameter and deep. The potential site layout will need to work around these surface water sewers, or at least one line will need to be re-aligned in order to reduce developable land loss. It is likely that the existing underground electricity cable running through the site can be re-routed to enable development.

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

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, but the yield is likely to be lower than assessed due to flood risk constraints and the presence of underground infrastructure and culverts.

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the presence of underground utilities infrastructure and culverts, surface water flood risk, loss of car parking and the conservation area.
---



## Land known as Mount Radford Lawn

### Site Overview

**Site reference number:** 70

**Site description:** Mount Radford Lawn is a greenfield site within the urban area consisting of open space/playing fields in recreational use. The site is elevated slightly above road level and is bounded on three sides by a stone wall with railings above (on the west side a hedge marks the boundary with residential gardens). The surrounding area is largely residential with Victorian/Georgian dwellings to the north, 1970's and modern dwellings to the west, St Leonards Church of England Primary School to the east and the ERADE site, currently being redeveloped for residential use, to the south. The central part of the site is grass (a designated playing pitch) and around the boundaries a number of mature trees contribute to the visual amenity of the area. The site has been designated an Asset of Community Value.

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

**Existing assessment:** NA

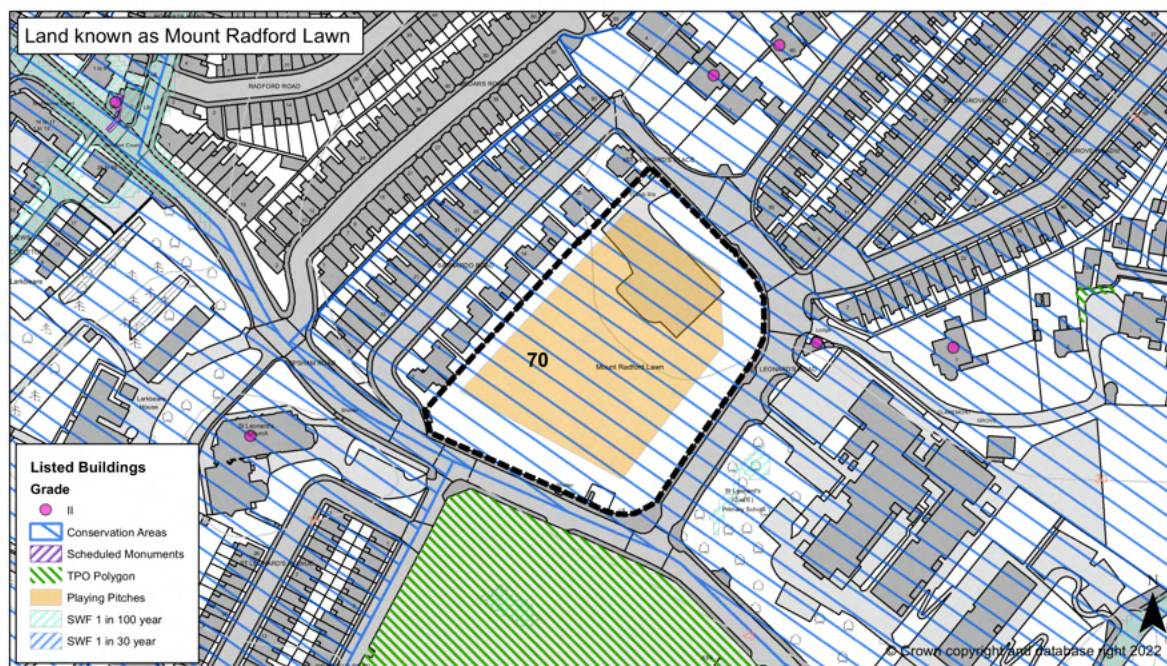
**Total site area (ha):** 1.04

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone. The site also includes hedgerows on, or next to the site, which are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site is close to two areas of Deciduous Woodland.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site is within a conservation area and includes significant trees. Development proposals must be informed by a tree survey and constraints plan

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	The site is an operational playing pitch. A new Playing Pitch Strategy is being prepared by the Council, but the NPPF is clear that sports and recreational land should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.



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

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to 1-9 St Leonards Place, and Claremont Lodge, which are grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	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.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c. 1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent to the site. Exeter Central Station is about 1.5km distant and offers good access to rail services. The site is 350m away from the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential and / or employment development. The site is suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This potential site is served by six GP surgeries which have an excess capacity and are used at 94% at January 2022. Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change and a primary care contribution may be required. Any community and acute health care

	requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	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.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** The site has failed the stage B Assessment on grounds that it comprises open space that makes a positive contribution to the character of a Conservation Area.

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

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

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

## Gordons Place Car Park, Gordons Place

### Site Overview

**Site reference number:** 71

**Site description:** A City Council owned surface car park located adjacent to Heavitree High Street and Heavitree District Centre. The car park consists of 24 pay and display spaces, and 24 residents parking spaces. The site is relatively flat although the western area slopes down from east to west. The access road, Gordon's Place, also serves a number of residential properties and access to the Ship and Pelican public house car park cuts across the site. The site is bound by residential properties, the Ship and Pelican public house, Heavitree Conservative Club, a vehicle repair garage, and Gordon's Place highway.

**Relevant planning history:** A 12.5m telecoms pole recently installed under prior notification 17/1048/PNT.

**Existing assessment:** Urban Capacity Study Phase 1

**Total site area (ha):** 0.12

**Gross development area (ha):** 0.12

**Net development area (ha):** 0.12

**Housing capacity:** 1 - 7

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site is in a conservation area, with small trees on south and east of site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to The Ship and Pelican Public House which is Grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within the Heavitree conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to walking and cycling links and is served by numerous bus stops predominantly along Heavitree Road. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is adjacent to the site.
<b>Car Parks</b>	The site includes a public car park which could be lost as a result of redevelopment. The site also provides 24 car parking spaces for local residents. A number of other HELAA sites also include public car parks owned by the City Council or private operators. Devon County Council advises that the impact on the City of losing a single car park is likely to be acceptable. However, as other HELAA sites also include public car parks owned by the City Council, a Car Parking Strategy will be undertaken to assess the cumulative impacts.
<b>Transport requirements</b>	DCC Highways advise that a TRO for the residents parking zone will be required and it will be necessary to tidy up the cycle infrastructure on Sivell Place. Travel Plan contributions will be sought. Minimal car parking should be aimed for: the site is suitable for low car development and may be suitable for car free development. Suitable for low car / potential for car free.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	The eight GP surgeries that serve this potential site have capacity problems as of January 2022 and are already 2% under capacity. Consented and commenced sites that are also in the catchment of these surgeries, will exacerbate this problem considerably. To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA



<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are loss of car parking and the conservation area.

## Belle Isle Depot, Belle Isle Drive

### Site Overview

**Site reference number:** 72

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

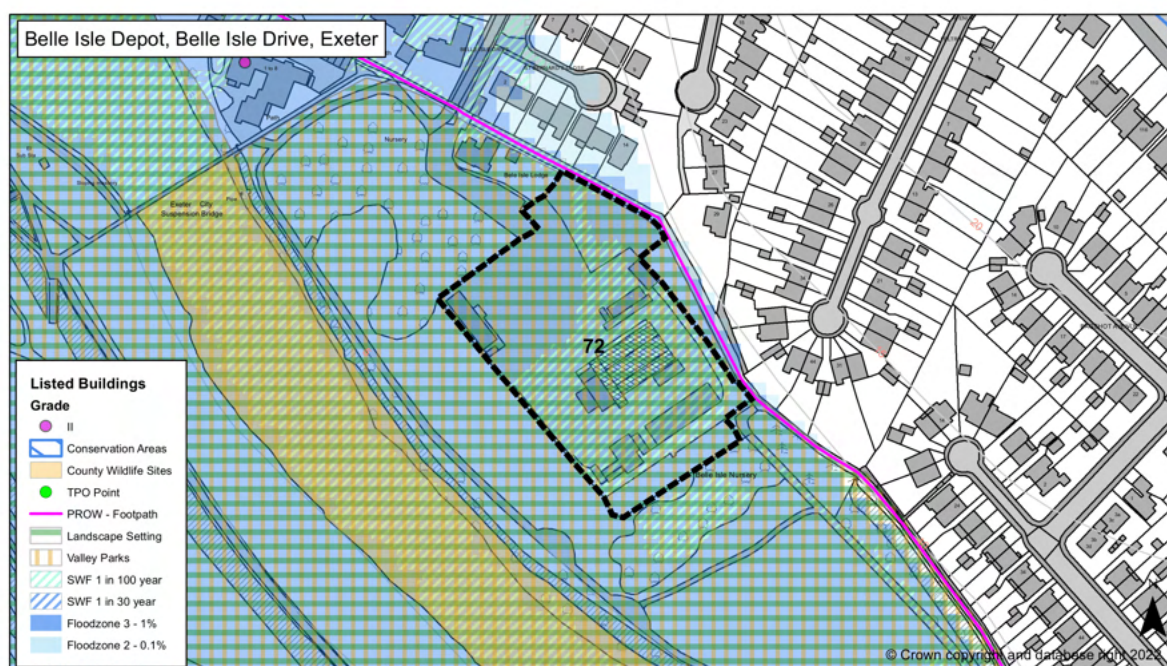
**Total site area (ha):** 0.84

**Gross development area (ha):** 0.84

**Net development area (ha):** 0.67

**Housing capacity:** 33

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

**Flood Zone 3b:** An area of 0.84 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

**Conclusion:** Site can progress to Stage B Assessment.

## Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes a habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone. Devon Biodiversity Records Centre data suggests the site may be home to legally protected species.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are no trees within site, but there are significant trees adjacent to site including deciduous woodland (PHI). A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exe Estuary and Farmlands and Main cities and towns.
<b>Valley Parks</b>	The site is within Riverside Valley Park. Exeter's valley parks make an important contribution to the City's landscape setting and biodiversity. They also provide important formal and casual recreation opportunities. However, the site is previously developed and is not open to the public.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	PROW Exeter footpath 49 passes adjacent to the site along the northern edge.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Land in flood zone 3 has a high probability of experiencing fluvial flooding and only has development potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that the site has major flood risk issues although it should be possible to address these if the red line site area is enlarged to incorporate other adjoining land in the same ownership. The site is in flood zone 3a (part 3b alongside river), but benefits from the EA flood scheme (SOP=Q100yr - not for new development). The site is a flood flow route and could be partially raised to allow for new development (some land lowering may be required nearby). Safe access and egress will be required. There are also two water storage tanks outside the site boundary that will need to be considered.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	Site includes a large area in the SWF 1 in 30 year risk zone. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. Good pedestrian footways are present along the Exe Estuary Trail and the site is served by bus stops located nearby. The nearest railway station is Marsh Barton 800m to the south. The site is 850 m away from the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA

<b>Transport requirements</b>	New vehicular access and an improved crossing of the Exe Estuary Trail will be required. The site is suitable for car-free development.
-------------------------------	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA

<b>Agricultural land</b>	NA
<b>Steep topography</b>	Site is relatively flat.
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's location in flood zone 3. Also of note is the risk of surface water runoff, the nature recovery network, potential for land contamination, location in the valley park and the site's landscape sensitivity (although the site is brownfield).



## 91-97 Wonford Street

### Site Overview

**Site reference number:** 73

**Site description:** A rank of four mid 20th century buildings comprising two 2-storey homes sandwiched between single storey retail units, with private gardens to the rear. The site is bound on most sides by highway and lies within a residential area, with some community and leisure uses to the south.

**Relevant planning history:** Full consent for redevelopment to provide a two storey building of 11 flats, a take-away on ground floor, parking, access to highway and associated works was granted in 2010, but was not implemented (09/1644/FUL).

**Existing assessment:** Urban Capacity Study Phase 1

**Total site area (ha):** 0.09

**Gross development area (ha):** 0.09

**Net development area (ha):** 0.09

**Housing capacity:** 7+ gross, 5+ net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is largely previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are a number of trees on site, but these should not be a major constraint to development.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good, although there are no doctor or dental surgeries within 1 km. Pedestrian and cycle connectivity is reasonable and the site is close to a number of bus stops. However, there is no train station within east walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential development, access and pedestrian improvements will be required. Localised improvements to improve public transport, cycle and pedestrian facilities will be required (particularly active travel improvements around junctions). The site is not suitable for car-free development, but is suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.

<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	The site contains the Wonford & St Paul's Youth & Community Project. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the Community Project unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	The site includes a small takeaway. The NPPF requires Exeter Planning authorities to ensure that established shops are retained for the benefit of the community.
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes two existing homes owned by the site submitter. It is assumed that these homes are available for redevelopment.

Other	NA
-------	----

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the potential for land contamination, surface water flood risk and potential loss of a community facility.
--

## Chestnut Avenue

### Site Overview

**Site reference number:** 75

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

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

**Existing assessment:** NA

**Total site area (ha):** 0.53

**Gross development area (ha):** 0.53

**Net development area (ha):** 0.42

**Housing capacity:** 34+ gross, 26+ net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species (bats). Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains trees, but these should not be a major constraint to development.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the area of the site that is within Ludwell Valley Park has a high landscape sensitivity to both housing and employment development.
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main Cities and Towns.
<b>Valley Parks</b>	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.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site's play area and amenity open space comprise public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational

	provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	Site is adjacent to PROW footpath 18.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. However, there is no rail station, dental or doctors surgeries in easy walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.



<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes twelve existing homes owned by the site submitter. It is assumed that these homes are available for redevelopment.
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate (e.g. through the retention of the existing open space/valley park and children's play area). Aside from these constraints, key constraints include potential land contamination.

## Bishop Westall Road

### Site Overview

**Site reference number:** 76

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.37

**Gross development area (ha):** 0.37

**Net development area (ha):** 0.30

**Housing capacity:** 15+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on the perimeter of the site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site includes a children's play area and is also an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	The site is adjacent to PROW footpath 18.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present, there are shops, a primary and secondary school, doctor and dental surgeries within 1km walking distance and the site is served by bus stops located nearby. However, there is no train stations within any easy walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 200m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA

<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of an existing play area.
--



## Land off Ringswell Avenue

### Site Overview

**Site reference number:** 77

**Site description:** The site is a thin strip of land that widens to a small triangular shape adjacent to Ringswell Avenue. The site is currently trees and scrub, and gently slopes from north to south. It is bound by residential properties and both Ringswell Avenue and Ribston Avenue highways.

**Relevant planning history:** Adjacent a site being developed to provide 60 homes and associated works (planning reference 19/1406/FUL).

**Existing assessment:** NA

**Total site area (ha):** 0.19

**Gross development area (ha):** 0.19

**Net development area (ha):** 0.19

**Housing capacity:** 9

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site contains a badger sett, is within a Greater Crested Newt Consultation Zone and includes habitat which is identified in Planning Practice Guidance as a likely habitat for legally protected species. A badger sett has been recorded on the site. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site comprises mixed scrub.

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

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

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	There is a DCC Exeter Surface Water Management Plan (Northbrook catchment) covering the site. Options are being developed to reduce surface water flood risk within this area, although there are no specific plans within this site. Development must include a drainage strategy to deal with existing surface water flows within the site 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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km and limited jobs and shops within 1km. The site has access to walking and cycling links and is served by bus stops along Honiton Road. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Improvements to pedestrian/cycling linkages and promoting modal change will be required. Considered sustainable development with safe and suitable access despite there being a change to two vehicular access points. Vehicular access from Ringswell Avenue is subject to a 20mph speed limit and the junction meets the visibility requirements and is therefore acceptable in principle. Vehicular access from Ribston Avenue previously proposed the continuation of the road onto Ribston Avenue itself (from a stub end). Ribston Avenue is also subject to a 20mph speed limit. It is expected that the extension of the 20mph zone would be extended into the development site.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA

<b>Other</b>	The HELAA Panel noted the potential for overlooking from the new housing development that has recently been completed on land to the south.
--------------	---

**Stage B Conclusion:** Site has passed the stage B assessment

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, although with a potentially lower yield than assessed due to the need to considering overlooking from the adjoining new housing scheme.

<b>Rating and Overall Conclusion</b>	
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the loss of existing open space and ecology. Also of note is the potential for land contamination.	

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

### Site Overview

**Site reference number:** 79

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

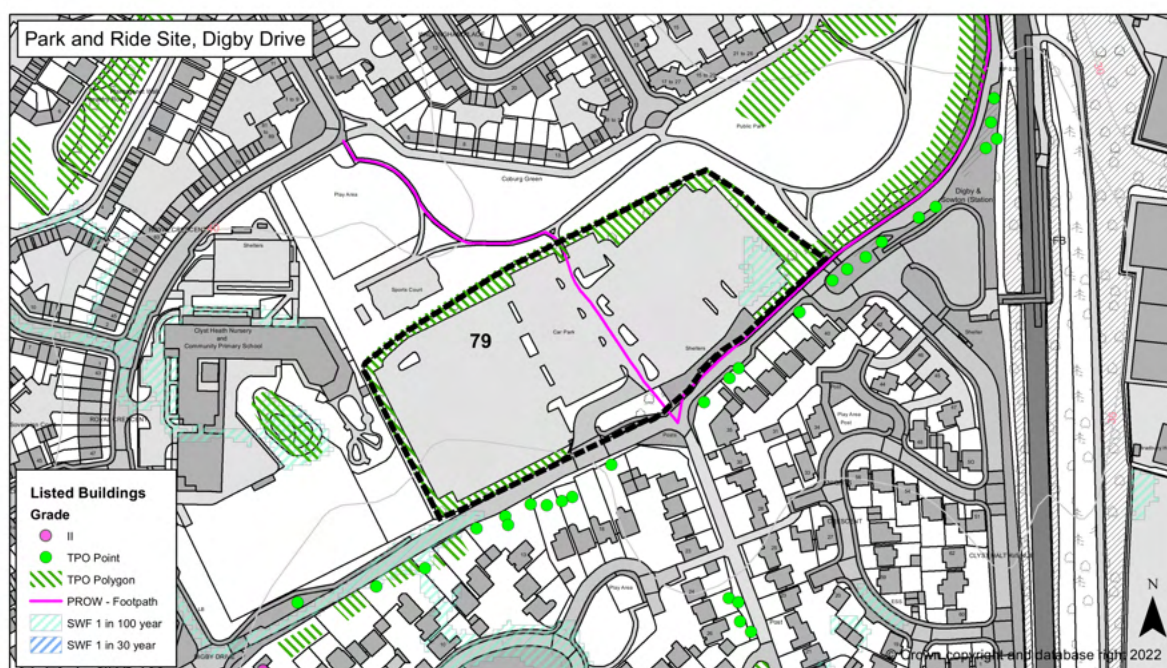
**Total site area (ha):** 1.5

**Gross development area (ha):** 1.28

**Net development area (ha):** 1.02

**Housing capacity:** 61

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees (including TPO) on the perimeter of site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 15 runs through the centre of the site.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The site includes land at risk from surface water flooding but this should be able to be designed out. Development must be informed by a drainage strategy to deal with existing surface water flows 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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good although there is not a GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Digby Drive and Clyst Halt Avenue. Digby and Sowton railway station is within 500m of the site. The nearest local centre as designated in the adopted Local Plan is approximately 2,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential and / or employment development. Development would generate less trips/ traffic than existing usage. The feasibility of finding a suitable alternative location for the existing park and ride will require detailed investigation. The site is suitable for low car but not suitable for car free development. There will be a requirement for active travel permeability through the site and in respect of onward connections. Requirement for active travel permeability through site and onward connections.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA

<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Around 0.22ha of the site is unsuitable for housing and employment on grounds of TPOs on site.

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of the existing park and ride facility. Also of note is a small area at risk from surface water runoff.

## Former overflow car park, Tesco, Russell Way

### Site Overview

**Site reference number:** 80

**Site description:** The majority of this site comprises a relatively flat car park previously used to serve an adjoining Tesco store at peak times. The site steeply slopes at its edge to Russell Way.

**Relevant planning history:** Site benefits from outline consent for non-food retail under 17/1962/OUT.

**Existing assessment:** NA

**Total site area (ha):** 0.69

**Gross development area (ha):** 0.37

**Net development area (ha):** 0.37

**Housing capacity:** 18

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The site is partly greenfield and partly brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees (including TPO) across the majority of site. This area is not suitable for development.

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

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

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good although there is no GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Russell Way. Digby and Sowton railway station is within 1km of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,400m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	In order to achieve suitable highways access that allows for residential and/or employment development, a right of access from Tesco internal road layout will be required. The site is suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA

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

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	0.04 ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is the bank adjacent to Russell Way. A further 0.01 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is the bank adjacent to Russell Way.
<b>Existing homes</b>	NA
<b>Other</b>	NA



**Stage B Conclusion:** Around 0.32ha of the site is unsuitable for housing and employment on grounds of gradient in excess of 1:3 (0.01ha) and TPOs (0.31ha). The remainder of the site has passed the Stage B assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Green:</b> Not including the discounted areas, the site has no significant constraints.

## Land adjacent Tesco Store, Russell Way

### Site Overview

**Site reference number:** 81

**Site description:** A triangular shaped site containing significant trees, used for recreation. Private, but open and publically accessible and located to the east of a superstore.

**Relevant planning history:** Planning consent 17/1871/FUL for a 2 to 4 storey extra care home was refused on grounds of size, layout, harm to Local Nature Reserve, harm to ecological value of site, loss of open space and concern regarding light, outlook, noise and privacy resulting in poor quality of residential amenity.

**Existing assessment:** NA

**Total site area (ha):** 1.08

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	A proportion of the site, on the southern boundary, is identified as being part of a wider Site of Local Interest for Nature Conservation and is also a component of a wider wildlife corridor along the A379 that connects the rural areas of East Devon with the Ludwell Valley Park. The strategic importance of this corridor is set out in the Exeter Area and East Devon Growth Point's Green Infrastructure Strategy – Phase II (dated 2009).
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site is covered by an Area TPOs and is therefore unsuitable for development.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development

	would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good although there is no GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Russell Way. Digby and Sowton railway station is within 1km of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,400m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Vehicular access will only be acceptable north of the new crossing of Russell Way. Access should give priority to pedestrians and cyclists. Dependent upon the number of trips likely to be generated by development this may have an impact on the highway. Access is likely to require an extension of an existing island in the middle of Russell Way to facilitate a 'left in, left out' approach for safety. One of the pedestrian paths onto Russell Way should be at least 3m wide.

	Suitable connections between the site and the A379 and Tesco should be secured. Given the site's proximity to the city centre and cycle routes, cycle parking standards should be exceeded. The development is required to have a Travel Plan in order to promote non-car based travel.
--	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	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.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	The seven GP surgeries that serve this potential site have an excess of capacity as of January 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduces that capacity considerably. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	0.02 ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is the bank adjacent to Russell Way. A further 0.05 ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is the bank adjacent to Russell Way.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** The site is unsuitable for housing and employment on grounds of being covered by TPO trees and steep topography.

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

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

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



## Russell Way / Land south of Russell Way

### Site Overview

**Site reference number:** 82

**Site description:** The site comprises a long strip of wooded land bisected by Russell Way and bound by A379 to the south. Late 20th residential development adjoins to the north.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

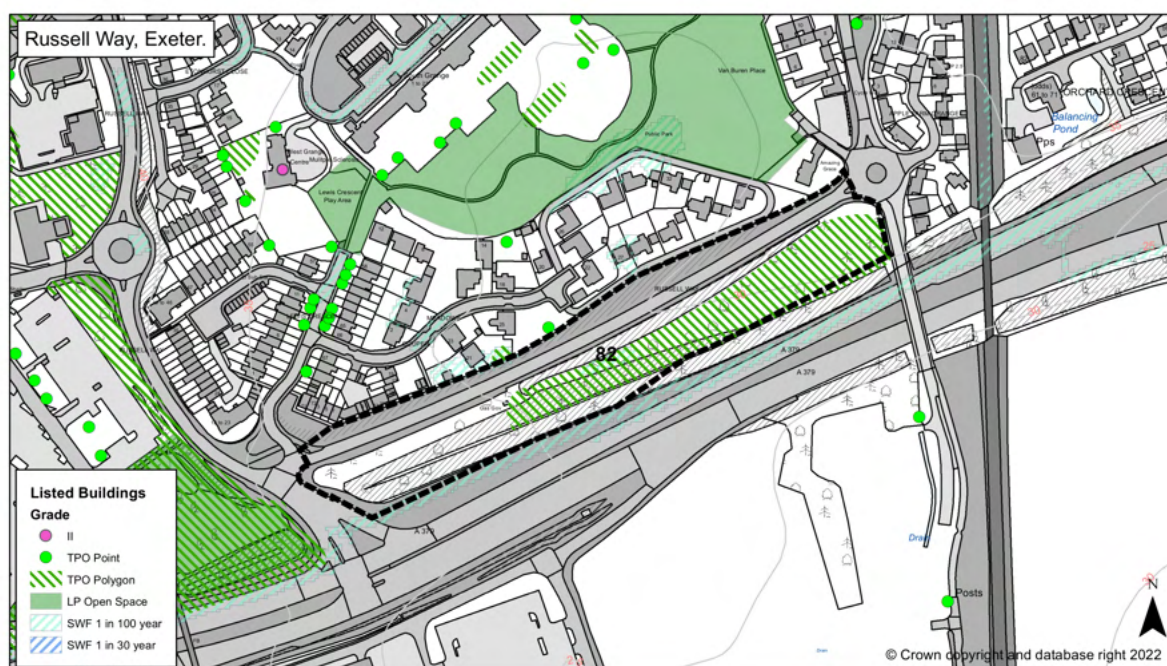
**Total site area (ha):** 1.96

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	A proportion of the site, on the southern boundary, is identified as being part of a wider Site of Local Interest for Nature Conservation and is also a component of a wider wildlife corridor along the A379 that connects the rural areas of East Devon with the Ludwell Valley Park. The strategic importance of this corridor is set out in the Exeter Area and East Devon Growth Point's Green Infrastructure Strategy – Phase II (2009).
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees across the site, with an area TPO covering 0.64ha. This area is discounted from having any development potential.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site comprises an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the

	development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Van Buren Place which is Grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good although there is no GP surgery or secondary school within 1km. The site has good access to walking and cycling links and is served by nearby bus stops on Russell Way. Digby and Sowton railway station is within 1km of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,500m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Achieving suitable highways access that allows for residential and/or employment development will be challenging and require stopping up of the highway. The site is suitable for low-car development.

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

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA

<b>Agricultural land</b>	NA
<b>Steep topography</b>	0.2ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is a thin strip running the majority of the length of the site.
<b>Existing homes</b>	NA
<b>Other</b>	The site contains a gas point. The site's shape may not be conducive to residential development.

**Stage B Conclusion:** Around 0.64 ha of the site is unsuitable for housing and employment on grounds of a group TPO. The rest of the site has passed the Stage B Assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is not achievable on grounds of challenging highways access and there being little developable area left once steeply sloping and wooded areas are discounted. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

<b>Rating and Overall Conclusion</b>
The site has not been given a rating as it has failed the achievability test.

## Land at St Bridget Nurseries, Old Rydon Lane / St Bridget Nurseries, Old Rydon Lane

### Site Overview

**Site reference number:** 83

**Site description:** This site comprises St Bridget Nurseries, a greenfield site that is already allocated for development in the Exeter Core Strategy (Newcourt Strategic Allocation). The wedge shaped site is to the north of Old Rydon Lane and abuts the A379 to the north. The site slopes down from north-east to south-west. Whilst the field to the west of site is largely free from development, there are various buildings on the remainder of the site including the main public sales buildings, greenhouses, sheds and other outbuildings. The site is bounded by mature hedgerows and there are a significant number of mature specimen trees within the site.

**Relevant planning history:** An outline application to demolish existing buildings and structures and to develop up to 350 homes, infrastructure and open space is pending consideration (22/0537/OUT).

**Existing assessment:** Strategic Brownfield Sites Study

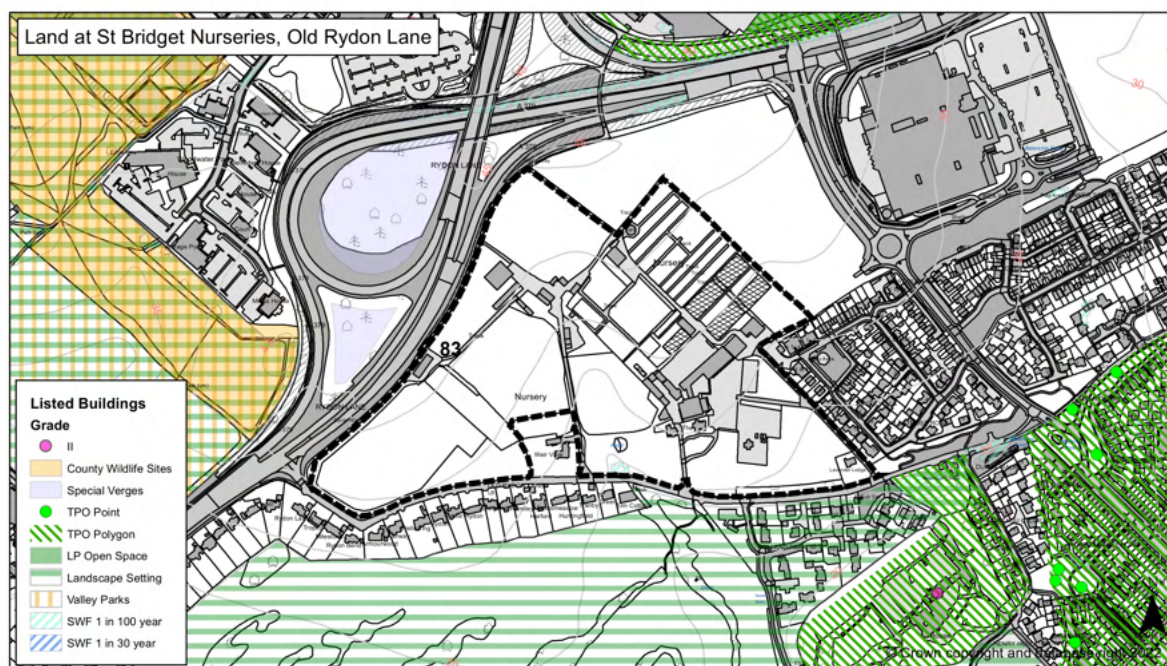
**Total site area (ha):** 13.77

**Gross development area (ha):** 13.12

**Net development area (ha):** 7.87

**Housing capacity:** 278-396 gross, 275-393 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is predominantly brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes buildings with features suitable for bats which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There is contains significant trees and hedges, although no TPO'd trees. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road, although the closest bus stop is c.500m walk. Newcourt Station is just over 500m distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is approximately 800m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Primary access is currently via two priority junctions along Old Rydon which is in the form of a country lane that could only be used as an access route for a small number of homes (or secondary/emergency access to the site). Depending upon land availability/ownership, a new primary access will be needed from the four arm roundabout on Newcourt Way. An access spur from this roundabout has already been constructed. Modelling of impacts on the roundabout and on the signals on the A379 will be required. Impacts on the Bridge Road/Topsham Road roundabout will also need to be investigated. Development will need to take into account the works on Old Rydon Lane as part of the Holland Park phase 3 development. This includes the extension of the one-way system eastbound from Holland Park phase 3 to Newcourt Way. A contraflow cycle route over the same



	length will also be provided. The potential opportunity for, and effects of, making the entire length of Old Rydon Lane from the A379 to Newcourt Way operate as a one-way system should be assessed. Existing pedestrian provision within the vicinity of the site is limited, with no footway on either side of Old Rydon Lane. A strategy to provide significantly enhanced public transport infrastructure to serve the site will be required. Development also presents an opportunity to provide enhanced cycle connections to the existing railway station at Newcourt, and to the Sowton and city centre employment zones to the north and west through further development of the E9 route. The site may be suitable for low-car development.
--	--

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

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites

	have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes 3 existing homes assumed to be owned by the site submitter. It is assumed that these homes are available for redevelopment.
<b>Other</b>	NA

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

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

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

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

## Garages at Lower Wear Road

### Site Overview

**Site reference number:** 84

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

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.23

**Gross development area (ha):** 0.23

**Net development area (ha):** 0.18

**Housing capacity:** 9+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There is a hedgerow adjoining the site's north eastern access point, but no other significant trees on site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.

<b>Other</b>	NA
--------------	----

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present, there are shops, a primary and secondary school, doctor and dental surgeries within 1km walking distance and the site is served by bus stops located nearby. However, there are no train stations within any easy walking distance. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

**Rating and Overall Conclusion**

**Yellow:** The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is a small area at risk from surface water runoff.



## Land to the east side of Glasshouse Lane / Land at Glasshouse Lane

### Site Overview

**Site reference number:** 85

**Site description:** Public open space located in a residential area.

**Relevant planning history:** A planning application to develop 18 homes on the site was made in 1993 and subsequently withdrawn (93/0153/OUT).

**Existing assessment:** NA

**Total site area (ha):** 0.33

**Gross development area (ha):** 0.33

**Net development area (ha):** 0.33

**Housing capacity:** 17+

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes features that are identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is also within a Greater Crested Newt Consultation Zone
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on site. A tree survey and tree constraints plan will be required.

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

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

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential development. The site may be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	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.
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA

<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	The site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorb much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to major significant that may be difficult to mitigate. The key constraint is the loss of open space.

## Wear Barton Playing Fields, Wear Barton Road

### Site Overview

**Site reference number:** 86

**Site description:** Flat playing pitch with recently developed changing rooms. This site was part of a larger site that is currently under construction for 101 homes, a football pitch, a 5 aside playing pitch, changing rooms and amenity open space (planning references: 16/0849 and 18/1081). The sports recreation facilities provided on this site were intended to replace the playing pitches and recreation open space that had previously existed on the wider site.

**Relevant planning history:** Planning applications 16/0849/OUT and 18/1081/RES for the development of up to 101 houses, a new sports pitch and changing facility, public open space including children's play areas and associated highways and drainage infrastructure.

**Existing assessment:** NA

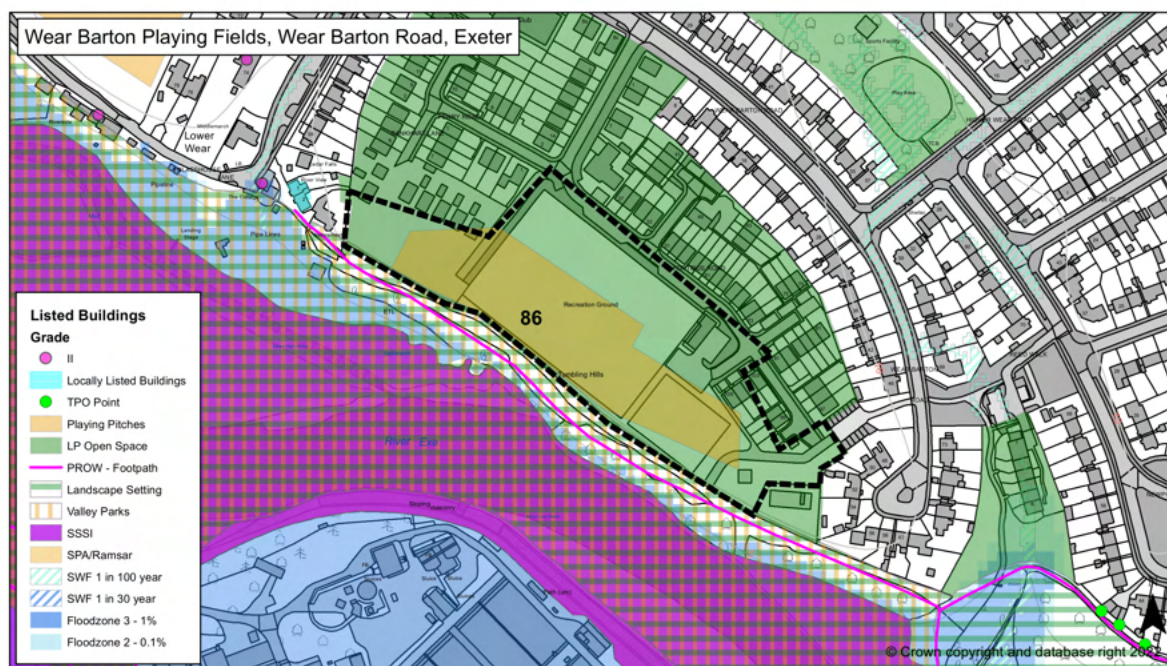
**Total site area (ha):** 1.75

**Gross development area (ha):** 1.75

**Net development area (ha):** 1.40

**Housing capacity:** 70

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand mudflats habitat.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are no significant trees on site.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Exe Estuary and Farmlands and main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	The site includes a temporarily closed playing pitch. Sport England comment that the submitter has not delivered the on and off site sports and open space facility mitigation works that were agreed to under planning applications 18/1081 and 16/0649, which saw significant playing field loss at the site.. A new Playing Pitch Strategy is being prepared by the Council, but the NPPF is clear that sports and recreational land should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.



<b>Other sports facility (built / outdoor)</b>	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.
<b>Open Space</b>	The site is an area of public open space. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	Exeter Footpath 20 runs along the southern edge of the site.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km. The site has access to walking and cycling links and is served by numerous bus stops. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is approximately 1,100m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Existing highways access is suitable to allow for residential and / or employment development. Suitable access is available as part of wider site's development. The site is suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	This site falls within the Waste Consultation Zone for Countess Wear Waste Water Treatment Works. Whilst there are existing residential properties within this WCZ, the Waste Planning Authority is concerned that this site will introduce a number of new residential properties closer to the WWTW adding constraint to the waste facility. Living conditions for residents in this area are likely to be impacted upon by the operations (odour, noise) at this waste site and, therefore, any proposals must be supported by suitable assessments to demonstrate any potential impacts can be adequately mitigated. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan.
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	The site is crossed by a high voltage power line and includes 1 pylon towards the south of the site. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional

	primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. New community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Red:</b> The site is subject to severe constraints that are not considered to be conducive to development. The key constraint is the loss of playing pitches and open space. Also of note is the objections received from the waste authority.

## Land at Seabrook Farm, Topsham

### Site Overview

**Site reference number:** 88

**Site description:** Greenfield site bound by the M5 motorway, Topsham Millennium Woodland, existing residential development and a golf course. The site forms part of the Newcourt Strategic Allocation in the Exeter Core Strategy.

**Relevant planning history:** The site forms part of a larger site granted outline consent (11/1291/OUT) for up to 700 dwellings and supporting infrastructure including: primary school, community facilities; local store; care home/s; access; recreation and open space facilities. The site comprises the only part of the outline area that does not yet benefit from reserved matters consent.

**Existing assessment:** N/A

**Total site area (ha):** 11.5

**Gross development area (ha):** 11.32

**Net development area (ha):** NA

**Housing capacity:** 232 (700 consented under 11/1291 minus 468 already completed or benefiting from outline consent)

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

**Flood Zone 3b:** An area of 0.18 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. It is therefore discounted from having development potential. The Environment Agency advise that this area can be used as GI/public open space/Valley park etc.

**Conclusion:** 0.18 ha of the site is unsuitable for housing and employment development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	0.12ha of the site is an Unconfirmed Wildlife Site.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand mudflats habitat.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees within and adjacent to the site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	Outline consent 11/1291 includes provision of an area of recreational open space and a play park within this site. The NPPF is clear that planning policies should guard against the unnecessary loss of valued facilities that promote healthy communities. The NPPF is also clear that existing open space should not be built on unless an assessment has been undertaken which clearly shows that the land is surplus to

	requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good although there is not a GP surgery or secondary school within 1km. Cycle and walking routes are nearby. Bus stops along Exeter Road are within 1km. Newcourt Railway station is within 1km but would access requires improved pedestrian / cycle links. The nearest local centre as designated in the adopted Local Plan is approximately 1,600m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Arrangements for suitable access are set out in the outline consent.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.

<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels close to objective depending on the scale of developments.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	The site is crossed by high voltage power lines and includes 4 pylons, 1 on the north-western boundary adjacent to Newcourt Road and 3 in the centre. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.



<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Excluding the 0.18 ha discounted at Stage A on flood risk grounds, the remainder of the site has passed the Stage B Assessment.

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

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

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

## Sandy Gate

### Site Overview

**Site reference number:** 89

**Site description:** A mixed use site located on the eastern edge of the city close to junction 30 of the M5 and Sandy Park Rugby Ground. Land uses include a employment, education, agriculture, retail, a motorway services, hotel and park and ride facility. The site is identified for redevelopment in the Council's Liveable Exeter Programme. The area of site to the south of the A379 is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation.

**Relevant planning history:** No relevant recent planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

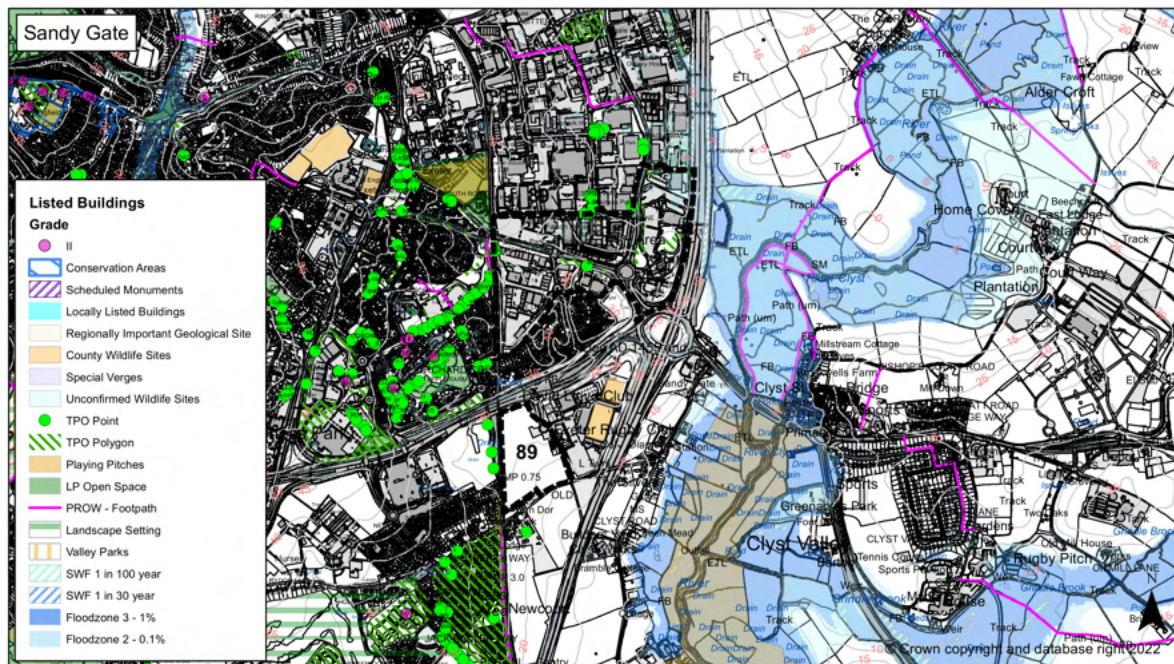
**Total site area (ha):** 39.95

**Gross development area (ha):** 36.60

**Net development area (ha):** NA

**Housing capacity:** 500

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is largely brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	0.15ha of the site is part of a RIGS.
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees within and adjacent to the site, including TPOs on around 2.05ha. This area is discounted from having any development potential. A tree survey and constraints plan will be required .

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	1.24ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	The site includes land at risk from surface water flooding. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed. The Environment Agency advise that there are significant surface water flooding issues along Sidmouth Rd, within the park and ride, along Kestrel Way and into Moor Lane. Space for a flow route will need to be designed into any redevelopment. Surface water issues at Sowton lagoon may also need addressing.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	Much of the brownfield part of the site (barring the park and ride and motorway services) is in employment use. The 2022 Exeter Employment Study concludes that the site is green in terms of its capacity to continue to meet future demand for employment, noting that the area is being considered for mixed use redevelopment as part of the Liveable Exeter and that a form of employment provision could be retained on site as part of future mixed use developments.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Bus stops along Sidmouth Road are within 1km. The nearest local centre as designated in the adopted Local Plan is approximately 1,900m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	The feasibility of relocating the motorway services and finding a suitable alternative location for the park and ride will require detailed investigation. National Highways will need consulting. A detailed assessment and strategy will be required. The site is not suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.

<b>Waste water</b>	The size or location of the development is very likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Due to the size of the development, additional information is required to assess the impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	The site contains Stansfield Academy school, and Exeter College's Devon and Exeter Construction Training Centre. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	The site includes local shops. The NPPF requires Exeter Planning authorities to ensure that established shops are retained for the benefit of the community.
<b>Agricultural land</b>	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.
<b>Steep topography</b>	2.64ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is spread throughout the site and largely consists of banks, including adjacent to Apple Lane and the railway embankment. A further 1.13ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is spread throughout the site and largely consists of banks, including adjacent to Apple Lane and the railway embankment.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Around 3.35 ha of the site unsuitable for housing or employment development on grounds on containing TPO trees and topography. The rest of the site has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> Not including the discounted areas, the site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are the existing motorway

service station, the park and ride facility, employment uses and an area in flood zone 2. Also of note are areas with the potential for land contamination and the potential loss of community facilities.



## Land at Sandy Park / Sandy Park Farm and Land at Old Rydon / Land east of Exmouth Branchline

### Site Overview

**Site reference number:** 90

**Site description:** Largely greenfield site comprising gently sloping fields and Sandy Park Farm. The site is allocated for development in the Exeter Core Strategy as part of the Newcourt Strategic Allocation. The area to the north of Old Rydon Lane is part of the Sandy Gate site that is identified for development in the Council's Liveable Exeter Programme.

**Relevant planning history:** The area to the south of Old Rydon Lane was granted a resolution to approve outline consent for up to 392 homes in 2014, but the S106 Agreement has not been signed (14/1451/OUT).

**Existing assessment:** NA

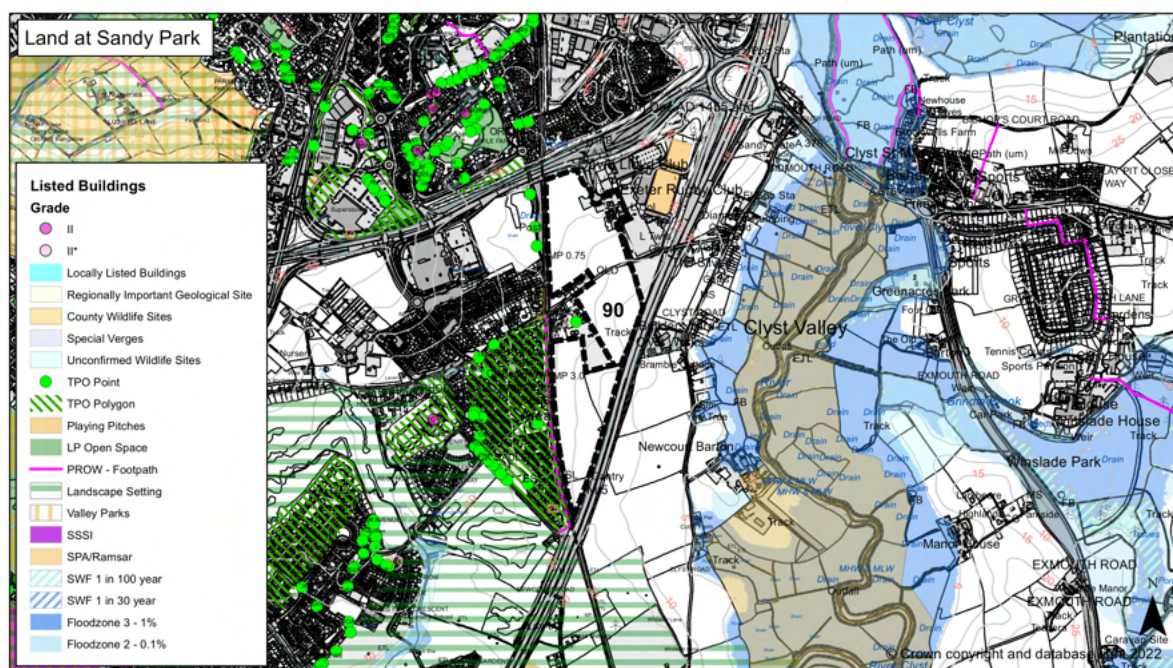
**Total site area (ha):** 19.83

**Gross development area (ha):** 19.83

**Net development area (ha):** 11.89

**Housing capacity:** 951 gross, 942 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees within and adjacent to the site. A tree survey and tree constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is poor as most facilities and services are not within 1km of the site but, with improved pedestrian/cycle links, access to some of some of these could be enhanced. Newcourt Railway Station is within 500m. The site has access to cycling links and some walking links. A bus stop is within 500m of the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,900m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	DCC Highways is concerned about the impact of development on the nearby Clyst Road/A376 junction and the resulting interaction with the A376 approach to the M5 junction. An upgraded Sandy Park junction may be required. Appropriate walking/cycling facilities to be provided on the section of Old Rydon Lane up to recently upgraded steps adjacent the railway bridge serving Newcourt station. Possible level access required.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA

<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network. Some offsite works may be required.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	0.04ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This area is to the north of the site adjacent to the A379. A further 0.01ha has a gradient in excess of 1:3 and is discounted as being too steep to be developed for housing. This area is to the north of the site adjacent to the A379.
<b>Existing homes</b>	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.
<b>Other</b>	NA

**Stage B Conclusion:** Around 0.01 ha of the site is unsuitable for housing and employment on grounds of gradient. The rest of the site has passed the Stage B Assessment.

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

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

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

## Land at Newcourt Road, Topsham

### Site Overview

**Site reference number:** 91

**Site description:** Reasonably flat triangular parcel of greenfield land bound by the Exmouth - Exeter railway line, M5 motorway and Newcourt Road.

**Relevant planning history:** Use of land as allotments was granted under reference 18/1204/FUL.

**Existing assessment:** NA

**Total site area (ha):** 1.73

**Gross development area (ha):** 1.73

**Net development area (ha):** 1.38

**Housing capacity:** 28-48

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees and hedges on boundaries and adjacent to the site. A tree survey and tree constraints plan is required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good but would require improved cycling and walking links to enhance access. There is no GP surgery or secondary school within 1km. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1.5km. Access to bus services along Exeter Road, and Topsham and Newcourt railway stations could be improved if direct pedestrian / cycle provision were made available.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact on Exeter Road will need to be assessed. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site is not suitable for low-car development. Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA

<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient Air Quality Assessment will be required, and mitigation may be necessary depending on how close to the road the houses are built. This may affect the site layout and number of units but will not prevent development altogether. An assessment of air quality impacts may also be required as nearby monitoring shows levels are close to objective.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	The site is crossed by a high voltage power line and includes 1 pylon towards the south of the site. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This potential site is in the catchment of five surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.

<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.
--------------------	--

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are the loss of best and most versatile agricultural land, high voltage powerlines, highways access and the site's landscape sensitivity.

## Land to the east of Newcourt Road

### Site Overview

**Site reference number:** 92

**Site description:** This flat greenfield site comprises a large field in agricultural use, bounded by hedgerows. It contains two small storage buildings along the boundary with Newcourt Road. The Exeter-Exmouth rail line runs along the rear of the site (to the east); to the north is a plant nursery and to the south is Yeomans Gardens. Newcourt Road runs along the site's western boundary, along which there is some 'ribbon' residential development and beyond which is a playing field and the M5 motorway.

**Relevant planning history:** Northern part of site (1.4ha): 21/1940/OUT - outline application for 30 homes and associated infrastructure is pending consideration.

**Existing assessment:** NA

**Total site area (ha):** 2.56

**Gross development area (ha):** 2.56

**Net development area (ha):** 1.54

**Housing capacity:** 31-54

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	A site of Local Interest for Nature Conservation runs along the road to the front of the site.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains significant trees and hedges, although no TPO'd trees. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good but would require improved cycling and walking links to enhance access. There is no GP surgery or secondary school within 1km. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is c.1km away. Access to bus services along Exeter Road, and Topsham and Newcourt railway stations could be improved if direct pedestrian / cycle provision were made available.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact on

	Exeter Road will need to be assessed. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site is not suitable for low-car development. Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required.
--	---

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites



	in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	The site is mainly grade 2 agricultural land (with a small part being non-agricultural). The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of best and most versatile agricultural land, highways access and the site's landscape sensitivity.

## Yeomans Gardens, Newcourt Road

### Site Overview

**Site reference number:** 93

**Site description:** This site has in the past been used as a nursery and still contains a number of greenhouses and sheds, many in a poor state of repair. The western part of the site, including remaining buildings, is now used for storage. There is a small residential barn conversion on site. Part of the site (to the southern boundary) is currently used as a construction compound by Strongvox for their adjoining development (porta cabins etc. are associated with this use). The site contains a number of shrubs and trees, which are also a feature of the site boundaries. Newcourt Road (a no-through road) and the Exeter-Exmouth rail line run respectively along the site's western and eastern boundaries, beyond which lie open fields. Open fields lie to the north.

**Relevant planning history:** A planning application for 16 homes has been submitted by Strongvox (22/0269/FUL). To the south, planning permission has been granted for 27 dwellings and construction is underway.

**Existing assessment:** NA

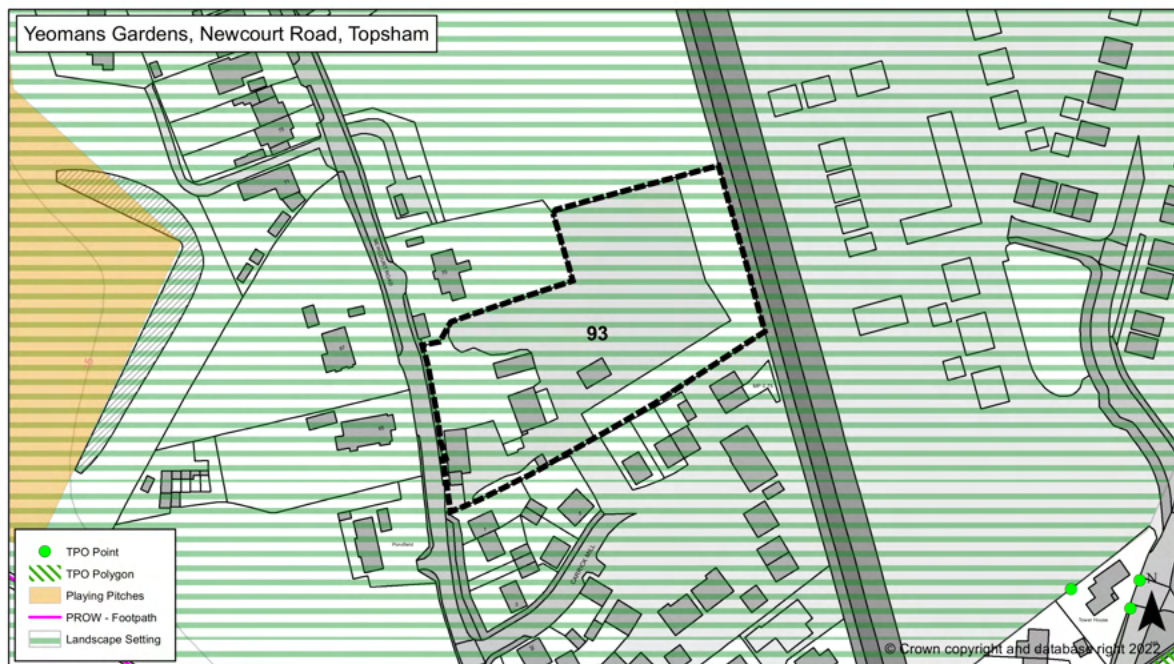
**Total site area (ha):** 0.72

**Gross development area (ha):** 0.72

**Net development area (ha):** 0.58

**Housing capacity:** 12-20 gross, 9-17 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is predominantly brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site is within a Greater Crested Newt Consultation Zone and the Cirl Bunting Consultation Zone. The site includes hedgerows on, or next to the site which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	A site of 'Local Interest for Nature Conservation' runs along the road to the front of the site.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains established trees and hedges. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1km. Walking and cycle links are attractive. There is an excellent bus service on Topsham Road and access could be improved if direct pedestrian provision were made. Newcourt Station and Topsham Stations are both about 1km distant and offer good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact of development on Exeter Road will require assessment. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site offers the potential for low-car development, although potentially not car-free.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.

<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.
--------------------	--

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes around 3 existing homes. It is assumed that these are owned by the site submitter.
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are highways access and the site's landscape sensitivity.

## Land to the west of Newcourt Road

### Site Overview

**Site reference number:** 94

**Site description:** This flat largely greenfield site comprises a bungalow (Pondfield) with adjacent agricultural field to the west of Newcourt Road. To the rear of Pondfield, within the site, are a number of outbuildings/sheds. The site is enclosed by hedgerows and there are large mature trees to the western and eastern site boundaries. The site is accessed from Newcourt Road and immediately opposite residential development is under construction. To the south of the site is Topsham Golf Academy and to the north is further ribbon development along Newcourt Road.

**Relevant planning history:** No relevant recent planning history.

**Existing assessment:** NA

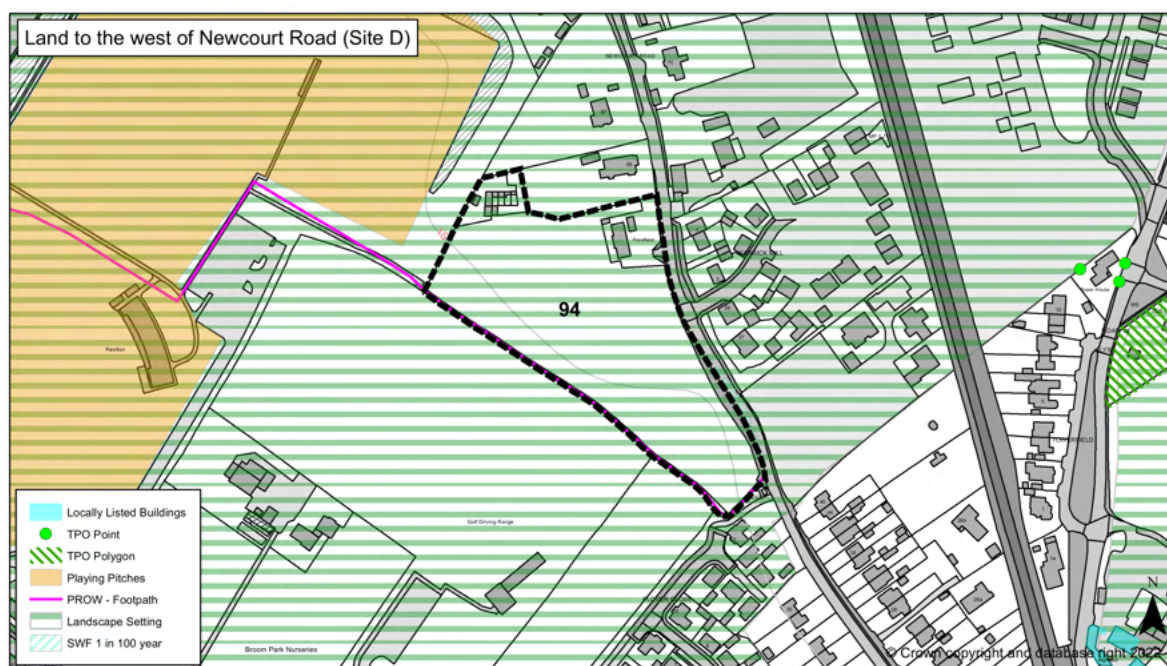
**Total site area (ha):** 1.41

**Gross development area (ha):** 1.41

**Net development area (ha):** 1.13

**Housing capacity:** 23-40 gross, 22-39 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	A site of Local Interest for Nature Conservation runs along the road to the front of the site.
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains established trees and hedges, although no TPOs. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 60 adjoins the eastern and southern boundaries of the site.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1 km. Walking and cycle links are attractive. There is an excellent bus service on Topsham Road and access could be improved if direct pedestrian provision were made. Newcourt Station and Topsham Stations are both about 1km distant and offer good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact of development on Exeter Road will require assessment. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site offers the potential for low-car development, although potentially not car-free.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes 1 existing home assumed to be owned by the site submitter. It is assumed that this home is available for redevelopment.
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the loss of best and most versatile agricultural land, highways access and the site's landscape sensitivity.

## Land at Topsham Golf Academy / Five Acres

### Site Overview

**Site reference number:** 95

**Site description:** This large flat site comprises the Topsham Golf Academy, an existing golf driving range. The site is accessed from Exeter Road between Five Acres (a bungalow) and Broom Park Nurseries. It is bounded by hedgerows, with some trees along the northern boundary. To the south on the opposite side of Exeter Road, and to the east, there is residential development.

**Relevant planning history:** The site's application history relates to its use as a golf driving range.

**Existing assessment:** NA

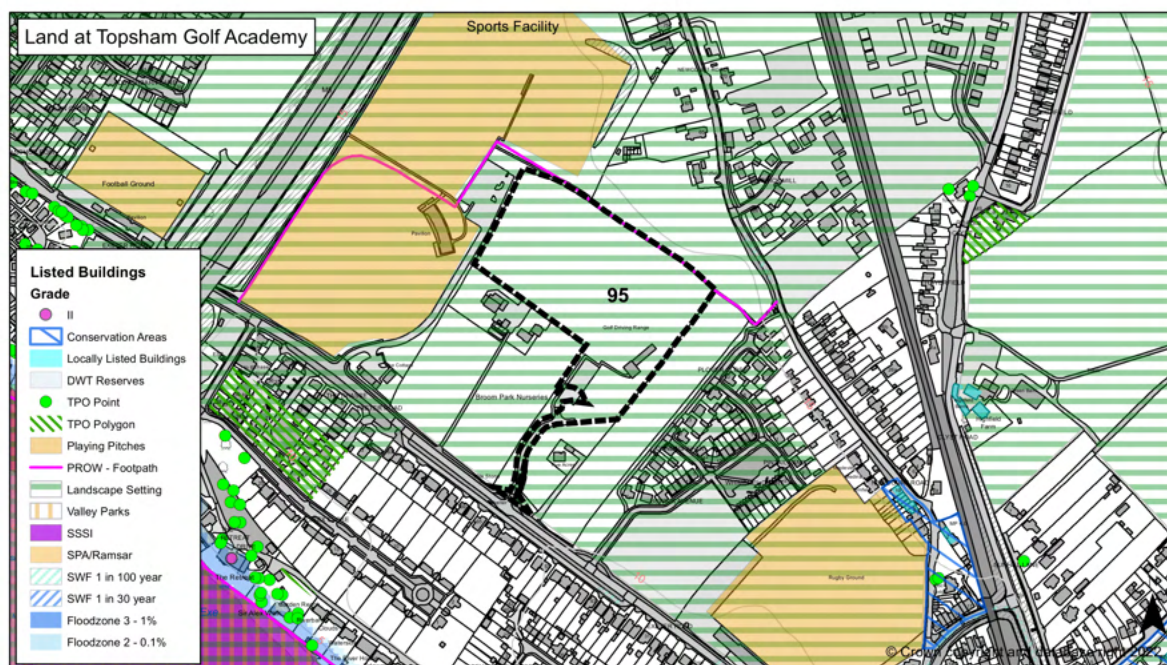
**Total site area (ha):** 2.81

**Gross development area (ha):** 2.81

**Net development area (ha):** 1.69

**Housing capacity:** 34-59

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is predominantly greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies the site as being within an area to maintain and expand Mudflats.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains significant trees and hedges, but no TPOs. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	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.
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 60 runs along the northern boundary of the site.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1 km. Walking and cycle links are attractive. The site is served by an excellent bus service on Topsham Road with a bus stop adjacent to the site. Newcourt Station and Topsham Stations are both about 1km distant and offer good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	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.



<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, this development is not expected to have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that this development will have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	There is a restrictive covenant on the title register for the site, which may affect its availability for development.

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

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, subject to the restrict covenant.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the loss of a sports facility. Also of note are the loss of best and most versatile agricultural land, the nature recovery network, the legal covenant and the site's landscape sensitivity.

## Land at Clyst Road, Topsham

### Site Overview

**Site reference number:** 96

**Site description:** The site comprises a number of agricultural fields. Aside from an orchard and field boundary hedgerows, the site is devoid of significant natural features. Electricity power lines and associated pylons run across the approximate centre of the site in an east west direction. The site is bounded to the west by the Exeter-Exmouth branch railway line, to the east and north by further agricultural land, and to the south by a recently consented residential development. The site is currently accessed via Whitehall Lane which is an unmade track. The site has no direct boundary with public highway. The immediately surrounding area currently has a semi-rural character, although with the field to the south currently being developed for housing, the railway line to the west and the M5 motorway visible to the north, the surroundings are increasingly influenced by urban features and it is on the edge of the urban settlement.

**Relevant planning history:** 21/0894/OUT for up to 100 dwellings has been refused planning consent and is the subject of a current appeal. 22/0142/OUT comprises a resubmission involving a slight revision of the refused scheme.

**Existing assessment:** NA

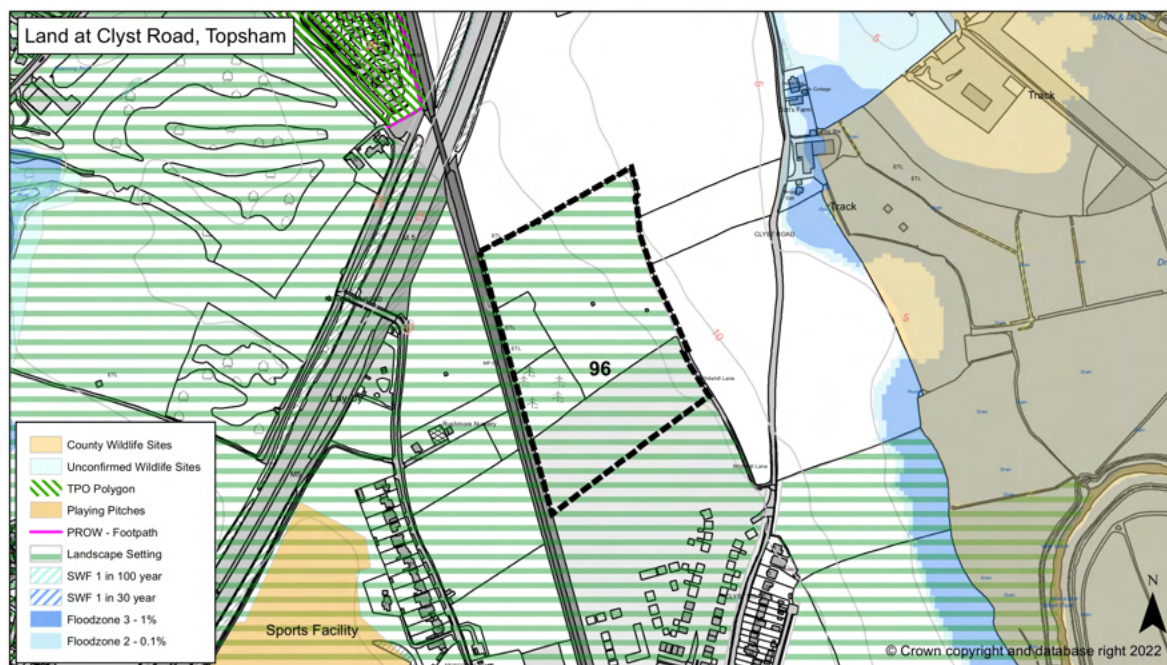
**Total site area (ha):** 5.62

**Gross development area (ha):** 5.62

**Net development area (ha):** 3.37

**Housing capacity:** 67-118

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for

accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site includes traditional orchard priority habitat. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand coastal and floodplain grazing marsh habitat.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees and hedges within and on the site boundaries. A tree survey and tree constraints plan is required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to housing development is medium and to employment development is high/medium.
<b>Landscape Setting</b>	Site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA

<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good but would require improved cycling and walking links to enhance access. There is not a GP surgery or secondary school within 1km. Topsham District Centre, with a full range of facilities including shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1.5km. Access to bus services along Exeter Road, and Topsham and Newcourt railway stations could be improved if direct pedestrian / cycle provision were made available.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	The Highway Authority has concerns with the sustainability of this site and how the development will help meet targets for modal shift and carbon reduction. Infrastructure secured through the adjoining Apsham Grange site is not suitable to support further development

	<p>off Clyst Road. A mobility hub will be required at an early stage to provide attractive alternatives to the car and improve connectivity with existing sustainable transport links. Newcourt Road and Denver Road are unsuitable for any significant increase in vehicular traffic due to narrow width and poor visibility and overall capacity at the junction of the two roads. The impact on Exeter Road will need to be assessed. Walking/cycling should be prioritised and contributions towards a pedestrian link over the nearby railway to join Newcourt Road and Clyst Road may be sought. The site is not suitable for low-car development. Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required.</p>
--	--

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	The site is crossed by high voltage power lines and includes 3 pylons, 2 pylons and associated power lines run across the approximate centre of the site in an east west direction, and 1 pylon located on the northern boundary. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.

<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Due to the size of the development, additional information is required to assess the impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is the site's landscape sensitivity. Also of note are the loss of best and most versatile agricultural land and highways access constraints.



## Land to the east of Clyst Road

### Site Overview

**Site reference number:** 97

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

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

**Existing assessment:** NA

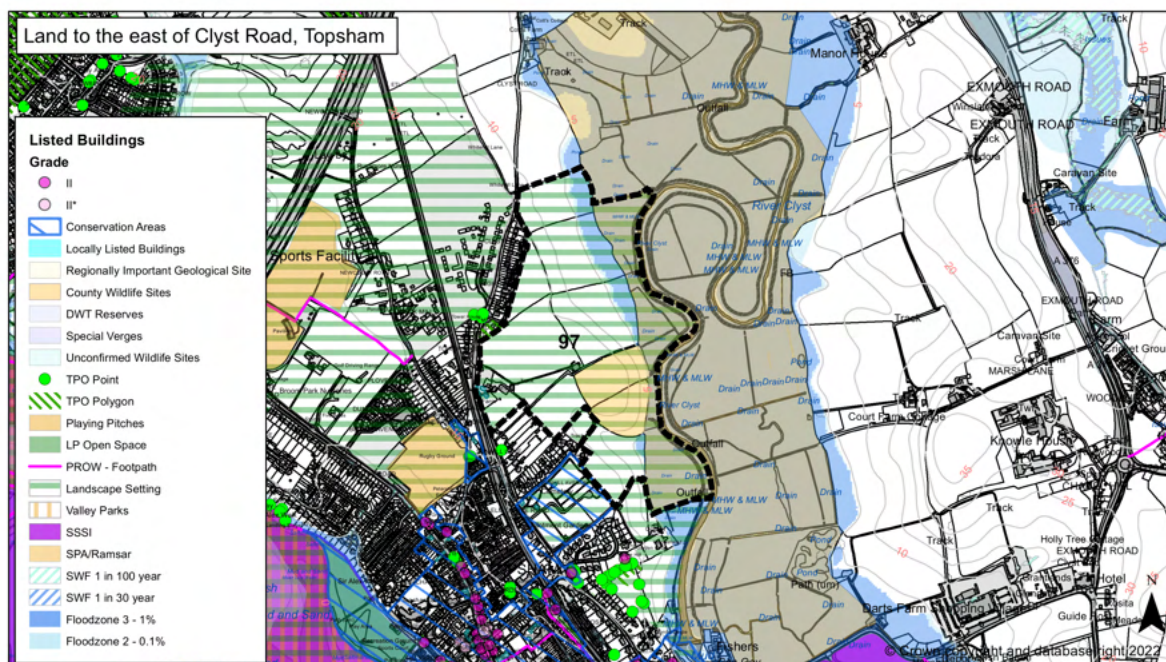
**Total site area (ha):** 30.34

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is predominantly greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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:** 9.26ha of the site is unsuitable for housing and employment development on flood risk grounds. The remainder of the site can progress to Stage B Assessment.

## Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	3.13ha of the site is a County Wildlife Site
<b>Priority Habitats</b>	The flood zone 3 discounted portion of the site includes coastal and floodplain grazing marsh priority habitat. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies part of the site as being within an area to maintain and expand coastal and floodplain grazing marsh habitat.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees within and a TPO adjacent to the site. A tree survey and tree constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that most of the site has a high/medium landscape sensitivity to housing development and a high landscape sensitivity to employment development. The western part of the site adjacent to the Clyst river has a high landscape sensitivity to both housing and employment development.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	0.8ha 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. The Environment Agency advise that the River Clyst floodplain along eastern edge of the site (20-25% of site) is semi functional. The site provides opportunities for defence removal, biodiversity creation, carbon capture, the creation of a valley park, cycle links etc. The Environment Agency also note that tidal and fluvial flood risk at the site is likely to worsen due to climate change and that existing flood defences only allow for agricultural use, not residential.
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	The site includes Highfield Farm, Barn and adjacent building, which are locally listed. Development proposals must be acceptable in heritage terms.

<b>Employment Land Supply</b>	Part of the site is in employment use. However, this is a standalone employment use that has not been assessed in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good although there is no secondary school within 1km. Topsham District Centre, with a full range of facilities including Topsham Railway station, shops, post office, doctors surgery, dentist, pharmacy, library, swimming pool, community hall, 3 churches, primary school, etc. is within 1 km. Bus stops along Exeter Road are within 1km.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Development of the site requires adoption of Clyst Road Access Strategy. Improvements to active travel links heading west and public / shared transport provision will be required. The site is not suitable for low-car development. The impact of development on Exeter Road will require assessment.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	This site is in the catchment of five GP surgeries, all which have capacity problems as of January 2022. This catchment will also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites

	have already agreed s106 contributions to a new surgery in the future Exminster Community Centre. However, the Project Initiation Document raised by the CCG for financing the new surgery only allows for a surgery to accommodate the extra 6,200 residents from the existing South West Exeter Extension. These potential sites in the Topsham area could add a further 11,000+ new residents to this area. To mitigate this capacity issue, it is likely that a developer contribution for Primary Care will be requested for the potential sites in and around the Topsham area. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The size or location of the development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Due to the size of the development, additional information is required to assess the impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	The site is grade 2, 3a, and 3b agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
<b>Steep topography</b>	1.3ha 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 an arc shaped area fairly central to the eastern boundary and either side of Sunhill Lane
<b>Existing homes</b>	The site includes 1 existing home, located adjacent to Clyst Road.
<b>Other</b>	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 not achievable. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

<b>Rating and Overall Conclusion</b>
The site has not been given a rating as it has failed the achievability test.



## Land on the south side of Monmouth Street, Topsham / Mays Field, Topsham

### Site Overview

**Site reference number:** 98

**Site description:** Greenfield site comprising agricultural fields and some woodland in the north-east, located on the edge of Topsham.

**Relevant planning history:** No recent relevant planning history.

**Existing assessment:** NA

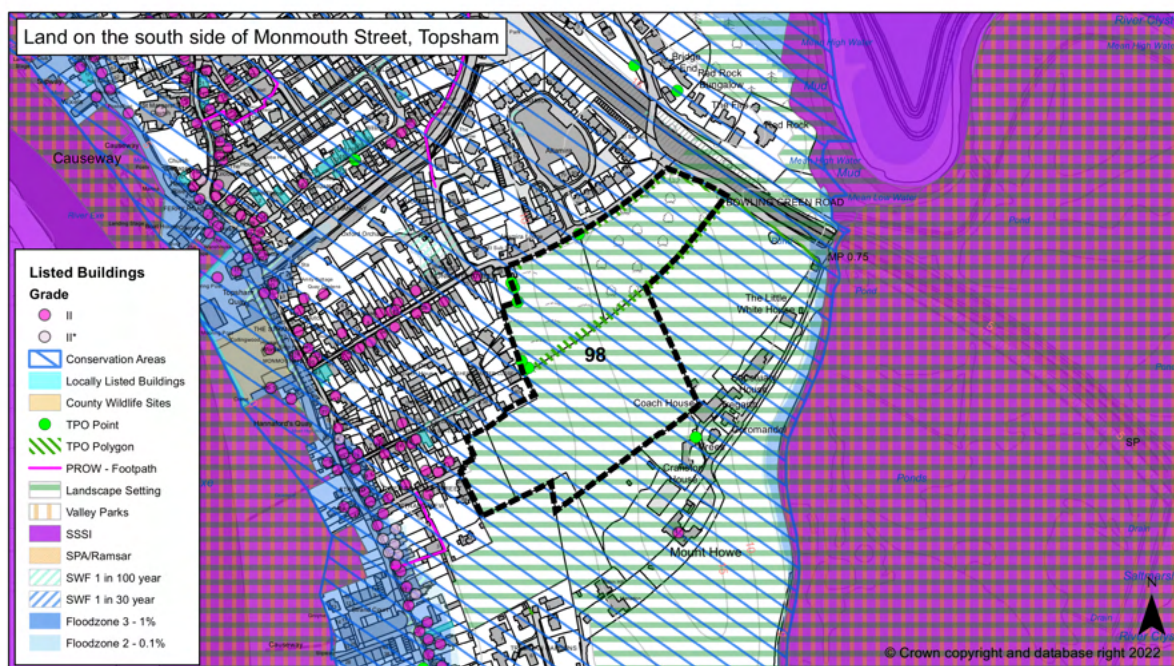
**Total site area (ha):** 3.99

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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. 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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	The site is close to a nature reserve.
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	The site includes Traditional Orchards. The UK Biodiversity Action Plan seeks to protect and ideally enhance priority habitats.
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand Mudflats.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains significant trees, woodland, hedges and traditional orchard, limiting development opportunities, particularly in the north and east. 0.05ha are discounted on grounds that they are covered by TPO trees. A tree survey and constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA



<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site is in close proximity to a number of grade II listed buildings in Topsham. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within the Topsham conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. The site is served by bus stops located nearby although pedestrian footways are largely absent on adjacent roads. Topsham Railway station is 600m away. The nearest local centre as designated in the adopted Local Plan is approximately 200m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The HELAA Panel has advised that achieving suitable highways access is likely to be difficult.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	The site is largely level.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** 0.49ha of the site is unsuitable for development because it contains TPO trees. The rest of the site has passed Stage B assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is not achievable due to potential highways access constraints. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

<b>Rating and Overall Conclusion</b>
The site has not been given a rating as it has failed the achievability test.

## Mount Howe Field, Topsham

### Site Overview

**Site reference number:** 99

**Site description:** Greenfield land comprising a single large agricultural field.

**Relevant planning history:** No recent relevant planning history.

**Existing assessment:** NA

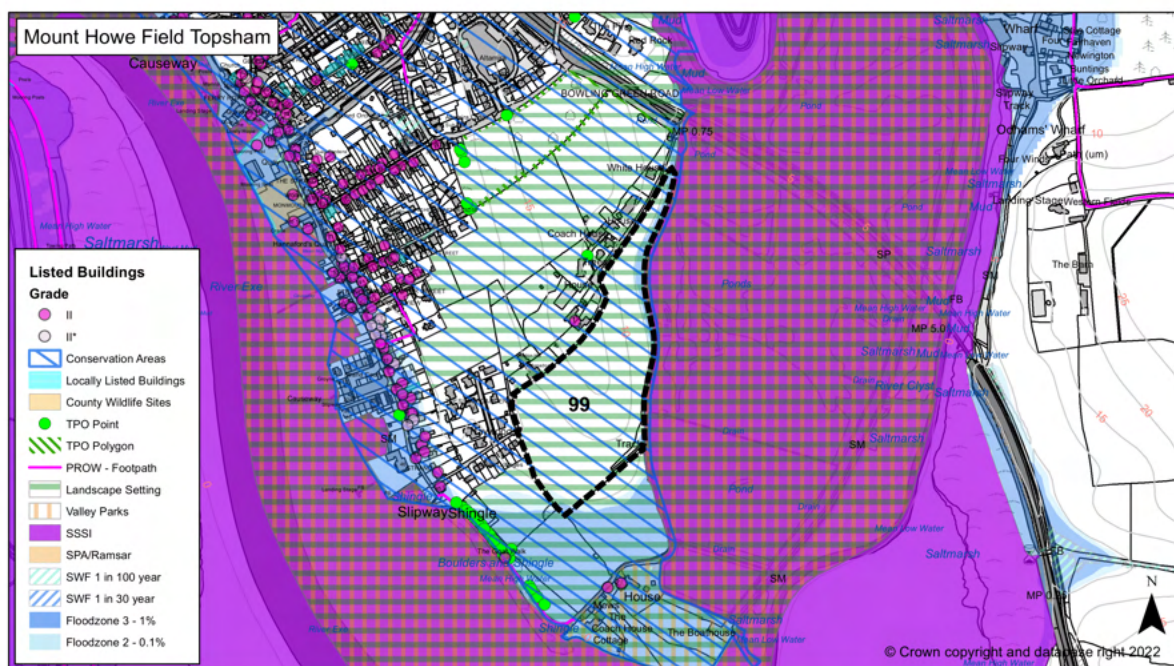
**Total site area (ha):** 4.03

**Gross development area (ha):** 0.00

**Net development area (ha):** 0.00

**Housing capacity:** 0

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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:** Site can progress to Stage B Assessment.

## Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	The Rebuilding Devon's Nature Map identifies this site as being within an area to maintain and expand Mudflats.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are trees and hedges on site boundaries. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees and hedges as part of any new development.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	The 2022 Exeter Landscape Sensitivity Assessment concludes that the site's landscape sensitivity to both housing and employment development is high.
<b>Landscape Setting</b>	The site is located within the existing Landscape Setting Local Plan designation.
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	0.3ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has development potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. The Environment Agency advise that climate change (sea level rise) will extend flooding into the site and therefore a no-

	build contour will need to be agreed. They also advised that access to the site will flood frequently during the lifetime of any development.
<b>Flood Zone 1</b>	The site is largely 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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	The site is in close proximity to a number of grade II listed buildings in Topsham. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	The site is within the Topsham conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent. The site is served by bus stops located nearby although pedestrian footways are largely absent on adjacent roads. Topsham Railway station is 600m away. The nearest local centre as designated in the adopted Local Plan is approximately 400 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways awaited. The HELAA Pnael has advised that achieving suitable highways access is likely to be difficult.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	The southern section of 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.



<b>Steep topography</b>	1.1ha 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 north-east.
<b>Existing homes</b>	NA
<b>Other</b>	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 not achievable due to flood risk and potential highways access constraints. The site's gross development area (and therefore net development area) and housing capacity have been adjusted to reflect the Panel's advice.

<b>Rating and Overall Conclusion</b>
The site has not been given a rating as it has failed the achievability test.

## Fever & Boutique, 12 Mary Arches Street

### Site Overview

**Site reference number:** 100

**Site description:** This city centre site comprises a nightclub. The existing two storey flat roofed brick building fills the entire site, is unattractive and makes no contribution to the urban landscape of the Conservation Area. Opposite (to the north/east) is Mary Arches surface car park, Elm House offices and St Mary Arches Church (grade I listed). Adjacent (to the south east) is a public house. To the rear are homes (grade II and II\* listed) and associated open space.

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

**Existing assessment:** NA

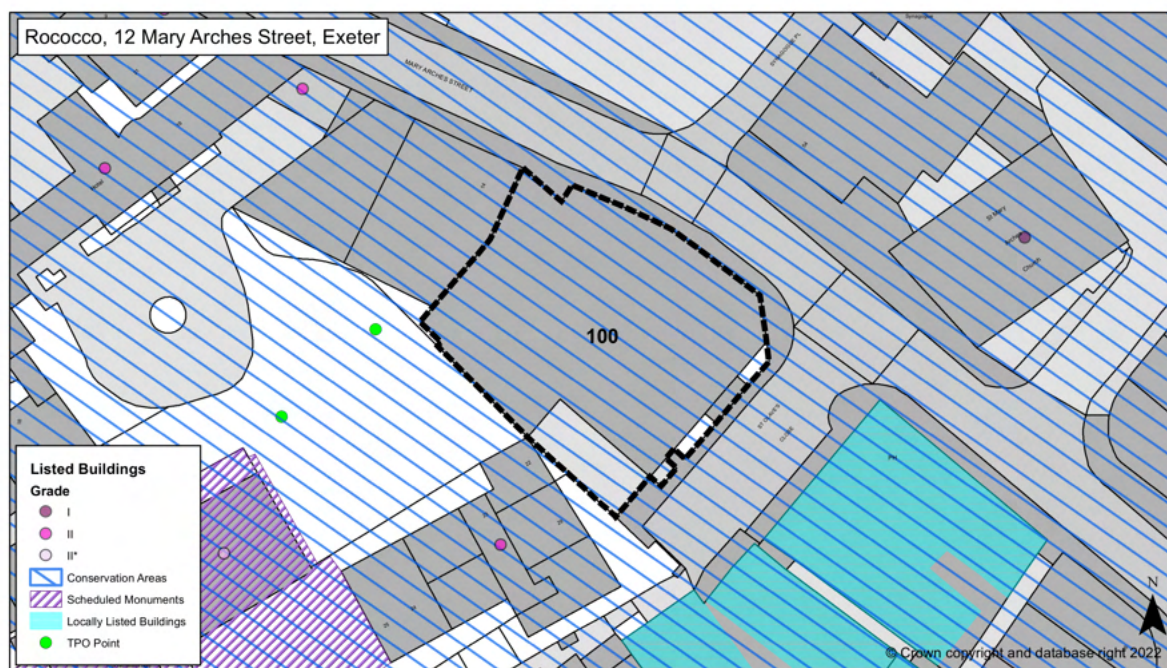
**Total site area (ha):** 0.07

**Gross development area (ha):** 0.07

**Net development area (ha):** 0.07

**Housing capacity:** 11+ gross, 10 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees adjacent the site (west). A tree survey and constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as 'Main cities and towns'.
<b>Valley Parks</b>	NA

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	The site is within the Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area.
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally excellent. The site is within c.500m/5mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the city centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500m and offers good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses

	were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	The site includes 1 home which is assumed to be owned by the site submitter and therefore available for redevelopment.
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the conservation area and the potential for land contamination.



## 182-184, 185-186 and 3-6 North Street, Exeter

### Site Overview

**Site reference number:** 101

**Site description:** This city centre site comprises commercial units (shops and vacant units) with four residential units above.

**Relevant planning history:** Planning consent for a change of use to 24 apartments and cafe/offices was granted in 2019 (19/0440/FUL).

**Existing assessment:** N/A

**Total site area (ha):** 0.08

**Gross development area (ha):** 0.08

**Net development area (ha):** 0.08

**Housing capacity:** 24 gross, 20 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are no significant trees on site.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.



<b>Other</b>	NA
--------------	----

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	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.
<b>Other areas with potential for archaeology</b>	NA
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	The site is within the Central conservation area. Development proposals must conserve and / or enhance the character and appearance of the conservation area. The site comprises an imposing four storey building with a Victorian gothic appearance and is located on a prominent corner. Although some of that character has been lost at the ground floor level, nevertheless, the building is locally listed and within a conservation area and therefore should be retained.
<b>Local Listed Buildings</b>	The site consists 182-184, 185-186 Fore Street and 3-6 North Street, which are locally listed. Development proposals must be acceptable in heritage terms.

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally excellent. The site is within c.500m/5 mins walk of most essential services and job opportunities and has good access to all transport modes. The site is within the City Centre with its full range of retail, leisure, recreation and job opportunities. Walking and cycle links are attractive. The site is served by an excellent bus service on the High Street and the central bus station is close. Exeter Central Station is within 500m and offers good access to rail services.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topograph</b>	NA
<b>Existing homes</b>	The site includes 4 existing flats which are owned by the site submitter and therefore assumed to be available for redevelopment.

<b>Other</b>	NA
--------------	----

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site already has full planning consent for residential development.

## Civic Centre, Paris Street

### Site Overview

**Site reference number:** 102

**Site description:** Flat site occupied by the Civic Centre and Flying Start Children's Centre. Buildings on the site comprise two mid 20th century office blocks of 4 storeys, with a single storey extension and car parking to the rear. The site is bound by Paris Street to the north and Dix's Field to the west and south and is surrounded by a range of city centre uses. The site forms part of East Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

**Relevant planning history:** No recent relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.68

**Gross development area (ha):** 0.68

**Net development area (ha):** NA

**Housing capacity:** 101

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees, particularly to the south west, although these are not a major constraint to development. A tree survey and constraints plan will be required. Opportunities should be taken to retain trees as part of any new development.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to 13-15 Dix's Field, Chichester Place and 2-6 Barnfield Crescent, which are grade II*, together with a number of grade II listed buildings Southernhay and Barnfield historic parks and gardens and the City Wall, which is a scheduled monument, are also located in the vicinity. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site includes land in employment use (offices). The 2022 Exeter Employment Study concludes that, as part of Southernhay, the site is green in terms of its capacity to meet future demand for employment and is deliverable within 5 years. However the Study also identifies that the adjoining City Point area is suitable to house a number of governmental organisations within a Civic hub.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is located opposite the city centre bus station and there are additional bus stops serving a range of locations in close proximity along Sidwell Street and Paris Street. In terms of rail provision, Central Station lies around 550m walking distance of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA

<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level is low and reflects the site as an individual development. However, it is within the East Gate site and so the risk level for East Gate should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	The site includes Exeter City Council's Civic Centre and the Flying Start Children's Centre. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of 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.
<b>Retail</b>	NA



<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the conservation area and the potential loss of a community facility.
---

## Clarendon House, Western Way

### Site Overview

**Site reference number:** 103

**Site description:** This city centre site is occupied by Clarendon House, a mid/late 20th century office block of two to six storeys in height that also includes a Job Centre on the ground floor and private under-croft parking that is accessed from Russell Street. Land levels across the site drop from north to south. The site is bound by Western Way, Heavitree Road and Russell Street and is surrounded by a range of city centre uses.

**Relevant planning history:** No recent relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.25

**Gross development area (ha):** 0.25

**Net development area (ha):** NA

**Housing capacity:** 37

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are trees adjacent to site, but these are not a major constraint. Opportunities should be taken to retain trees as part of any new development. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Eaton Place and Eaton's Place, which are grade II listed buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site includes some offices. However, this is a standalone employment use that has not been assessed in the Exeter Employment Study.
-------------------------------	---

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is located in close proximity to the city centre bus station and there are additional bus stops serving a range of locations nearby on Sidwell Street and Paris Street. In terms of rail provision, Central Station lies around 650m walking distance of the site, providing access to both local and national services. The site is within the City Centre as designated in the adopted Local Plan.
<b>Car Parks</b>	Undercroft parking on the ground floor is privately owned.
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA

<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the East Gate site and so the risk level for East Gate should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	The existing job centre is a community facility. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated 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.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. Key constraints are the potential for land contamination, surface water flood risk and the potential loss of a community facility.







**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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.

<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to 1-4 and 7-9 Lower Summerlands, which are grade II listed buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site formerly included some offices. However, this is a standalone employment use that has not been assessed in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent, although there is no secondary school within 1km. Existing pedestrian and cycle links serving the site are for the most part good. The site is located around 550m walk from the city centre bus station and there are additional bus stops serving a range of locations nearby on Heavitree Road. In terms of rail provision, Central Station lies around 1.1km walking distance of the site, providing access to both local and national services. The site is approximately 100m from city centre as designated in the adopted Local Plan.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA

<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. An air quality impact assessment is unlikely to be required, assuming that the development will be car free.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Local Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Local Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the East Gate site and so the risk level for East Gate should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	The site's primary and most recent use is as a community facility. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated 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.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints include potential contamination, the loss of a community facility and the proximity to listed buildings.

## Honeylands, Pinhoe Road

### Site Overview

**Site reference number:** 105

**Site description:** The site is adjacent to Pinhoe Road and consists of the former Honeylands Specialist Children's Centre. The main building is listed and there are a number of prefabricated adjoining buildings. The building is set within landscaped grounds with a number of attractive trees. Vehicular access is from Lamacraft Drive. The front boundary to Pinhoe Road is a stone wall with hedge above. Immediately to the east is Vbranch House School and to the south and west is residential development.

**Relevant planning history:** A planning application to convert Honeylands to a care home with 64 bedrooms has consent subject to the completion of a Section 106 agreement (22/0313/FUL).

**Existing assessment:** NA

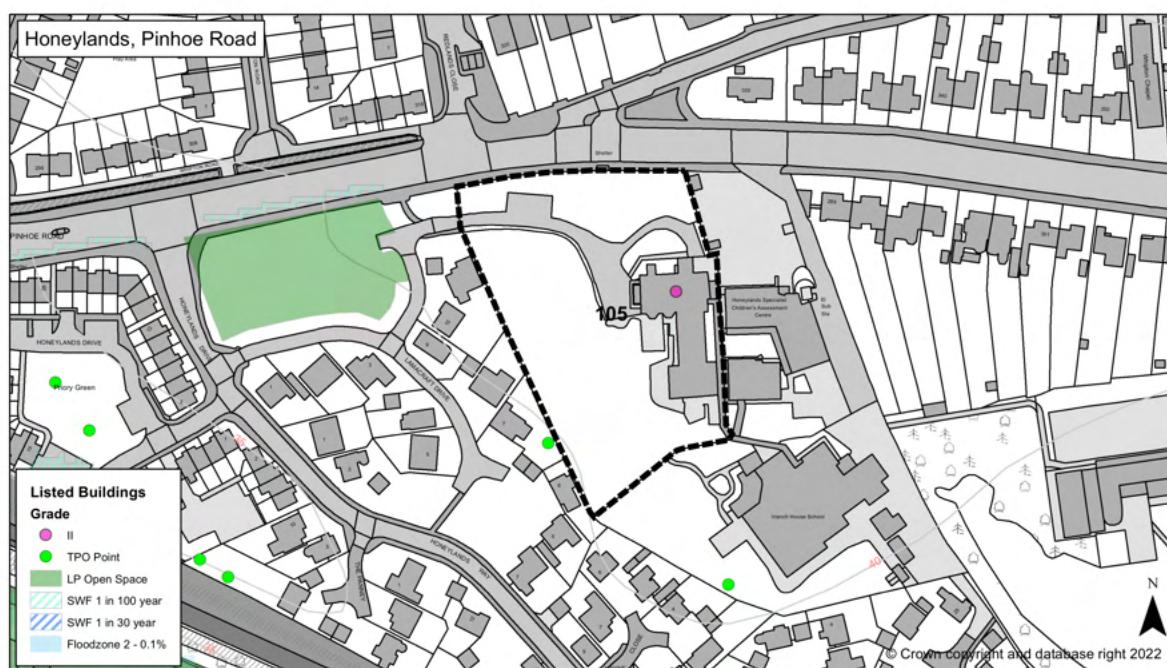
**Total site area (ha):** 0.73

**Gross development area (ha):** 0.73

**Net development area (ha):** 0.58

**Housing capacity:** Approximately 24 two bed flats

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on and adjacent the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.

<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that the site may be in a potential Critical Drainage Area (North or Pinn Brook).

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site includes Honeylands, which is grade II listed. It is expected that the listed building(s) would be retained and converted as part of any scheme of redevelopment. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good. The site is within c.1km of most essential services and job opportunities and has good access to all transport modes. Walking and cycle links are attractive. The site is served by an excellent bus service on Pinhoe Road with a bus stop adjacent to the site. Polsloe station is under 500m distant and offers good access to rail services. The nearest local centre as designated in the adopted Local Plan is approximately 150m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The site offers the potential for low-car development, although potentially not car-free.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA



<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	The site contains a former hospital. The NPPF is clear that planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of the the facility unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development 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.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA

<b>Other</b>	NA
--------------	----

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

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

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

<b>Rating and Overall Conclusion</b>
--------------------------------------

<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is the listed building and the potential loss of a community facility.
---

## Land lying east of Pinn Lane

### Site Overview

**Site reference number:** 106

**Site description:** Greenfield land largely comprising scrub which forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026).

**Relevant planning history:** No recent relevant planning history.

**Existing assessment:** NA

**Total site area (ha):** 0.25

**Gross development area (ha):** 0.24

**Net development area (ha):** 0.24

**Housing capacity:** 14

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	The site contains a TPO tree and therefore 0.01ha is considered to be unsuitable for development. There are other significant trees on the perimeter of the site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that the site may be within a Critical Drainage Area (Pinn Brook).

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to Monkton House, which is grade II listed. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present along Tithebarn Lane and St Nicholas Close and the site is served by bus stops located nearby. The nearest railway station is Pinhoe Station 400m to the north. The nearest local centre as designated in the adopted Local Plan is approximately 600m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited. The HELAA Panel has questioned the ability to achieve highways access to the site, as it may rely on third party land.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but

	will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required before it is possible to identify whether the site can be suitable for residential use.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	The site is largely level.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** 0.01ha of the site is unsuitable for residential development on grounds of containing a TPO. The rest of the site has passed stage B assessment.

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

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

**Rating and Overall Conclusion**

**Yellow:** Not including the discounted areas, the site has development potential but is subject to significant constraints that should be possible to mitigate. The key constraint is the loss of best and most versatile agricultural land. Also of note are potential highways access constraints.



## Land south of Gypsy Hill Lane

### Site Overview

**Site reference number:** 107

**Site description:** Greenfield land comprising a single large agricultural field. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for predominantly structural landscaping in the adopted Monkerton Hill Barton masterplan.

**Relevant planning history:** No recent relevant planning history.

**Existing assessment:** NA

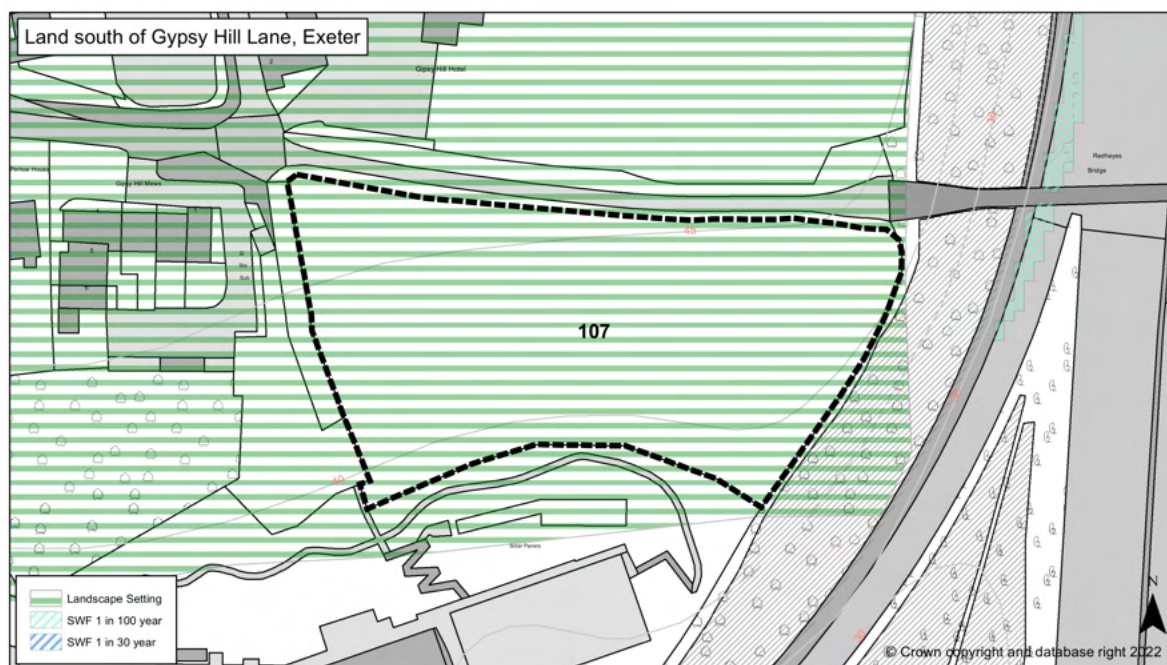
**Total site area (ha):** 0.58

**Gross development area (ha):** 0.58

**Net development area (ha):** 0.46

**Housing capacity:** 28

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

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

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	The site is located within the proposed Monkerton Ridge Park.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site is identified as a structural landscaping in the adopted Monkerton Hill Barton masterplan.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. Pinhoe Railway Station is also located 700m away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Site is gently slopes down towards the south. The HELAA Panel has advised that this could reduce yield below the assessed level.
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Site has passed stage B assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, although topography could constrain yield below the assessed level.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan including the proposed Monkerton Ridge Park. Also of note are the loss of best and most versatile agricultural land and topography.

## Hessary, Hollow Lane

### Site Overview

**Site reference number:** 108

**Site description:** A single detached dwelling and garden. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is proposed as predominantly formal open space in the adopted Monkerton Hill Barton masterplan.

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

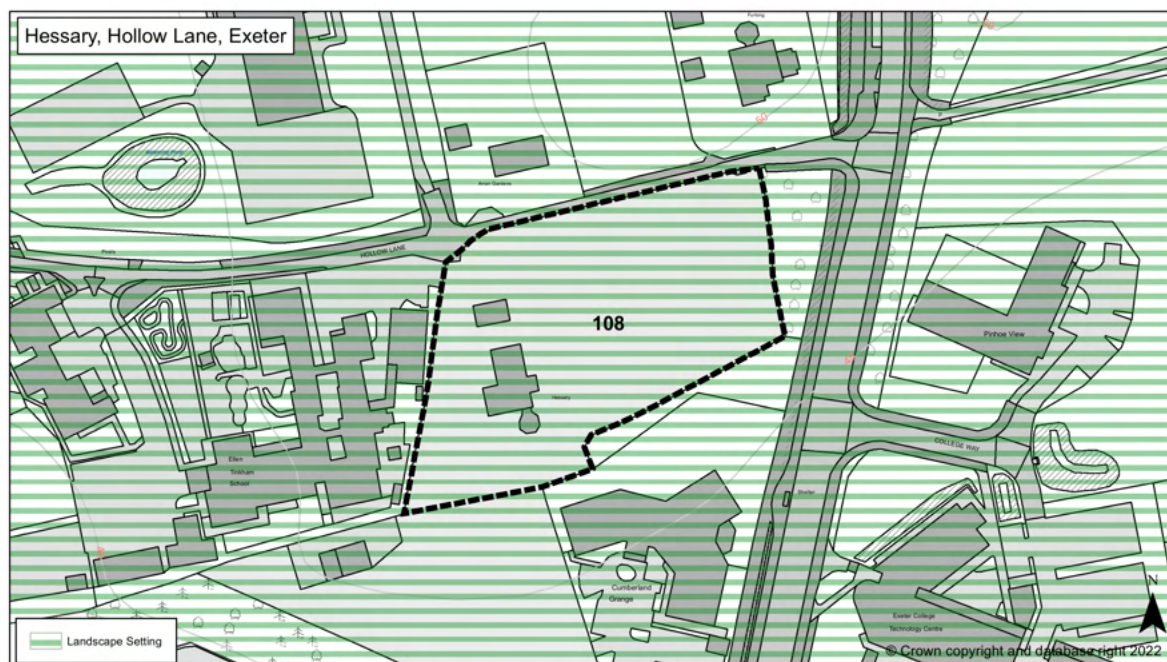
**Total site area (ha):** 0.73

**Gross development area (ha):** 0.73

**Net development area (ha):** 0.58

**Housing capacity:** 35 gross, 34 net

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	Dense tree cover could potential pose a major constraint to development. A tree survey and constraints plan will be required.

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	The site is located within the formerly proposed Monkerton Ridge Park.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	The site is identified as a formal open space in the adopted Monkerton Hill Barton masterplan.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent. The site is served by bus stops located nearby although pedestrian footways are absent along Hollow Lane. Pinhoe Railway station is 700m away. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An ambient noise assessment will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA



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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	The site is largely level.
<b>Existing homes</b>	The site contains one home which is assumed to be owned by the submitter and therefore available for redevelopment.
<b>Other</b>	NA

**Stage B Conclusion:** Site has passed stage B assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, although existing trees could constrain yield below the assessed level.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints are conflict with the adopted Monkerton Hill Barton masterplan including the proposed Monkerton Ridge Park and existing trees on the site. Also of note are the loss of best and most versatile agricultural land and the met office safeguarding zone.

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

### Site Overview

**Site reference number:** 109

**Site description:** Greenfield site comprising three fields. The site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified for residential development with formal and informal open space in the adopted Monkerton Hill Barton masterplan.

**Relevant planning history:** Planning application 21/1701/OUT for up to 285 dwellings benefits from a resolution to approve consent subject to completion of a Section 106 Agreement. Previously benefited from residential permission 12/0472/OUT which has expired.

**Existing assessment:** NA

**Total site area (ha):** 7.5

**Gross development area (ha):** 7.50

**Net development area (ha):** 4.50

**Housing capacity:** 225

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

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

<b>Landscape</b>	
<b>Landscape Sensitivity Assessment</b>	NA
<b>Landscape Setting</b>	NA
<b>Landscape Character Assessment</b>	The site is identified in the Devon Landscape Character Assessment as Main cities and towns.
<b>Valley Parks</b>	The northern section of the site is located within the proposed Monkerton Ridge Park.

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	Parts of the site are identified as formal and informal open space in the adopted Monkerton Hill Barton masterplan.
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Although hollow way is narrow with no pedestrian footways access can be achieved through adjacent development in the south. Pinhoe Railway Station is also located 800m away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	The site lies within the Met Office safeguarding zone, where consultation is required for any building structure or works above ground level.

<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Due to the size or location of the site, development is likely to cause serviceability issues on the receiving sub catchment of the wastewater network . Further detailed evaluations will be required.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	Site is gently slopes down towards the south-east.
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The benefits from a resolution to approve outline planning consent for residential development.



## 88 Honiton Road

### Site Overview

**Site reference number:** 110

**Site description:** Relatively flat parcel of land currently used as a car wash. St Nicholas Catholic Primary School playing fields lie to the north, to either side it is residential and Honiton Road runs along the southern boundary

**Relevant planning history:** An application for 10 homes was approved but not implemented (07/2633/FUL). A subsequent application for the same scheme was refused on design and amenity grounds, having been considered with respect to the Council's adopted Residential Design Guide (11/0509/EXT).

**Existing assessment:** UCS Phase 1

**Total site area (ha):** 0.30

**Gross development area (ha):** 0.16

**Net development area (ha):** 0.16

**Housing capacity:** 10

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees (area TPO) on the northern part of the site which is taken into account in the gross development area. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services, facilities and job opportunities is generally good although there is not a secondary school within 1km, and limited job opportunities and shops within 1km. The site has access to walking and cycling links and is served by bus stops along Honiton Road. The site is not served by a railway station. The nearest local centre as designated in the adopted Local Plan is approximately 1,200m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to

	ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	The site adjoins an existing primary school. Devon County Council will not support the development of this site if it should hamper the school's expansion or create safeguarding issues. Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	Following a high level risk assessment, it is not expected that development would have any impact on the serviceability of the wastewater network.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Around 0.14ha of the site is unsuitable for housing and employment on grounds of a group TPO. The rest of the site has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Green:</b> Not including the discounted areas, the site has no significant constraints.

## Sowton Park and Ride, Sidmouth Road

### Site Overview

**Site reference number:** 111

**Site description:** A park and ride facility run by Devon County Council. The site is within Sandy Gate, which is identified for redevelopment in the City Council's Liveable Exeter Programme.

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

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 2.06

**Gross development area (ha):** 2.06

**Net development area (ha):** 1.24

**Housing capacity:** 123

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on the perimeter of site. Opportunities should be taken to retain trees and hedges as part of any new development. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	N/A
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Digby and Sowton rail station and bus stops along Sidmouth Road providing a range of bus services are within 500m. The nearest local centre as designated in the adopted Local Plan is approximately 2,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	The feasibility of finding a suitable alternative location for the park and ride will require detailed investigation. The site is not suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality assessment will be required to consider: whether existing ambient air quality levels in this area are suitable for development; whether emissions from development on the site could be adequately mitigate; and what the impact of the loss of the park and ride facility on air quality would be.



<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (high) reflects the site as an individual development. However, it is within the Sandy Gate site and so the risk level for Sandy Gate should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	0.106ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. These areas are predominantly verges.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

**Rating and Overall Conclusion**

**Amber:** The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the loss of the existing Park and Ride facility and surface water flooding.

## DOA & Exeter Mobility Centre, Wonford Road

### Site Overview

**Site reference number:** 112

**Site description:** A flat site that has recently been cleared of buildings and is being used by the NHS for car parking. It also contains some landscaping. Wonford Road runs along the northern boundary, on the opposite side of which is the Nuffield Hospital. Recent residential development adjoins to the east and south. To the west is a modern Church, plus associated parking.

**Relevant planning history:** Most recent application relates to the provision of a car park for hospital employees. A retrospective application for the existing car park is pending consideration (21/1918/FUL).

**Existing assessment:** NA

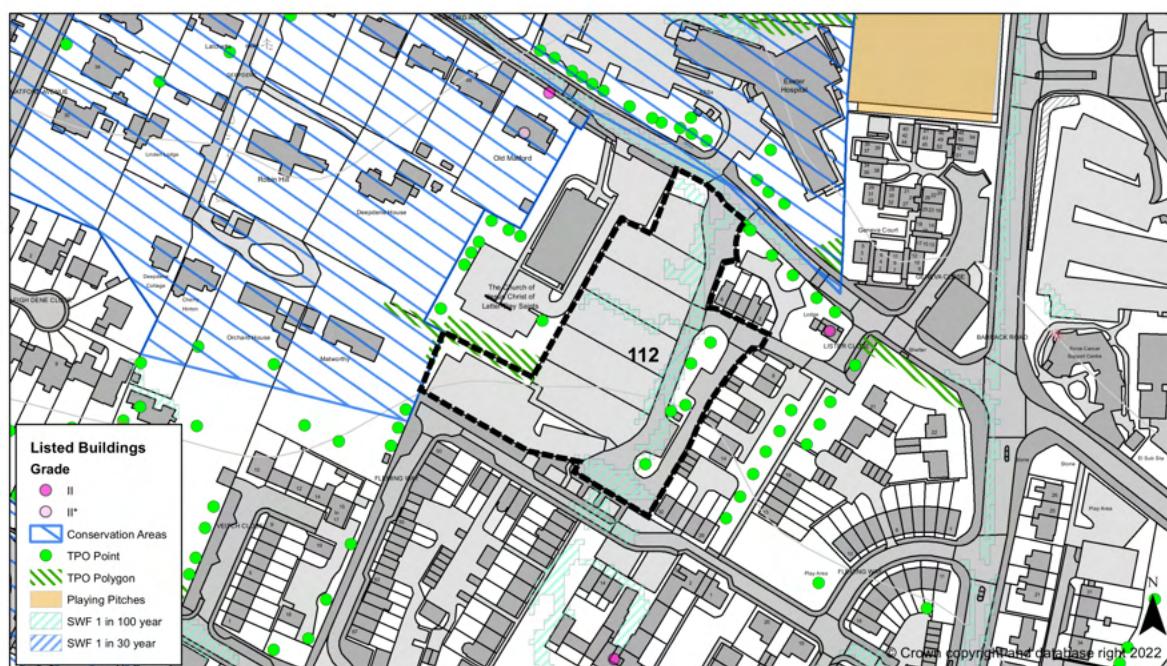
**Total site area (ha):** 0.82

**Gross development area (ha):** 0.72

**Net development area (ha):** 0.57

**Housing capacity:** 28

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	There is a surface water flood risk the through middle/eastern side of the site related to a culverted minor watercourse that runs through

	the site (spring in Nuffield Hospital). The Environment Agency advise that it may be possible to divert the watercourse in order to re-establish a natural flow. Underground leaks and basement flooding have been recorded in areas to the south of the site. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	N/A
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services and facilities is generally good although there is not a secondary school within 1km. Cycle and walking routes are nearby. It is located on the E9 cycle route. Bus stops are located adjacent to the site along Wonford Road and a larger range of bus services are located along Barrack Road within 500m. The nearest local centre as designated in the adopted Local Plan is approximately 700m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA

<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

**Stage B Conclusion:** Around 0.1ha of the site is unsuitable for housing and employment on grounds of TPOs. The rest of the site has passed the Stage B Assessment.

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are the loss of the existing NHS car parking facility and surface water flooding.



## Land south of the A379

### Site Overview

**Site reference number:** 113

**Site description:** Greenfield land largely comprising scrub, with some tree cover adjacent to Ikea. Site forms part of the Monkerton and Hill Barton Strategic Allocation in the Exeter Core Strategy (2006-2026) and is identified in the adopted Newcourt Masterplan for residential development.

**Relevant planning history:** Site benefits from a resolution to approve consent for 184 dwellings, subject to the completion of a Section 106 Agreement (21/0496/FUL). An application for 200 dwellings was refused consent and was dismissed at appeal (19/1647/FUL). A 2013 outline permission for between 180-220 homes has expired (13/4524/OUT).

**Existing assessment:** NA

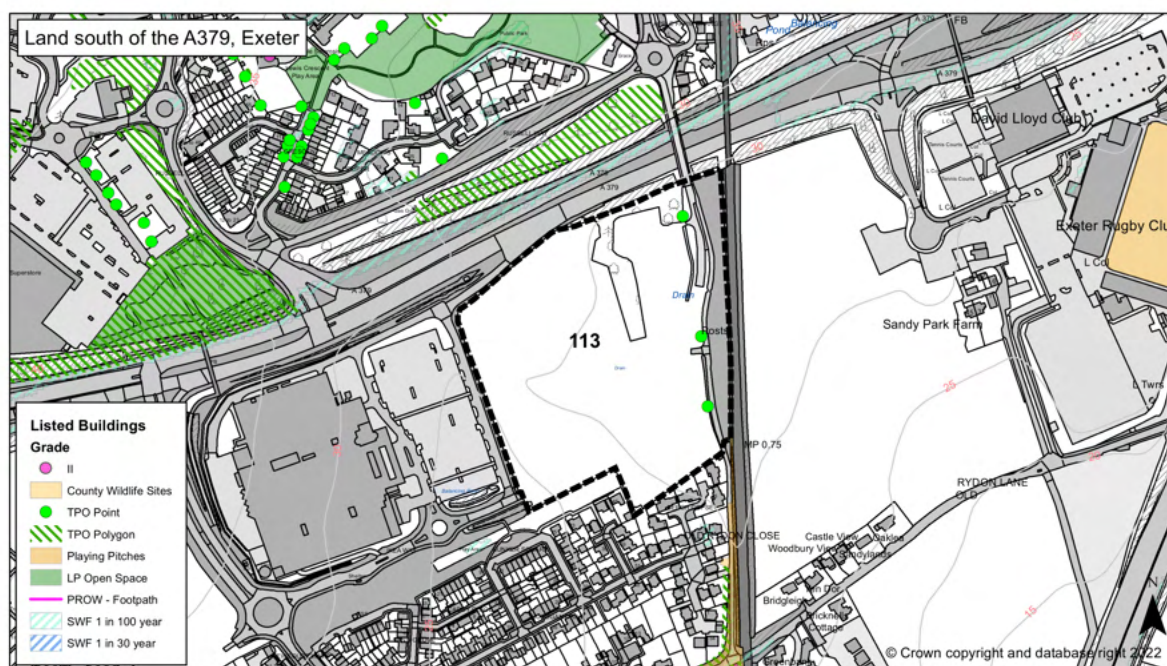
**Total site area (ha):** 54.05

**Gross development area (ha):** 54.05

**Net development area (ha):** 32.43

**Housing capacity:** 184

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on the perimeter of the site. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is identified as an employment allocation in the 2022 Exeter Employment Study, which concludes that it is green in terms of its capacity to continue to meet future demand for employment and deliverable in years 1-5.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally excellent. Good pedestrian footways are present along Tithebarn Lane and St Nicholas Close and the site is served by bus stops located nearby. The nearest railway station is Pinhoe Station 400m to the north. The nearest local centre as designated in the adopted Local Plan is approximately 1,700m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact

	assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	The site may include grade 1 agricultural land. The NPPF states that planning decision should recognise economic and other benefits of the best and most versatile agricultural land.
<b>Steep topography</b>	Site is largely level but includes a bowl of terraced land.
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site benefits from a resolution to approve consent for housing development.

## Corner of Retreat Drive and Exeter Road, Topsham

### Site Overview

**Site reference number:** 114

**Site description:** Brownfield land comprising hardstanding used for storage.

**Relevant planning history:** Site has two extant permissions - one for a commercial building (20/0938/FUL) and another for 10 dwellings (17/1656/FUL).

**Existing assessment:** NA

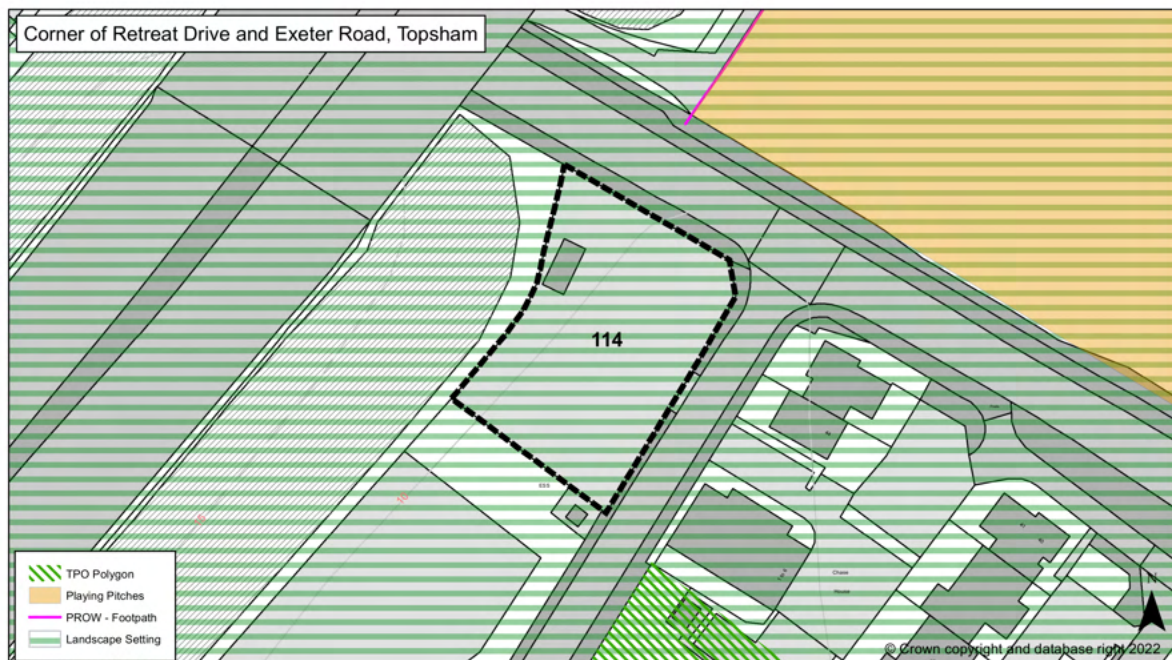
**Total site area (ha):** 0.10

**Gross development area (ha):** 0.10

**Net development area (ha):** 0.10

**Housing capacity:** 10

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. Topsham Railway Station is also located 1km away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An ambient air quality assessment will be required, and mitigation may be necessary depending on how close to the road the houses were built. This may affect the site layout and number of units but will not prevent development altogether. An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.



<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	The site is largely level.
<b>Existing homes</b>	NA
<b>Other</b>	The HELAA Panel queried the existence of a restrictive covenant affecting the site. However, a check with the site's land registry details indicates that there is no restrictive covenant in place that would prevent development.

**Stage B Conclusion:** Site has passed stage B assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, subject to the existence of a restrictive covenant. However, see above.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site already has outline planning consent for residential and employment development.

## Land at Retreat Drive, Topsham

### Site Overview

**Site reference number:** 115

**Site description:** Brownfield land comprising hardstanding used for storage.

**Relevant planning history:** Site has an extant permission for a commercial building (20/0938/FUL). Currently subject to an application for 17 residential units (22/0268/FUL).

**Existing assessment:** NA

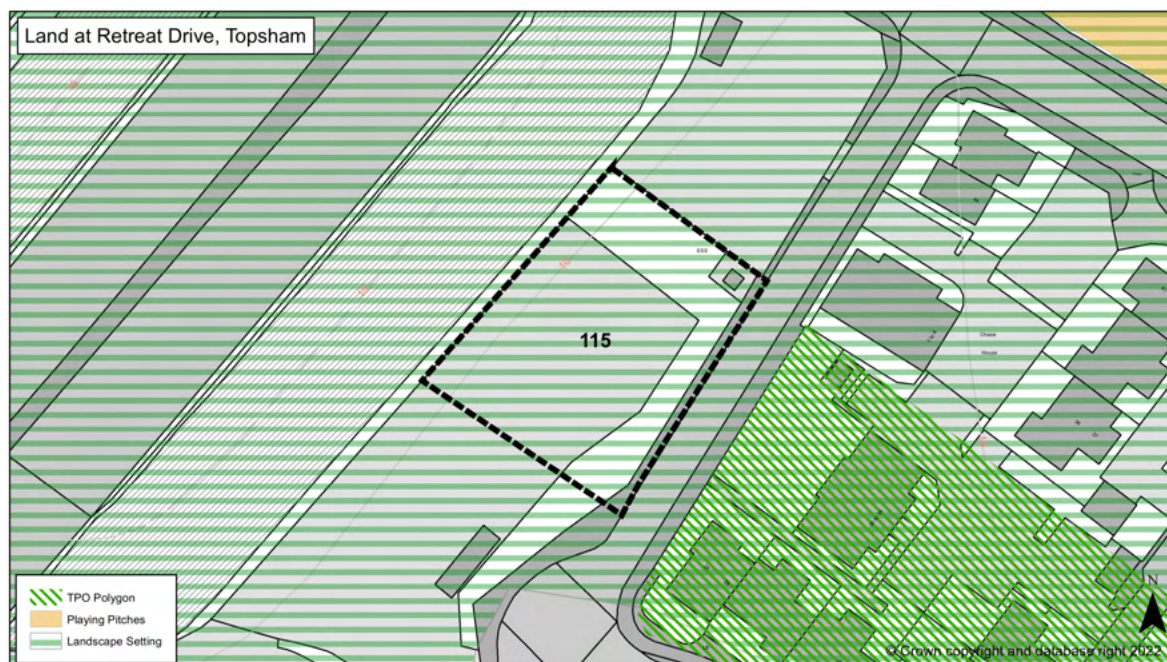
**Total site area (ha):** 0.12

**Gross development area (ha):** 0.12

**Net development area (ha):** 0.12

**Housing capacity:** 17

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally good. Good pedestrian footways are present and the site is served by bus stops located nearby. Topsham Railway Station is also located 1km away from the site. The nearest local centre as designated in the adopted Local Plan is approximately 1,000m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	The site is largely level.
<b>Existing homes</b>	NA
<b>Other</b>	The HELAA Panel queried the existence of a restrictive covenant affecting. However, a check with the site's land registry details indicates that there is no restrictive covenant in place that would prevent development.

**Stage B Conclusion:** Site has passed stage B assessment.

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

**Achievability Assessment:** The HELAA Panel has advised that development is achievable, subject to the existence of a restrictive covenant. However, see above.

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site already has outline planning consent for employment development.



## Land at Water Lane

### Site Overview

**Site reference number:** 116

**Site description:** A largely flat site situated between the Exe Canal and a mainline railway that includes traditional employment uses with many buildings in a poor state of repair, a large electricity distribution station and a social club. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. The site also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

**Relevant planning history:** Previous planning applications for piecemeal redevelopment within the site have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach for the Water Lane area

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

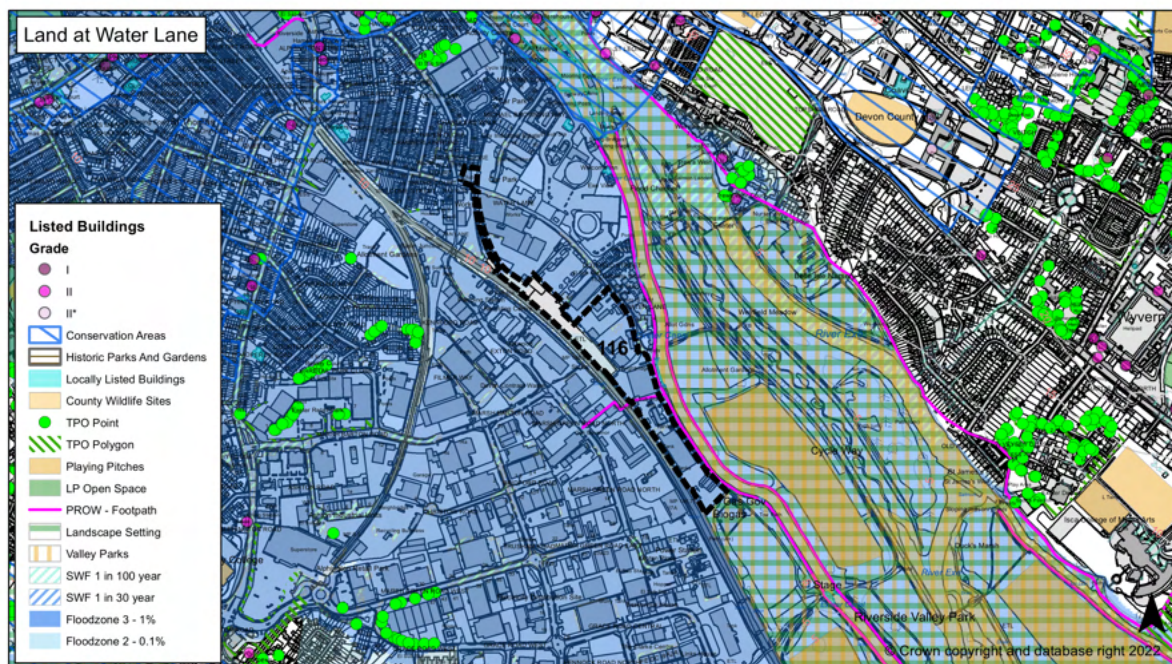
**Total site area (ha):** 4.48

**Gross development area (ha):** 4.48

**Net development area (ha):** NA

**Housing capacity:** 780

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

**Flood Zone 3b:** 3.49 ha of the site is within flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

**Conclusion:** Entire site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	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.
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees on perimeter of site. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 23 runs just outside part of the site's eastern boundary with Water Lane. Exeter Footpath 25 runs across the site,



	linking Water Lane with Marsh Barton via an underpass beneath the railway line.
--	---

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), around 0.42 ha of the site is in flood zone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
<b>Flood Zone 1</b>	The remaining area of the site is in flood zone 1 and has a low probability of experiencing fluvial flooding.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that in order for the site to be redeveloped, major access and egress problems will need to be addressed. Access and egress points will need to be created either to the north (over the river at the Quayside) or to the south over the railway line and via a raised route to an existing old railway line running through Marsh Barton. A strategic approach must be taken to address all flood risk issues.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	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.
-------------------------------	---

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is generally poor at present. Whilst job opportunities are available within the site and in nearby locations, there are no food shops,

	schools, doctors or dental surgeries within walking and cycling distance of the southern part of the site. The northern and central areas of the site are within 1km walking and cycling distance of a food shop, a primary school and a dental surgery, but doctors surgeries are located further afield. Existing pedestrian and cycle links serving the site are adequate but could be improved. The northern part of the site is within 500m walking distance of bus stops along Water Lane, with further bus stops within 1 km along Alphington Road; however there is no convenient provision serving the remaining parts of the site. In terms of rail provision, the northern part of the site is within 1km walking and cycling distance of St Thomas Station and the southern part of the site is in close proximity to the new Matford Station, which is under construction. Both stations provide access to local services. The nearest local centre as designated in the adopted Local Plan is approximately 500m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	The site is partially within two Waste Consultation Zones relating to the Exton Road Household Waste Recycling Centre (HWRC) and a Clinical Waste Transfer Station. Any proposals within the consultation zones must be supported by suitable assessments to demonstrate any potential impacts from the existing waste operations can be adequately mitigated for any future sensitive uses.
<b>Installations handling hazardous substances</b>	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.
<b>HSE Major Hazard Pipelines</b>	The site includes the clearance zone of a major gas pipeline that runs just outside the site to the north, associated with a nearby gas holder station. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable development. This constraint is taken into account in the site's potential yield.
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.

<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	The site is crossed by a high voltage power line leading to an adjoining electricity distribution facility. Development proposals will need to take into account the type and location of this infrastructure and reflect safety clearances set out in appendix 9 of the National Grid's Design Guidelines.

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (medium) reflects the site as an individual development. However, it is within the Water Lane site and so the risk level for Water Lane should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	The site contains Willeys Social Club. The NPPF is clear that local authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Therefore it is expected that development of this site should not result in the loss of these facilities unless it can be demonstrated that the facility is surplus to requirements; or the loss resulting from the development would be replaced by equivalent or better provision; or the development would include alternative community facility provision, the benefits of which clearly outweigh the loss of the current or former use.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses, flood zone 3 and waste uses near to the site. Also of note is the presence of a major hazard pipeline, current access to services and facilities and the potential loss of a community facility.

## Isca House, Haven Road

### Site Overview

**Site reference number:** 117

**Site description:** Flat site on the southern bank of the River Exe/Canal basin, within a mixed-use area. Two operational low-pressure gas holders that occupied a large portion of the site have been demolished. The remainder of the site contains a Pressure Regulating Station, associated pipeline, areas of hardstanding, car parking and various storage and office buildings. Surrounding land uses include a coach/car park to the west, industrial buildings and a number of homes. The Exeter Canal runs along the site's north-eastern boundary and Water Lane runs along its southern boundary. The site forms part of an area identified for mixed use redevelopment in policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy. The site also forms part of 'Water Lane', which is identified for potential mixed use redevelopment in the City Council's Liveable Exeter programme.

**Relevant planning history:** No recent relevant planning applications for the site. However, previous planning applications for piecemeal redevelopment within the wider Water Lane area have been refused: the infrastructure and environment needed to create development that is sustainable and of good quality requires a comprehensive approach for the Water Lane area

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

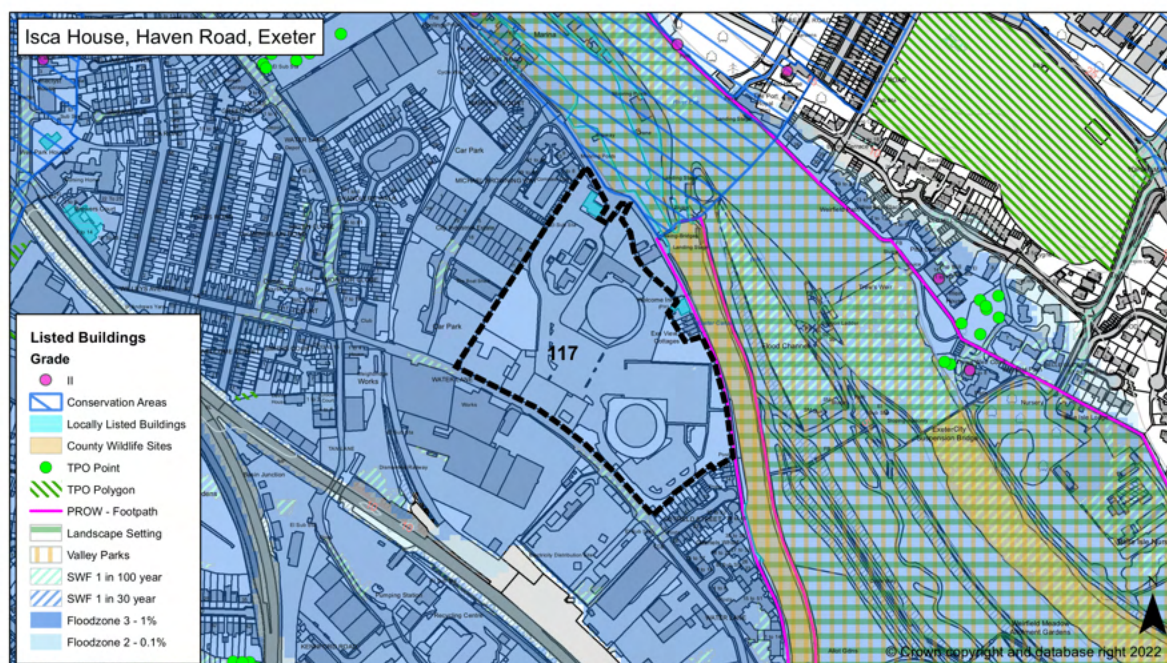
**Total site area (ha):** 4.00

**Gross development area (ha):** 4.00

**Net development area (ha):** NA

**Housing capacity:** 312

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the

site is greenfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

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

**Conclusion:** Entire site can progress to Stage B Assessment.

### Suitability Assessment Stage B

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

Landscape	
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 and recreation facilities	
Playing Pitches	NA
Other sports facility (built / outdoor)	NA

<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 23 runs just outside part of the site's eastern boundary with Water Lane.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	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.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The Environment Agency advise that in order for the site to be redeveloped, major access and egress problems will need to be addressed. Access and egress points will need to be created either to the north (over the river at the Quayside) or to the south over the railway line and via a raised route to an existing old railway line running through Marsh Barton. A strategic approach must be taken to address all flood risk issues.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	The site is in close proximity to a number of grade II listed buildings. Development proposals must be acceptable in heritage terms.
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	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.

<b>Employment Land Supply</b>	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.
-------------------------------	---



<b>Accessibility and movement</b>	
<b>Accessibility</b>	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.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments from DCC Highways are awaited.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	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.
<b>HSE Major Hazard Pipelines</b>	A major gas pipeline runs through the site associated with the gas holder station. The area and clearance zone above the pipeline will need to be kept clear of buildings, structures and tree/hedgerow planting. Alternatively the pipeline will need to be relocated to enable development. This constraint is taken into account in the site's potential yield.
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (medium) reflects the site as an individual development. However, it is within the Water Lane site and so the risk level for Water Lane should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	The site includes a former gas holder station. The gas holders have been demolished, but some operational kit remains on site. This will need to be relocated, either elsewhere within the gas holder station site or to an alternative location within the wider Water Lane site.

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include loss/relocation of existing employment uses and flood zone 3. Also of note is a major hazard pipeline and current access to services and facilities.

## Links House, 156 Grace Road Central

### Site Overview

**Site reference number:** 118

**Site description:** This brownfield site is located within the eastern part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use as a carpet distributor with low rise buildings across the site. The site is level and bounded by Grace Road Central to the east and other low rise light industrial units to the north, south and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

**Relevant planning history:** No recorded planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

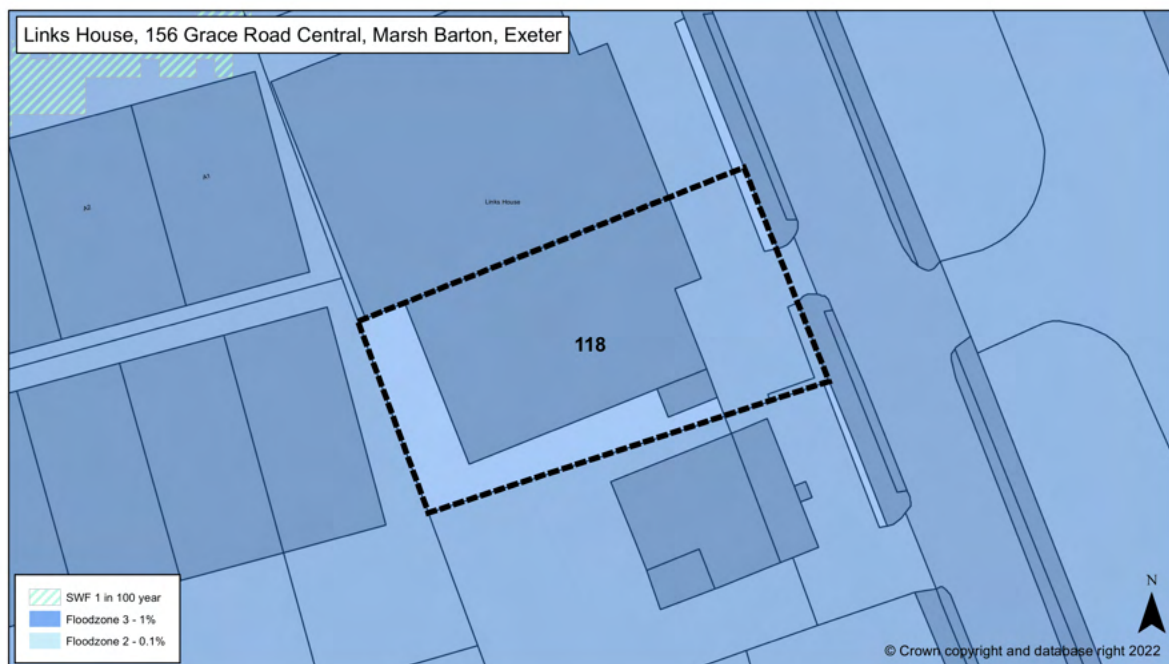
**Total site area (ha):** 0.11

**Gross development area (ha):** 0.11

**Net development area (ha):** 0.11

**Housing capacity:** 13

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

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

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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	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).
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are no significant trees on site.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. There are major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new

	development. Strategic approach required for all flood risk issues. The Alphin Brook may require minor improvements. Land in this flood 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.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	The site includes land at risk from surface water flooding from flow route and drains. Development must be informed by a drainage strategy to deal with existing surface water flows through the site and any potential increase in surface water runoff. Sustainable Drainage Systems should be used where possible and Sustainable Drainage Systems Guidance for Devon should be followed.
<b>Other</b>	Marsh Barton has major safe access and egress problems, but an old the railway line may help to provide a solution if raised routes can be created throughout area.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket less than 1km away. The site is within 1km of Alphington Primary School and West Exe for secondary. Walking and cycle links from the site are provided by access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by

	various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 200m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,600m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site is likely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers this area to be a strategically significant in terms of waste management for Exeter and the wider area and, therefore, it should not be constrained by non-waste development in close proximity. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. This site is within the Waste Consultation Zone for the Exeter EfW Facility. Residential properties are highly likely to be impacted upon from noise, odour, traffic etc. generated by the operations at these waste sites and, therefore, this site is considered to not be suitable for residential development. It is unlikely these impacts could be mitigated to an acceptable level by any future residential development. The Waste Planning Authority objects to the loss or constraint of any waste management facility and, therefore, it would be necessary to deliver replacement sites at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.

<b>High voltage power lines</b>	NA
---------------------------------	----

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
<b>Clean water</b>	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. Key constraints include flood zone 3 and waste uses near to the site.



## Falcon House, Falcon Road

### Site Overview

**Site reference number:** 119

**Site description:** Brownfield site occupied by Falcon House, a two storey building and associated car parking that is owned by Exeter College. The site forms part of Sandy Gate, which is identified for redevelopment in the Council's Liveable Exeter Programme.

**Relevant planning history:** No recent relevant planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.58

**Gross development area (ha):** 0.58

**Net development area (ha):** 0.46

**Housing capacity:** 46

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is previously developed. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	Most of the site is affected by surface water risk (from the adjoining Park and Ride site). A clear flow route to Falcon Road/Harrier Way will need to be created. Development must be informed by a drainage strategy to deal with existing surface water flows through 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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	N/A
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	The site is not in employment use and is not assessed for employment use in the Exeter Employment Study.
-------------------------------	--

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services and facilities is generally good although there is not a GP surgery or food shop within 1km. Cycle and walking routes are nearby. Digby and Sowton rail station and bus stops along Sidmouth Road are within 500m. The nearest local centre as designated in the adopted Local Plan is c.2,400m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments are awaited from DCC Highways. The site is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable
<b>Noise pollution</b>	An Acoustic Design Statement and noise assessment will be required in order to determine whether this site can be suitable for residential use.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new 420 place (c. 1.8ha) primary school may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	It is likely that a developer contribution towards primary care will be requested for this potential site. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Sandy Gate site and so the risk level for Sandy Gate should also be noted.
<b>Clean water</b>	Following a high level risk assessment, it is not expected that development would have a significant impact on the existing network.

<b>Other</b>	
<b>Community facility</b>	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.
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

**Rating and Overall Conclusion**

**Yellow:** The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraints are surface water flooding and the potential loss of a community facility.

## 22 Marsh Green Road

### Site Overview

**Site reference number:** 120

**Site description:** This brownfield site is located within the central part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use as the Devon Disability Collective which includes offices and light industrial workshops, with low rise buildings across the site. The site is level and bounded by Marsh Green Road East to the south, Trusham Road to the west, and other low-rise light industrial units to the north and east. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

**Relevant planning history:** Varied planning history with a number of applications permitted for employment-related uses and ancillary development

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.52

**Gross development area (ha):** 0.52

**Net development area (ha):** 0.42

**Housing capacity:** 50

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

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

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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. There are major potential flood risk issues on



	site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. A strategic approach will be required for all flood risk issues including linking to Water Lane over the railway. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	Marsh Barton has major safe access and egress problems, but an old the railway line may help to provide a solution if raised routes can be created throughout area.

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 1.75km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket approximately 500m away. The site is within 1km of Alphington Primary School and West Exe for secondary. Walking and cycle links directly from the site are limited although there is cycle access along the Alphinbrook and Riverside Valley Park

	which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 500m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,200 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car use development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	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.
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a

	new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
<b>Clean water</b>	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraint is flood zone 3. Also of note is the waste consultation zone and surface water runoff.

## RGB Exeter, Alphinbrook Road

### Site Overview

**Site reference number:** 121

**Site description:** This brownfield site is located within the western part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use as a builders' merchants including offices, light industrial units and areas of hardstanding. The site is level and irregular in shape, bounded by Alphin Brook Road to the south and other low-rise light industrial units to the north, east and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

**Relevant planning history:** Varied planning history with a number of applications permitted for employment-related uses and ancillary development

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

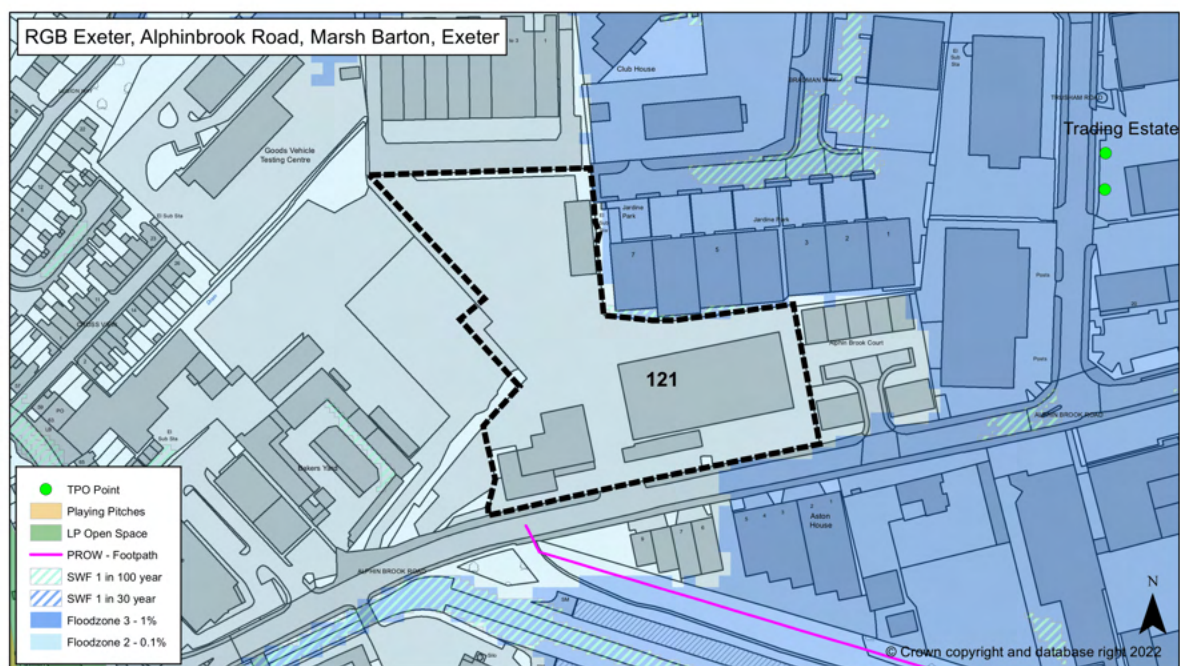
**Total site area (ha):** 1.40

**Gross development area (ha):** 1.40

**Net development area (ha):** 1.12

**Housing capacity:** 134

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	The site includes brownfield land which is identified in Planning Practice Guidance as a likely habitat for legally protected species. Planning proposals must be informed by an ecological survey. Ecological avoidance, mitigation or compensation measures may be required. The site is within a Greater Crested Newt Consultation Zone.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are significant trees adjacent to the site. A tree survey and constraints plan will be required.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 26 runs from just south of the southwest corner of the site along the Alphinbrook.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	The site is entirely within flood zone 2 although there are significant potential flood issues associated with the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. A strategic approach

	will be required for all flood risk issues. Land in flood zone 2 has a 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.
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket approximately 500m away. The site is within approximately 500m of Alphington Primary School and West Exe for secondary. Walking and cycle links are provided along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is

	approximately 750m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,400 m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.



<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
<b>Clean water</b>	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	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.

<b>Rating and Overall Conclusion</b>
<b>Yellow:</b> The site has development potential but is subject to moderate constraints that should be possible to mitigate. The key constraint is flood zone 2.

## 1-9 Alphin Brook Road

### Site Overview

**Site reference number:** 122

**Site description:** This brownfield site is located within the western part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use including as a distributor of car parts within light industrial units. The site is level and triangular in shape, bounded by Alphin Brook Road to the north, other low-rise light industrial units to the east and the Alphin Brook to the south. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

**Relevant planning history:** No relevant recent planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

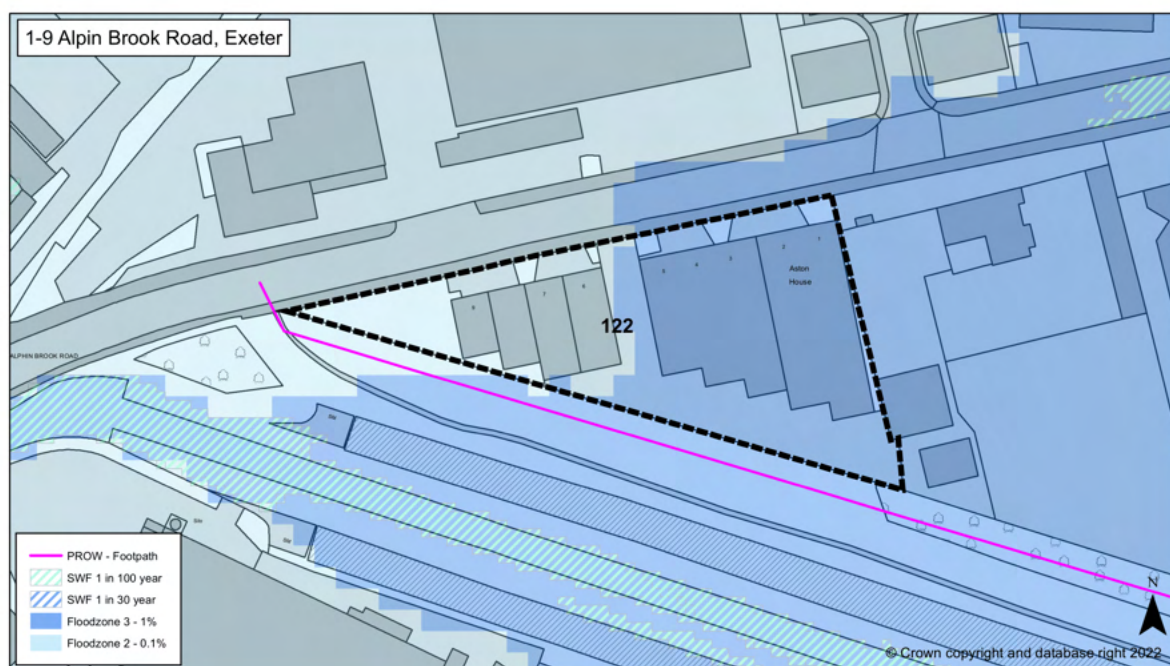
**Total site area (ha):** 0.46

**Gross development area (ha):** 0.46

**Net development area (ha):** 0.37

**Housing capacity:** 44

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

**Flood Zone 3b:** An area of 0.38 ha is in flood zone 3, assumed to be flood zone 3b under the HELAA's precautionary approach. However, the area is previously developed and so is not discounted from having redevelopment potential on flood risk grounds. The area may be suitable for redevelopment if the sequential and exceptions tests are passed, as set out in PPG.

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	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).
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	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.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 26 runs adjacent to the southern boundary of the site along the Alphinbrook.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	In addition to the area of the site that is previously developed land and in flood zone 3 (see Stage A Assessment), the rest of the site is in flood zone 2. Significant potential flood issues associated with the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Strategic approach required for all flood risk issues. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements which may require a buffer area in the site (can be car parking or green space - but not buildings).
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The site has major safe access and egress problems due to flood risk

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full

	range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket approximately 500m away. The site is within approximately 500m of Alphington Primary School and West Exe for secondary. Walking and cycle links are provided along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 750m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,550m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

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

	of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
<b>Clean water</b>	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that should be possible to mitigate. The key constraints include that it is partially within flood zone 3 and also includes land in flood zone 2.

## CP Arts, Alphin Brook Road, Exeter

### Site Overview

**Site reference number:** 123

**Site description:** This small, brownfield site is located within the eastern part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use with a combination of low rise buildings and car parking across the site. The site is level and rectangular in shape, bounded by Alphin Brook Road to the north and other low rise light industrial units to the south, east and west. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

**Relevant planning history:** No relevant recent planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

**Total site area (ha):** 0.36

**Gross development area (ha):** 0.36

**Net development area (ha):** 0.29

**Housing capacity:** 35

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

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



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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

<b>Biodiversity and Geodiversity</b>	
<b>Regionally Important Geological Site</b>	NA
<b>Legally protected species</b>	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.
<b>SSSI Risk Impact Zone</b>	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.
<b>Statutory sites</b>	NA
<b>Non-statutory sites</b>	NA
<b>Priority Habitats</b>	NA
<b>Open Mosaic Habitats</b>	NA
<b>Nature Recovery</b>	NA
<b>Habitat Mitigation</b>	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.
<b>Trees</b>	There are low quality trees on north part of the site, adjacent to Alphinbrook Rd. Trees should not be a major constraint to development.

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in

	100 year event but are not designed to accommodate new development. Strategic approach required for all flood risk issues. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The site has major safe access and egress problems due to flood risk

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket less than 1km away. The site is within 1km of Alphington Primary School and West Exe for secondary. Walking and cycle links from the site are provided by access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and

	along Alphington Road providing high frequency services. The site is approximately 200m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,650m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	This site is adjacent to the Exeter EfW Facility, within the Waste Consultation Zone. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers Exeter EfW Facility to be strategically significant in terms of waste management for Exeter and the wider area and should not be constrained by non-waste development in close proximity. Residential properties in this area are likely to be impacted upon by the operations at this waste site and therefore it is considered the southern part of this site is not currently suitable for residential development. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. The Waste Planning Authority objects to the constraint of this strategic waste management facility and, therefore, it would be necessary to deliver a replacement site at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
<b>Clean water</b>	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are flood zone 3 and waste uses near to the site.

## 1-5 Elm Units, Grace Road South

### Site Overview

**Site reference number:** 124

**Site description:** This small, brownfield site is located within the eastern part of the Marsh Barton industrial estate in the southwest of Exeter. It is currently in employment use in low rise buildings across the site. The site is level and broadly square in shape, bounded by Grace Road South to the east, other low rise light industrial units to the north and west and the Alphin Brook to the south. The site is within the Liveable Exeter programme as part of the Marsh Barton site.

**Relevant planning history:** No relevant recent planning history

**Existing assessment:** Liveable Exeter – A Transformational Housing Delivery Programme

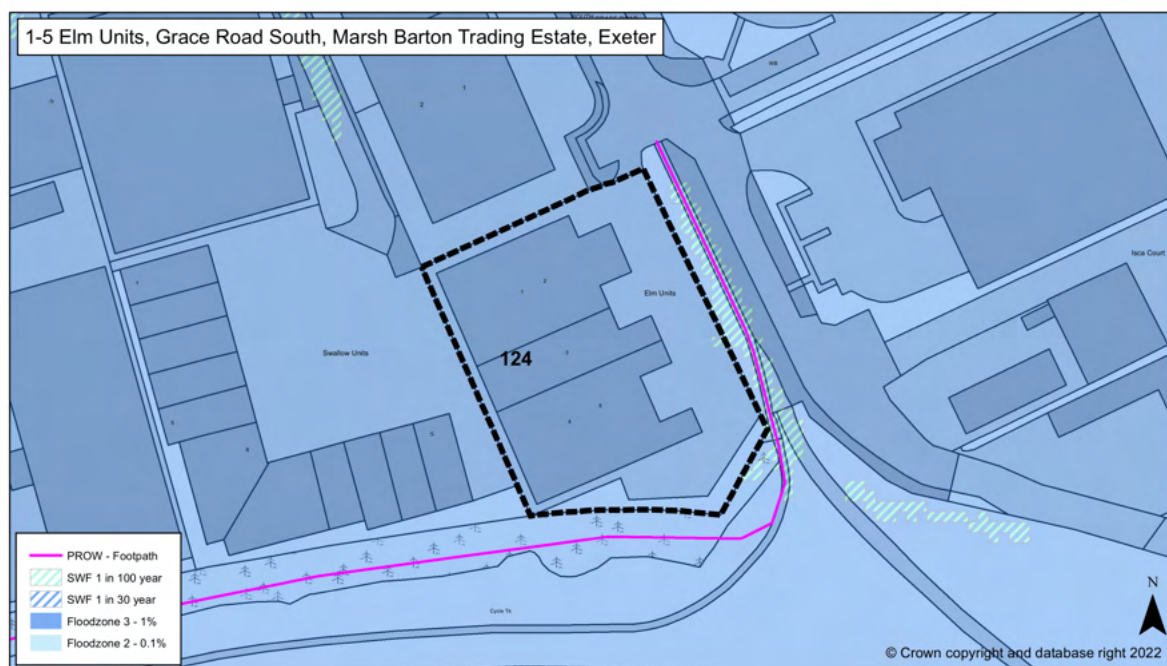
**Total site area (ha):** 0.29

**Gross development area (ha):** 0.29

**Net development area (ha):** 0.23

**Housing capacity:** 28

**Employment capacity:** Considered in Exeter Employment Study



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. However, the site is brownfield. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land.

**Biodiversity and geodiversity:** The site is not within an SSSI. The site is not within a SAC. The site is not within a Ramsar designation. The site is not within an SPA, although Natural England comment that there is the potential for recreational disturbance on the nearby Exe Estuary SPA.

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

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

**Conclusion:** Site can progress to Stage B Assessment.

### Suitability Assessment Stage B

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	Exeter Footpath 26 runs adjacent to the eastern and southern boundaries of the site along the Alphinbrook.

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	As set out in the Stage A Assessment, the site is in flood zone 3 but is previously developed. Major potential flood risk issues on site from the River Exe. EA defences provide a standard of protection for a 1 in 100 year event but are not designed to accommodate new development. Strategic approach required for all flood risk issues including linking to Water Lane over railway. Land in this flood zone only has redevelopment potential if the sequential and exception tests set out in PPG are adhered to. Any planning application must include a flood risk assessment. Alphin Brook may require minor improvements which may require a buffer area in the site (can be car parking or green space - but not buildings).
<b>Flood Zone 1</b>	NA
<b>Surface Water Flooding</b>	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.
<b>Other</b>	The site has major safe access and egress problems due to flood risk

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

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

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport, services, facilities and job opportunities is good. The site is located approximately 2km from the city centre and provides reasonable access to city centre employment and good access to residual employment on site and strategic employment at Matford. The site is located to provide reasonable access to a full range of retail and leisure uses in the city centre while food retail is at the Sainsbury's supermarket less than 1km away. The site is within



	1km of Alphington Primary School and West Exe for secondary. Walking and cycle links from the site are provided by access along the Alphinbrook and Riverside Valley Park which provides a high quality, traffic free link to the city centre, Exmouth and Dawlish (part of National Cycle Network Route 34/2). The wider area is served by various bus routes which currently go through Marsh Barton and along Alphington Road providing high frequency services. The site is approximately 200m from the new Marsh Barton railway station scheduled to open in winter 2022. This will be served by mainline services towards Exeter St David's and beyond and towards Plymouth. The site has good vehicular access through Marsh Barton and Alphington Road. The nearest local centre as designated in the adopted Local Plan is approximately 1,800m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Further consultation with the Highway Authority is required to consider detailed access strategy for the wider Marsh Barton area. Due to the location and potential to come forward as part of the wider Marsh Barton development proposal and potential for active and public transport, the site may be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	This site is adjacent to the Exeter EfW Facility, within the Waste Consultation Zone. As the Waste Disposal Authority and Waste Planning Authority, Devon County Council considers Exeter EfW Facility to be strategically significant in terms of waste management for Exeter and the wider area and should not be constrained by non-waste development in close proximity. Residential properties in this area are likely to be impacted upon by the operations at this waste site and therefore it is considered the southern part of this site is not currently suitable for residential development. This position is supported by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan. The Waste Planning Authority objects to the constraint of this strategic waste management facility and, therefore, it would be necessary to deliver a replacement site at an alternative location to ensure the continued availability of adequate capacity to manage Devon's waste.
<b>Installations handling hazardous substances</b>	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.
<b>HSE Major Hazard Pipelines</b>	NA

<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	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.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this is unlikely to prevent development.
<b>High voltage power lines</b>	NA

<b>Infrastructure Capacity</b>	
<b>Education</b>	Any significant housing growth in Exeter via the Exeter Plan will require the following in respect of state education infrastructure: the expansion of some existing primary and secondary schools; additional primary and nursery school provision; potentially the provision of a new all-through mainstream school for 3-16 year olds and a new special school on an education campus; and potentially the provision of expanded Further Education. Devon County Council, as education authority, will develop a detailed education strategy for the city as the new Exeter Plan takes shape. The strategy will inform the education infrastructure requirements that will arise should this site to be developed for housing. As part of the strategy, a new all-through mainstream school and special school on an education campus of around 9 to 10 ha may be required on this site, to serve any residential development of this and nearby sites.
<b>Health</b>	GP surgeries in the area have capacity challenges. Development at this site would have a further impact and it is likely that developer contributions will be required. Any community and acute health care requirements arising from the potential residential development of this site will be assessed as the new Exeter Plan progresses.
<b>Waste water</b>	The risk level (low) reflects the site as an individual development. However, it is within the Marsh Barton site and so the risk level for Marsh Barton should also be noted.
<b>Clean water</b>	To assess the implications for clean water provision, further details are needed to understand the wider growth in Marsh Barton and type of development.

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	NA
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Amber:</b> The site has development potential but is subject to significant constraints that may be difficult to mitigate. The key constraints are flood zone 3 and waste uses near to the site. Also of note is the major hazard pipeline.

## Land behind 66 Chudleigh Road

### Site Overview

**Site reference number:** 125

**Site description:** Greenfield site, the southern half of which is allocated for development in the Exeter Core Strategy as part of the South West Aliphington Strategic Allocation.

**Relevant planning history:** No relevant planning history.

**Existing assessment:** NA

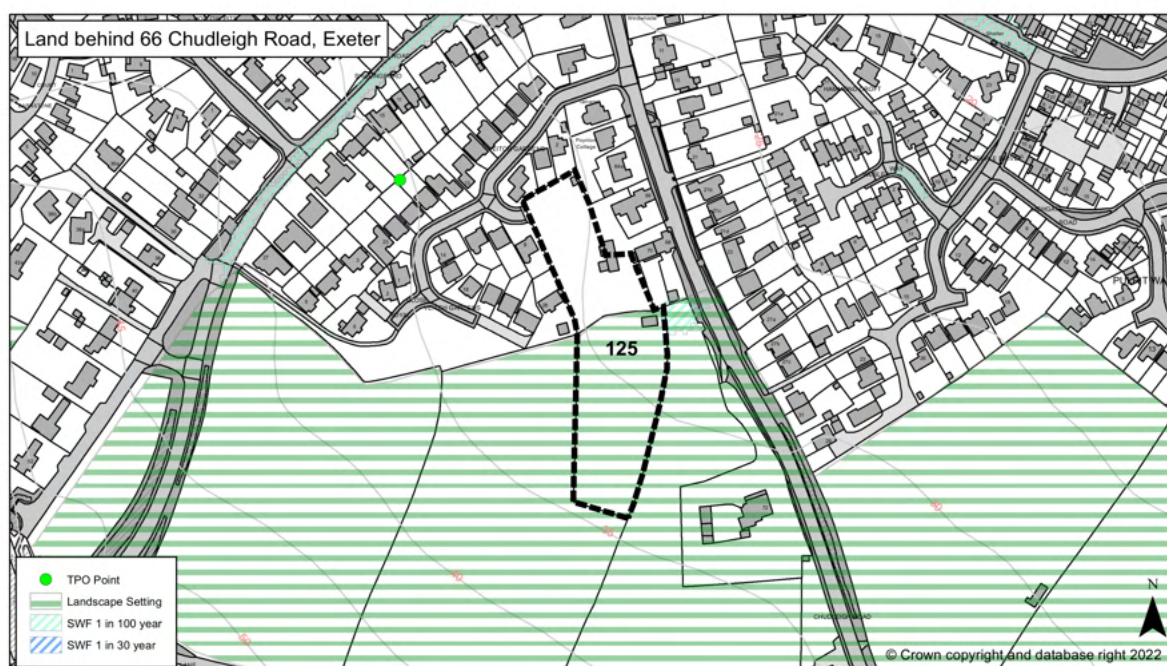
**Total site area (ha):** 0.68

**Gross development area (ha):** 0.68

**Net development area (ha):** 0.54

**Housing capacity:** 11 to 20

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, the southern part is already allocated for development in the Core 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:** Site can progress to Stage B Assessment.

## Suitability Assessment Stage B

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA
<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	NA

<b>Employment Land Supply</b>	NA
-------------------------------	----

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services and facilities is generally good although there is not a secondary school within 1km. Cycle and walking routes are nearby, link access to these would need to be provided. Bus stops are located within 500m. The new Marsh Barton railway station is located within 2km of the site. The new Matford Brook all through school is also located within 2km. It is a similar distance to West Exe secondary school. The nearest local centre as designated in the adopted Local Plan is approximately 2,300m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments are awaited from DCC Highways. The site is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA
<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	A noise assessment is unlikely to be required.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	NA
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

<b>Rating and Overall Conclusion</b>
<b>Green:</b> The site has no significant constraints and half of the site has been previously allocated for development.



## Aldens Farm West, Alphington

### Site Overview

**Site reference number:** 126

**Site description:** The site comprises open fields to the south of existing residential properties. The boundaries of the individual fields are demarcated by existing hedgerows with some mature trees. The eastern boundary is delineated by an existing hedgerow towards but not alongside Chudleigh Road. The western edge of the site adjacent to Shillingford Road contains existing hedgerows. The southern boundary of the site contains an existing hedgerow alongside Markham Lane with land further to the south of the site designated for future housing development located within Teignbridge District Council's administrative area. The site is part of the South West Alphington Strategic Allocation in the Exeter Core Strategy.

**Relevant planning history:** Residential development permitted under 15/0641/OUT. A reserved matters application for 96 homes 22/0178/RES was recently withdrawn.

**Existing assessment:** N/A

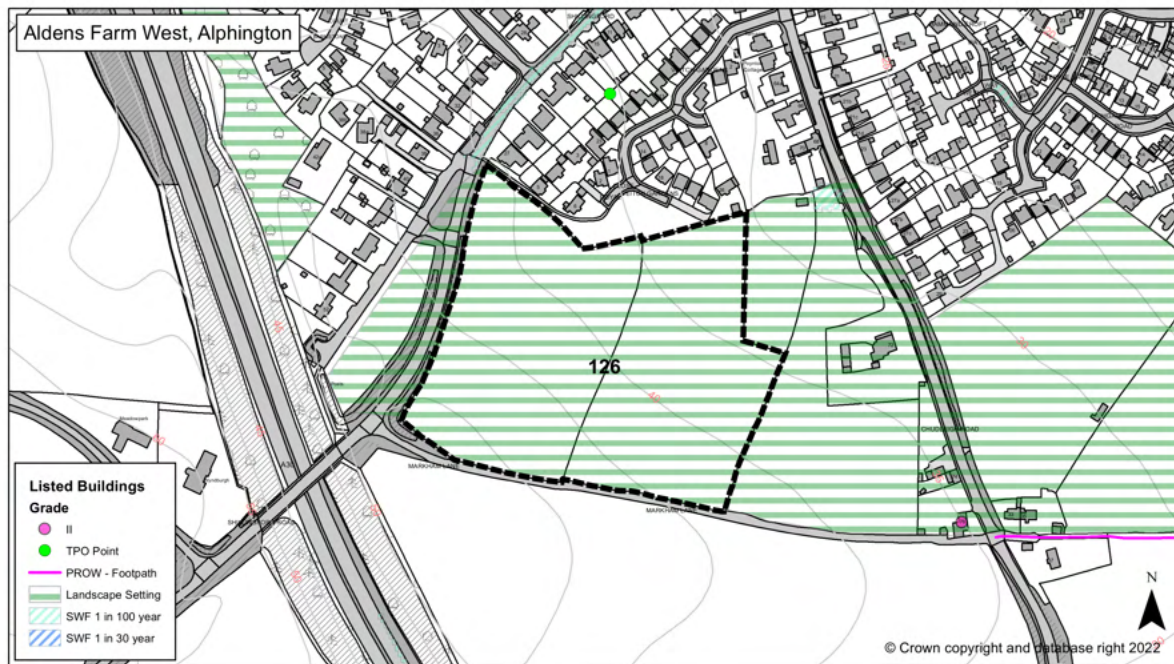
**Total site area (ha):** 4.01

**Gross development area (ha):** 4.01

**Net development area (ha):** 2.41

**Housing capacity:** Up to 116

**Employment capacity:** NA



### Suitability Assessment Stage A

**Strategic location:** A proposed new development strategy for Exeter will be consulted upon in the autumn of 2022 when the draft Exeter Plan is published. It would be premature to conclude on the locational suitability for development of this site before that consultation concludes. The NPPF is clear that strategic policies should set out a clear strategy for accommodating housing needs in a way that makes as much use as possible of previously developed land. Whilst the site is greenfield, it is already allocated for development in the Core Strategy and benefits from planning consent for housing.

**Biodiversity and geodiversity:** The site is not within 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

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

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

<b>Open space and recreation facilities</b>	
<b>Playing Pitches</b>	NA
<b>Other sports facility (built / outdoor)</b>	NA
<b>Open Space</b>	NA
<b>Public Rights Of Way</b>	NA

<b>Flood risk, drainage and water quality</b>	
<b>Flood Zones 2 and 3</b>	NA

<b>Flood Zone 1</b>	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.
<b>Surface Water Flooding</b>	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.
<b>Other</b>	NA

<b>Mineral Resources</b>	NA
--------------------------	----

<b>Historic &amp; Built Environment</b>	
<b>Area of Archaeological Importance</b>	NA
<b>Other areas with potential for archaeology</b>	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.
<b>Listed Buildings</b>	NA
<b>Conservation Area</b>	NA
<b>Local Listed Buildings</b>	N/A

<b>Employment Land Supply</b>	NA
-------------------------------	----

<b>Accessibility and movement</b>	
<b>Accessibility</b>	Access to public transport (bus only), services and facilities is generally good although there is no secondary school within 1km. Cycle and walking routes are nearby, link access to these would need to be provided. Bus stops are located within 500m. The new Marsh Barton railway station is located within 2km of the site. The new Matford Brook all through school is also within 2km. It is a similar distance to West Exe secondary school. The nearest local centre as designated in the adopted Local Plan is approximately 2,200m away.
<b>Car Parks</b>	NA
<b>Transport requirements</b>	Comments are awaited from DCC Highways. The site is unlikely to be suitable for low-car development.

<b>Health &amp; Safety</b>	
<b>Contaminated land</b>	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.
<b>Waste Consultation Zone</b>	NA
<b>Installations handling hazardous substances</b>	NA
<b>HSE Major Hazard Pipelines</b>	NA

<b>Met Office Safeguarding Area</b>	NA
<b>Air quality</b>	An air quality impact assessment will be required and appropriate mitigation agreed to ensure that traffic and emissions from the development are not unacceptable.
<b>Noise pollution</b>	An Acoustic Design Statement will be required and some noise mitigation could be required but this will not prevent development entirely.
<b>High voltage power lines</b>	NA

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

<b>Other</b>	
<b>Community facility</b>	NA
<b>Retail</b>	NA
<b>Agricultural land</b>	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.
<b>Steep topography</b>	0.04ha of the site has a gradient of between 1:6 and 1:3 and is likely to be too steep to be developed for housing. This is located in the south western corner.
<b>Existing homes</b>	NA
<b>Other</b>	NA

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

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

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

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



