

Appendix 1 – List of All Sites and HELAA Outcome Summary

This appendix provides a list of all sites considered within this HELAA. Maps are provided in Appendix 3. Sites are categorised into Area (Central, West and East), Settlement and Site Reference. The HELAA outcome is summarised below, for further detail and the full assessment for each site please see Appendix 3. Sites which are found to be available, achievable and suitable do not determine whether a site should be allocated for development or whether a site should receive planning permission. The role of the assessment is to provide information on the range of sites that are available to meet the Mid Devon District Council's requirements, but it is for the development plan itself to determine which of those sites are most suitable to meet those requirements. Any sites identified through the HELAA process if they are taken forward through the Local Plan preparation process, will be subject to public consultation. The HELAA may be a material consideration in the determination of planning proposals however it does not amount to planning permission for development.

Area: Central

Tiverton

Site Reference and Name	Submitted for	HELAA outcome summary
C/TIV/01 Land east of Tumbling Field Lane	Market Housing, Affordable Housing, Private Rent, Custom and Self-build	Site has planning permission
C/TIV/02 Whitehall	Market Housing, Affordable Housing, Private Rent, Custom and Self-build Housing	HELAA Panel assessed the site as currently unachievable
C/TIV/03 Ashley Park, Seven Crosses	Market Housing, Affordable Housing, Private Rent	HELAA Panel assessed the site as currently unachievable
C/TIV/04 Market Car Park, Newport Street	<u>C/TIV/04a</u> Affordable homes, homes for older people. <u>C/TIV/04b</u> office, mixed use, other. <u>C/TIV/04c</u> Habitat creation/enhancement	Available, suitable and achievable
C/TIV/05 Police Station	<u>C/TIV/05a</u> Homes for sale, homes for private rent, homes for older people. <u>C/TIV/05b</u> office, retail, mixed use.	Screened out for suitability under STAGE A for C/TIV/05a. Available, suitable and achievable for C/TIV/05b.
C/TIV/06 Land at Bolham Road	Homes for sale, affordable homes	HELAA Panel assessed the site as currently unachievable.
C/TIV/07 Blundell's School	Homes for sale, homes for older people	HELAA Panel assessed the site as currently unachievable.

Site Reference and Name	Submitted for	HELAA outcome summary
C/TIV/08 Tidcombe Walk	Homes for sale, affordable homes, homes for private rent, homes for older people	Screened out due to scale of site below HELAA threshold.
C/TIV/09 Land at Tidcombe Lane and Canal Hill	Homes for sale, affordable homes, custom and self-build homes	Already allocated in existing Local Plan.
C/TIV/10 Land at Tidcombe Hall	Homes for sale, affordable homes, other	Available, suitable and achievable.
C/TIV/11 Land at Lower Warnicombe	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people	HELAA Panel assessed the site as currently unachievable.
C/TIV/12 Land south of Post Hill and east of Manley Lane	<u>C/TIV/12a</u> Homes for sale. <u>C/TIV/12b</u> office, industrial/warehouse. <u>C/TIV/12c</u> renewable energy	Available, suitable and achievable.
C/TIV/13 Highfield, Long Drag	Custom and self-build homes, homes for older people, homes for sale, affordable homes	HELAA Panel assessed the site as currently unachievable.
C/TIV/14 Land at Hartnoll Farm	<u>C/TIV/14a</u> Homes for sale, Affordable homes, Custom and self-build homes <u>C/TIV/14b</u> Residential institution, Retail, Office, Industrial/Warehouse, Mixed use. <u>C/TIV/14c</u> Renewable energy.	Available, suitable and achievable
C/TIV/15 Land to the West of Farleigh Meadows	Homes for sale, affordable homes, custom and self-build homes	Available, suitable and achievable
C/TIV/16 Land to the North of Howden Road	Homes for sale	Screened out for suitability under STAGE A
C/TIV/17 Land to the South of Newport Street	Healthcare	Screened out due to scale of site below HELAA threshold.
C/TIV/18 Land to East of Exeter Hill	Homes for sale, affordable homes	Available, suitable and achievable for reduced yield.
C/TIV/19 Land to the North of Warnicombe Lane	Homes for sale, affordable homes	HELAA Panel assessed the site as currently unachievable.
C/TIV/20 Land South of Deyman's Hill	Homes for sale, Custom and self-build homes, Affordable homes, Homes for older people	HELAA Panel assessed the site as currently unachievable.

Ashley

Site Reference and Name	Submitted for	HELAA outcome summary
C/ASHL/01 Land at Ashley Back Lane	<u>C/ASHL/01a</u> Homes for sale, affordable homes, homes for older people, custom and self-build homes <u>C/ASHL/01b</u> Plots to provide homes for Gypsies/Travellers/Travelling Showpeople <u>C/ASHL/01c</u> Industrial /Warehouse/ Mixed Use <u>C/ASHL/01d</u> Habitat Creation/Enhancement <u>C/ASHL/01e</u> Renewable energy	HELAA Panel assessed the site as currently unachievable for C/ASHL/01a, C/ASHL/01b and C/ASHL/01c. May be considered for C/ASHL/01d and C/ASHL/01e.

Bampton

Site Reference and Name	Submitted for	HELAA outcome summary
C/BA/01 Lukes Park	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people	Available, suitable and achievable for a reduced yield.
C/BA/02 North of Frog Street	<u>C/BA/02a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes. <u>C/BA/02b</u> Office, Mixed Use.	Available, suitable and achievable for a reduced yield.
C/BA/03 Land Adjacent B3227	<u>C/BA/03a</u> Homes for sale, homes for private rent, custom and self-build homes. <u>C/BA/03b</u> Office, Industrial/Warehouse, Mixed Use.	HELAA Panel assessed the site as currently unachievable.
C/BA/04 Snailcott, Bampton	<u>C/BA/04a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people. <u>C/BA/04b</u> residential institution, office, industrial/warehouse, retail, hotel, mixed use, other. <u>C/BA/04c</u> Habitat creation/enhancement. <u>C/BA/04d</u> Renewable energy	Available, suitable and achievable for a reduced yield C/BA/04a. The site may also be considered for C/BA/04c and C/BA/04d. The HELAA Panel considered the site as unachievable for C/BA/04b.

Site Reference and Name	Submitted for	HELAA outcome summary
C/BA/05 Land at Bald Hill	<u>C/BA/05a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people; <u>C/BA/05b</u> Plots to provide homes for Gypsies/Travellers/Travelling Showpeople; <u>C/BA/05c</u> Office, Industrial/warehouse, mixed use, residential institution; <u>C/BA/05d</u> Habitat Bank, e.g. for Biodiversity Net Gain; <u>C/BA/05e</u> Renewable energy.	HELAA Panel assessed the site as currently unachievable for C/BA/05a, C/BA/05b and C/BA/05c. The site may be considered for C/BA/05d and C/BA/05e.

Bickleigh

Site Reference and Name	Submitted for	HELAA outcome summary
C/BI/01 Land on the south side of Glen View	<u>C/BI/01a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. <u>C/BI/01b</u> residential institution, hotel, mixed use <u>C/BI/01c</u> Habitat creation/enhancement <u>C/BI/01d</u> renewable energy	Available, suitable and achievable for a reduced yield for C/BI/01a. HELAA Panel assessed the site as currently unachievable for C/BI/01b. The site may be considered for C/BI/01c and C/BI/01d.

Blatchworthy

Site Reference and Name	Submitted for	HELAA outcome summary
C/BLA/01 Land at Blatchworthy Farm	<u>C/BLA/01a</u> Homes for sale, affordable homes. <u>C/BLA/01b</u> Industrial/Warehouse, mixed use	HELAA Panel assessed the site as currently unachievable.

Bradninch and Hele

Site Reference and Name	Submitted for	HELAA outcome summary
C/BR/01(i) Hele Payne Farm [land between Back Lane and West End Road]	<u>C/BR/01(i)a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>C/BR/01(i)b</u> Office, Industrial/Warehouse, retail, hotel, mixed use. <u>C/BR/01(i)c</u> Renewable energy.	Available, suitable and achievable for a reduced yield for C/BR/01(i)a. The HELAA Panel assessed the site as currently unachievable for C/BR/01(i)b. The site may also be considered for C/BR/01(i)c.
C/BR/01(ii) Hele Payne Farm [land west of Hele Road]	<u>C/BR/01(ii)a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>C/BR/01(ii)b</u> Office, Industrial/Warehouse, retail, hotel, mixed use. <u>C/BR/01(ii)c</u> Renewable energy.	The HELAA Panel assessed the site as currently unachievable for C/BR/01(ii)a and C/BR/01(ii)b. The site may be considered for C/BR/01(ii)c.
C/BR/02 Land behind Hillside House	<u>C/BR/02a</u> Homes for sale, affordable homes. <u>C/BR/02b</u> Mixed use.	The HELAA Panel assessed the site as currently unachievable for C/BR/02a. Available, suitable and achievable for C/BR/02b.
C/BR/03 Land West of Hele Road and South of Westfield	<u>C/BR/03a</u> Homes for sale, affordable homes, homes for older people, custom and self-build homes <u>C/BR/03b</u> Plots to provide homes for Gypsies/Travellers/Travelling Showpeople <u>C/BR/03c</u> Industrial /Warehouse/ Mixed Use	Available, suitable and achievable for a reduced yield for C/BR/03a and C/BR/03b. The HELAA Panel assessed the site as currently unachievable for C/BR/03c.
C/BR/04 Land East of Hele Road and North of Westbear Lane	Homes for sale, affordable homes, custom and self-build homes, homes for older people.	The majority of the site is already allocated in existing Local Plan. The remaining additional area submitted is below the size threshold to be considered as a new separate site.
C/BR/05 Land West of West End Road	Homes for sale, affordable homes	The HELAA Panel assessed the site as currently unachievable.

Site Reference and Name	Submitted for	HELAA outcome summary
C/BR/06 Land off Strathculm Road	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Available, suitable and achievable for a reduced yield.

Butterleigh

Site Reference and Name	Submitted for	HELAA outcome summary
C/BUT/01 Land north west of Homefield	Homes for sale, custom and self-build homes	Available, suitable and achievable for a reduced yield.
C/BUT/02 Land and units at Butterleigh Sawmill	<u>C/BUT/02a</u> Homes for sale, custom and self-build homes. <u>C/BUT/02b</u> Mixed use.	The HELAA Panel assessed the site as currently unachievable for C/BUT/02a. Available, suitable and achievable for C/BUT/02b.

Cadbury

Site Reference and Name	Submitted for	HELAA outcome summary
C/CAD/01 Cadbury Castle	Homes for sale, affordable homes, custom and self-build homes	The HELAA Panel assessed the site as currently unachievable.
C/CAD/02i The Land South of Eastern Down House and North-West of Cadbury House	Homes for sale, custom and self-build homes	Below size threshold to be considered in the HELAA.
C/CAD/02ii The Land West of Eastern Down House and North of Culverpark Cottages	Homes for sale, custom and self-build homes	The HELAA Panel assessed the site as currently unachievable.

Shillingford

Site Reference and Name	Submitted for	HELAA outcome summary
C/SH/01 Land off Bowdens Lane	<u>C/SH/01a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>C/SH/01b</u> Mixed Use <u>C/SH/01c</u> Renewable Energy.	Site was resubmitted to include a larger area and updated to only being available for housing. Please see C/SH/04.

Site Reference and Name	Submitted for	HELAA outcome summary
C/SH/02 Land to the east of Bowdens Lane	<u>C/SH/02a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>C/SH/02b</u> Habitat creation/enhancement	Available, suitable and achievable for a reduced yield for C/SH/02a. The site may also be considered for C/SH/02b.
C/SH/03 Barricane Stables, Bowdens Lane, Shillingford, EX16 9BU	Affordable homes, Homes for older people	The HELAA Panel assessed the site as currently unachievable however note that the southern portion of the site includes the area of C/SH/02 which is available, suitable and achievable for a reduced yield.
C/SH/04 Land off Bowdens Lane larger site area, Shillingford	Homes for sale, affordable homes	Available, suitable and achievable.
C/SH/05 Land to the South of Banfields Road, B3227, Shillingford	<u>C/SH/05a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people <u>C/SH/05b</u> Industrial/ Warehouse/ Mixed Use <u>C/SH/05c</u> Renewable energy	Available, suitable and achievable for C/SH/05a. The HELAA Panel assessed the site as currently unachievable for C/SH/05b. The site may also be considered for C/SH/05c.

Silverton

Site Reference and Name	Submitted for	HELAA outcome summary
C/SI/01 Land at Old Butterleigh Lane	Homes for sale, custom and self-build homes	Available, suitable and achievable for a reduced yield.
C/SI/02 Land south of Park Road	Homes for sale, affordable homes	Available, suitable and achievable.
C/SI/03 Land south of Park Road and adjoin field to the West	Homes for sale, affordable homes, custom and self-build homes	The HELAA Panel assessed the extended site area as currently unachievable however note a smaller site area C/SI/02 within the site area is considered achievable.
C/SI/04 Land south of Park Road larger area adjoining fields to West	Homes for sale, affordable homes, custom and self-build homes, homes for older people	The HELAA Panel assessed the extended site area as currently unachievable however note a smaller site area C/SI/02 within the site area is considered achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
C/SI/05 Land south Livinghayes Road	Homes for sale, affordable homes	The HELAA Panel assessed the site as currently unachievable.
C/SI/06 Land West of Old Butterleigh Road, North of Silverdale	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
CSI07 Land to the West of Ellerhayes	Homes for sale, Affordable homes, Custom and self-build homes, Homes for older people	Available, suitable and achievable for a reduced yield.

Thorverton

Site Reference and Name	Submitted for	HELAA outcome summary
C/TH/01 Glebe Land at Thorverton	Homes for sale, custom and self-build homes	Available, suitable and achievable for a reduced yield.
C/TH/02(i) Land forming part of Lynch Farm (west of Cleaves Close)	<u>C/TH/02(i)</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people	Available, suitable and achievable for a reduced yield.
C/TH/02(ii) Land forming part of Lynch Farm (north of Ivy Cottage)	<u>C/TH/02(ii)a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>C/TH/02(ii)b</u> residential institution, mixed use	Available, suitable and achievable for a reduced yield for C/TH/02(ii)a. The HELAA Panel assessed the site as currently unachievable for C/TH/02(ii)b.
C/TH/02(iii) Land forming part of Lynch Farm (west of Dinneford Bridge)	<u>C/TH/02(iii)a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>C/TH/02(iii)b</u> residential institution, mixed use	Available, suitable and achievable for a reduced yield for C/TH/02(iii)a. The HELAA Panel assessed the site as currently unachievable for C/TH/02(iii)b.
C/TH/03 Land east of Dinneford Street	<u>C/TH/03a</u> Homes for sale, affordable homes <u>C/TH/03b</u> mixed use <u>C/TH/03c</u> Habitat Creation/Enhancement	Available, suitable and achievable for a reduced yield for C/TH/03a. The HELAA Panel assessed the site as currently unachievable for C/TH/03b. The site may also be considered for C/TH/03c.
C/TH/04 The Paddock	Homes for sale	Site is no longer available. Site was withdrawn by the promoter.

Site Reference and Name	Submitted for	HELAA outcome summary
C/TH/05 Land south of Colaton Lane	Homes for sale, affordable homes, homes for older people	Available, suitable and achievable for a reduced yield.
C/TH/06 Land north of Silver Street	Homes for sale, affordable homes, homes for private rent, homes for older people	Available, suitable and achievable for a reduced yield.
C/TH/07 Land south of Silver Street	Homes for sale, affordable homes, homes for private rent, homes for older people	Available, suitable and achievable for a reduced yield.

Area: West

Crediton

Site Reference and Name	Submitted for	HELAA outcome summary
W/CRE/01 Land at Parks Farm	Homes for sale, affordable homes, custom and self-build homes	Available, suitable and achievable.
W/CRE/02 Crediton South – Four Mills Lane	<u>W/CRE/02a</u> Homes for sale, affordable homes, homes for private rent <u>W/CRE/02b</u> Habitat creation/enhancement	Available, suitable and achievable.
W/CRE/03 Land off Park Lane	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
W/CRE/04 West of Four Mills Lane	<u>W/CRE/04a</u> Homes for sale <u>W/CRE/04b</u> Office, Industrial/Warehouse	The HELAA Panel assessed the site as currently unachievable for W/CRE/04a. The site has existing planning permission for commercial use.
W/CRE/05 Westwood Farm and associated land	<u>W/CRE/05a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people <u>W/CRE/05b</u> Habitat creation/enhancement	Available, suitable and achievable for a reduced yield for W/CRE/05a. The site may also be considered for W/CRE/05b.
W/CRE/06 Crediton Hospital	Homes for sale, affordable homes, homes for older people	Available, suitable and achievable.
W/CRE/07 Land at Chapel Downs Farm	Homes for sale, affordable homes	Available, suitable and achievable.
W/CRE/08 Higher Road	Homes for sale, affordable homes, homes for private rent, custom and self-build homes	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
W/CRE/09 Land at Higher Road	Homes for sale, affordable homes, homes for private rent, custom and self-build homes	Available, suitable and achievable.
W/CRE/10 Stonewall Lane	Homes for sale, affordable homes	Already allocated in existing Local Plan.
W/CRE/11 Land at Red Hill Cross	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Already allocated in existing Local Plan.
W/CRE/12 Land at Avranches Avenue	Homes for sale, affordable homes	The HELAA Panel assessed the site as currently unachievable
W/CRE/13 Crediton Car and MOT Centre, Exeter Road	<u>W/CRE/13a</u> Affordable homes <u>W/CRE/13b</u> Industrial /Warehouse/ Mixed Use	The HELAA Panel assessed the site as currently unachievable for <u>W/CRE/13a</u> . The site is below the size threshold to be considered for commercial use in the HELAA but it is noted existing commercial uses are associated with the site.

Bow

Site Reference and Name	Submitted for	HELAA outcome summary
W/BO/01 – Land to the east of Bow Mill Lane	<u>W/BO/01a</u> Homes for sale, affordable homes, homes for older people <u>W/BO/01b</u> Renewable energy	Available, suitable and achievable.
W/BO/02 Land adjacent to Jackman car park	<u>W/BO/02a</u> Homes for sale <u>W/BO/02b</u> Mixed Use	Available, suitable and achievable for a reduced yield for W/BO/02a. The HELAA Panel assessed the site as currently unachievable for W/BO/02b.
W/BO/03 Bow Station	New train station (Okehampton-Exeter Railway Line) with associated car parking to improve rural transport links.	The HELAA Panel assessed the site as currently unachievable.
W/BO/04 The Land South-West of Iter Park	Homes for sale, affordable homes, custom and self-build homes	The HELAA Panel assessed the site as currently unachievable.

Site Reference and Name	Submitted for	HELAA outcome summary
W/BO/05 The Land North-East of Langford Plant Hire	<u>W/BO/05a</u> Homes for sale, affordable homes, custom and self-build homes <u>W/BO/05b</u> Habitat Creation/Enhancement	The HELAA Panel assessed the site as currently unachievable for W/BO/05a. The site may be considered for W/BO/05b.

Chawleigh

Site Reference and Name	Submitted for	HELAA outcome summary
W/CH/01 Tower View, Chawleigh, Chulmleigh	Homes for sale, homes for older people	Available, suitable and achievable for a reduced yield.
W/CH/02 Shooting Lane, Chawleigh	<u>W/CH/02a</u> Homes for sale, affordable homes, homes for older people <u>W/CH/02b</u> Residential Institution <u>W/CH/02c</u> Renewable Energy	Site has planning permission for self-build dwellings.

Cheriton Bishop

Site Reference and Name	Submitted for	HELAA outcome summary
W/CB/01 Glebeland, Cheriton Bishop	Homes for sale, custom and self-build homes	Available, suitable and achievable for a reduced yield.
W/CB/02 Land at Coxland Farm	<u>W/CB/02a</u> Homes for sale, affordable homes <u>W/CB/02b</u> Mixed Use	Available, suitable and achievable for a reduced yield for W/CB/02a. The HELAA Panel assessed the site as currently unachievable for W/CB/02b.
W/CB/03 Land off East Church Lane	Homes for sale, homes for private rent, custom and self-build homes, homes for older people.	Available, suitable and achievable.
W/CB/04 Land adjoining Woodleigh Hall	<u>W/CB/04a</u> Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes <u>W/CB/04b</u> Mixed Use	The HELAA Panel assessed the site as currently unachievable.
W/CB/05 Land at Hawkswood Farm, N of Cheriton Bishop	Homes for sale, custom and self-build homes.	The HELAA Panel assessed the site as currently unachievable.
W/CB/06 Land East of Church Lane	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.

Cheriton Fitzpaine

Site Reference and Name	Submitted for	HELAA outcome summary
W/CF/01 Land at Rectory Hill	Homes for sale, custom and self-build homes	The HELAA Panel assessed the site as currently unachievable.
W/CF/02 Poole Barton	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Available, suitable and achievable for a reduced yield.
W/CF/03 Land and buildings East side of Bary Lane	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people	Available, suitable and achievable for a reduced yield.
W/CF/04 Landboat Farm	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
W/CF/05 Lagge Hill	Homes for sale, affordable homes, homes for older people	The HELAA Panel assessed the site as currently unachievable

Clannaborough Barton

Site Reference and Name	Submitted for	HELAA outcome summary
W/CLA/01 Clannaborough Barton	<u>W/CLA/01a</u> Homes for sale, affordable homes, home for private rent, custom and self-build homes, homes for older people <u>W/CLA/01b</u> Habitat creation/enhancement <u>W/CLA/01c</u> Office, Industrial/warehouse, Mixed Use, Other <u>W/CLA/01d</u> Renewable energy	The HELAA Panel assessed the site as currently unachievable for W/CLA/01a. Available, suitable and achievable for a reduced yield for W/CLA/01c. The site may also be considered for W/CLA/01b and W/CLA/01d.

Coldridge

Site Reference and Name	Submitted for	HELAA outcome summary
W/COL/01 Merryfield Meadow, Coldridge	Homes for sale, Homes for private rent, Custom and self-build homes	Available, suitable and achievable for a reduced yield.

Copplestone

Site Reference and Name	Submitted for	HELAA outcome summary
W/CO/01 Land at Bewsley Farm, Bewsley Hill, Copplestone	Residential	Available, suitable and achievable for a reduced yield.
W/CO/02 Land and buildings east of Dulings Farm, Copplestone	Residential	Available, suitable and achievable for a reduced yield.
W/CO/03 Land south of A377, Copplestone	Residential	Available, suitable and achievable for a reduced yield.
W/CO/04 Bewsley Farm	<u>W/CO/04a</u> Homes for sale, affordable homes, custom homes, homes for older people <u>W/CO/04b</u> residential institution, mixed use <u>W/CO/04c</u> Habitat creation.	Available, suitable and achievable for a reduced yield for W/CO/04a and W/CO/04b. The site may also be considered for W/CO/04c.

Eggesford

Site Reference and Name	Submitted for	HELAA outcome summary
W/EG/01 Site adjacent to Eggesford Station Yard	<u>W/EG/01a</u> Homes for sale; <u>W/EG/01b</u> Industrial/Warehouse/Mixed Use	The HELAA Panel assessed the site as currently unachievable for W/EG/01a. The site is available, suitable and achievable for W/EG/01b however this is already commercial use on site.

Kennerleigh

Site Reference and Name	Submitted for	HELAA outcome summary
W/KE/01 Woodbere House, Kennerleigh	<u>W/KE/01a</u> Homes for sale, affordable homes, homes for older people <u>W/KE/01b</u> Hotel, Mixed Use	Available, suitable and achievable for a reduced yield for W/KE/01a. The HELAA Panel assessed the site as currently unachievable for W/KE/01b.

Lapford

Site Reference and Name	Submitted for	HELAA outcome summary
W/LA/01 Paddock & adjoining smaller garden, Lapford	Homes for sale	Available, suitable and achievable for a reduced yield.
W/LA/02 Land at Pope's Lane, Lapford	Homes for sale	Available, suitable and achievable for a reduced yield.

Site Reference and Name	Submitted for	HELAA outcome summary
W/LA/03 Land East of Popes Lane and South of Lapford Mill	<u>W/LA/03a</u> Homes for sale, custom and self-build homes, affordable homes, homes for older people; <u>W/LA/03b</u> Industrial/Warehouse/Mixed Use; <u>W/LA/03c</u> Renewable energy.	The HELAA Panel assessed the site as currently unachievable for W/LA/03a and W/LA/03b. The site may be considered for W/LA/03c.
W/LA/04 Land West of Kelland Court	Homes for sale, affordable homes	The HELAA Panel assessed the site as currently unachievable.

Morchard Bishop

Site Reference and Name	Submitted for	HELAA outcome summary
W/MO/01 Land lying to the south of Chulmleigh Road, Morchard Bishop	<u>W/MO/01a</u> Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people <u>W/MO/01b</u> Habitat creation / enhancement	Available, suitable and achievable for W/MO/01a. The site may also be considered for W/MO/01b.
W/MO/02 Tatepath Farm, Wood Lane, Morchard Bishop	<u>W/MO/02a</u> Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people <u>W/MO/02b</u> Habitat creation / enhancement	The HELAA Panel assessed the site as currently unachievable for W/MO/02a. The site may be considered for W/MO/02b.
W/MO/03 Canns Meadow, Wood Lane, Morchard Bishop	Residential	Available, suitable and achievable for a reduced yield.
W/MO/04 Land South of Old Rectory Gardens	Homes for sale, custom and self-build homes, affordable homes, homes for older people	Available, suitable and achievable.
W/MO/05 Land West of Wood Lane	Homes for sale, custom and self-build homes, affordable homes, homes for older people	Available, suitable and achievable.

Morchard Road

Site Reference and Name	Submitted for	HELAA outcome summary
W/MOR/01 Land adjoining Bramley House	Homes for sale, affordable homes	Available, suitable and achievable.
W/MOR/02 Land North of Morchard Road Train Station	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.

Newton St Cyres

Site Reference and Name	Submitted for	HELAA outcome summary
W/NE/01i Land to the north of Newton St Cyres [east of Station Road]	<u>W/NE/01ia</u> Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people <u>W/NE/01ib</u> Office, industrial/warehouse, retail, mixed use <u>W/NE/01ic</u> Renewable Energy <u>W/NE/01id</u> Habitat creation / enhancement	Available, suitable and achievable for W/NE/01ia. May also be considered for W/NE/01ic and W/NE/01id. The Panel suggest W/NE/01ii would be more suited to commercial than W/NE/01ib.
W/NE/01ii Land to the north of Newton St Cyres [west of Station Road]	<u>W/NE/01iia</u> Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people <u>W/NE/01iib</u> Office, industrial/warehouse, retail, mixed use <u>W/NE/01iic</u> Renewable Energy <u>W/NE/01iid</u> Habitat creation / enhancement	Available, suitable and achievable for W/NE/01ib. May also be considered for W/NE/01ic and W/NE/01id. The Panel suggest W/NE/01i would be more suited to commercial than W/NE/01iia.
W/NE/01iii N of Newton St Cyres [E of Station Road smaller site area]	Homes for sale	Available, suitable and achievable.
W/NE/02 Glebeland	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
W/NE/03 Land to Southwest side of Wierholme, Half Moon Village	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people	Available, suitable and achievable.
W/NE/04 Land adjoining Oldaway Lane (Half Moon Village)	<u>W/NE/04a</u> Homes for sale, Affordable homes, Custom and self-build homes, Homes for older people <u>W/NE/04b</u> Industrial/warehouse, Mixed use <u>W/NE/04c</u> Renewable Energy	Available suitable and achievable for a reduced yield for W/NE/04a and W/NE/04b. The site may also be considered for W/NE/04c.

Nomansland

Site Reference and Name	Submitted for	HELAA outcome summary
W/NO/01 Land opposite The Ark, Nomansland	Homes for sale	The HELAA Panel identify the site as achievable but below the HELAA threshold of 5 dwellings.

North Creedy

Site Reference and Name	Submitted for	HELAA outcome summary
W/NCR/01 Land South of Priorton Court	Homes for sale, custom and self-build homes, affordable homes	Available, suitable and achievable for a reduced yield.

Shobrooke

Site Reference and Name	Submitted for	HELAA outcome summary
Site Reference and Name: W/SHO/01 Land off Silverway in Shobrooke	Homes for sale, affordable homes, homes for private rent, custom and self-build homes.	Available, suitable and achievable.

Stockleigh Pomeroy

Site Reference and Name	Submitted for	HELAA outcome summary
Site Reference and Name: W/ST/01 Greenhill Orchard, Town Living House	Custom and self-build homes	The HELAA Panel identify the site as currently unachievable.

Witheridge (near)

Site Reference and Name	Submitted for	HELAA outcome summary
Site Reference and Name: W/WT/01 Land south of Witheridge	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people	Available, suitable and achievable.
W/WT/02 South of Thelbridge Hall	Renewable Energy	The site may be considered for renewable energy.
W/WT/3 Field west of Westcott Lane, near Witheridge	Renewable Energy	The site may be considered for renewable energy.

Yeoford

Site Reference and Name	Submitted for	HELAA outcome summary
W/YEO/01 Land East off Hunterswood Riding School & Hill Barton Farm	Homes for sale, custom and self-build homes, affordable homes	Available, suitable and achievable for a reduced yield.
W/YEO/02 Land opposite Brickmoor	Homes for sale, affordable homes	The HELAA Panel identify the site as currently unachievable.
W/YEO/03 Land North of Hill Barton Farm	<u>W/YEO/03a</u> Homes for sale, custom and self-build homes, affordable homes; <u>W/YEO/03b</u> Habitat Creation/Enhancement	Available, suitable and achievable for a reduced yield for W/YEO/03a. The site may also be considered for W/YEO/03b.

Area: East

Cullompton

Site Reference and Name	Submitted for	HELAA outcome summary
E/CU/01 Land to the east of Cullompton / Culm Garden Village	<u>E/CU/01a</u> Housing; <u>E/CU/01b</u> Plots to provide homes for Gypsies / Travellers / Travelling Showpeople; <u>E/CU/01c</u> Employment; <u>E/CU/01d</u> Habitat creation / enhancement, <u>E/CU/01e</u> Renewable energy	Available, suitable and achievable.
E/CU/02 Land East of Culm, Honiton Road	<u>E/CU/02a</u> Homes for sale, affordable homes, homes for private rent; <u>E/CU/02b</u> Mixed use.	Already allocated in existing Local Plan.
E/CU/03 Land at NGR 301832 106244, Padbrook Hill	Homes for sale, affordable homes, homes for private rent, custom and self-build homes	Available, suitable and achievable for a reduced yield.
E/CU/04 Kingsford Manor Farm	Industrial / warehouse	Available, suitable and achievable in conjunction with other sites.

Site Reference and Name	Submitted for	HELAA outcome summary
E/CU/05 Merrimead Farm, Five Bridges	<u>E/CU/05a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/05b</u> Plots to provide homes for Gypsies / Travellers / Travelling Showpeople; <u>E/CU/05c</u> Industrial / warehouse, mixed use	The HELAA Panel identify the site as currently unachievable.
E/CU/06 Herons Bank, 5 Bridges	<u>E/CU/06a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/06b</u> Plots to provide homes for Gypsies / Travellers / Travelling Showpeople; <u>E/CU/06c</u> Industrial / warehouse, mixed use; <u>E/CU/06d</u> Habitat creation / enhancement; <u>E/CU/06e</u> Renewable energy	The HELAA Panel identify the site as currently unachievable for <u>E/CU/06a</u> and <u>E/CU/06b</u> . Available, suitable and achievable for <u>E/CU/06c</u> and may be considered for <u>E/CU/06d</u> and <u>E/CU/06e</u> .
E/CU/07 Part of Rull House	<u>E/CU/07a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people; <u>E/CU/07b</u> Habitat creation / enhancement	The HELAA Panel identify the site as achievable but below the HELAA threshold of 5 dwellings for <u>E/CU/07a</u> . The site may be considered for <u>E/CU/07b</u> .
E/CU/08 Rull Lane	Homes for sale	The HELAA Panel identify the site as currently unachievable.
E/CU/09 Growen Farm	<u>E/CU/09a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people; <u>E/CU/09b</u> Residential institution, office, retail, mixed use; <u>E/CU/09c</u> Habitat creation / enhancement; <u>E/CU/09d</u> Renewable energy	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
E/CU/10 Higher Orchard, Goblin Lane	<u>E/CU/10a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/10b</u> Residential institution	The HELAA Panel identify the site as currently unachievable.
E/CU/11 Devonia House and Devonia Cottage	Homes for sale, homes for private rent, homes for older people	The HELAA Panel identify the site as currently unachievable.
E/CU/12 Land off Tiverton Road	<u>E/CU/12a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/12b</u> Mixed use; <u>E/CU/12c</u> Renewable energy	Available, suitable and achievable. Already has planning permission for solar PV panels.
E/CU/13 Land north and south of Ponsford Lane, Knowle	<u>E/CU/13a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes; <u>E/CU/13b</u> Habitat creation / enhancement	Available, suitable and achievable.
E/CU/14 Land north side of Ponsford Lane	<u>E/CU/14a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/14b</u> Residential institution, mixed use.	Available, suitable and achievable.
E/CU/15 Glebeland, Middle Mill Lane	Homes for sale, custom and self-build homes	The HELAA Panel identify the site as currently unachievable.
E/CU/16 Land adjacent to and including Kia-ora Farm	<u>E/CU/16a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/16b</u> Habitat creation / enhancement	Available, suitable and achievable for a reduced yield for E/CU/16a. The site may also be considered for E/CU/16b.
E/CU/17 Land known as "Stocking Close", Knowle Lane	Homes for sale, homes for private rent	Site has planning permission.
E/CU/18 Knowle Lane	Homes for sale, homes for private rent	Available, suitable and achievable.
E/CU/19 Stafford Park Knowle Lane	Homes for sale, affordable homes, homes for private rent, custom and self-build homes	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
E/CU/20 Land to the North of Colebrooke Lane	<u>E/CU/20a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/20b</u> Mixed use.	Site was resubmitted to include a larger area which covers the area for E/CU/20. Please see E/CU/30.
E/CU/21 Land South of Colebrooke Lane	<u>E/CU/21a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/21b</u> Mixed use.	Site was resubmitted to include a larger area which covers the area for E/CU/21. Please see E/CU/30.
E/CU/22 Padbrook Park Golf Course, Swallow Way	<u>E/CU/22a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people; <u>E/CU/22b</u> Residential institution, office, retail, mixed use; <u>E/CU/22c</u> Habitat creation / enhancement; <u>E/CU/22d</u> Renewable energy	Available, suitable and achievable.
E/CU/23 Land at NGR: 301779 106104, Padbrook Hill	Homes for sale, affordable homes, homes for private rent, custom and self-build homes	Available, suitable and achievable.
E/CU/24 Land to west of Old Hill between Culm Springs and Knightswood Farm	<u>E/CU/24a</u> Homes for sale; <u>E/CU/24b</u> Mixed use; <u>E/CU/24c</u> Habitat creation / enhancement	The HELAA Panel identify the site as currently unachievable for E/CU/24a and E/CU/24b. The site may be considered for E/CU/24c.
E/CU/25 Lower Upton Farm Land	<u>E/CU/25a</u> Homes for sale, affordable homes, homes for private rent; <u>E/CU/25b</u> Office, industrial / warehouse, mixed use.	Available, suitable and achievable if considered in conjunction with other sites.
E/CU/26 Aller Barton Farm	<u>E/CU/26a</u> Homes for sale, affordable homes, homes for older people; <u>E/CU/26b</u> Mixed use; <u>E/CU/26c</u> Habitat creation / enhancement; <u>E/CU/26d</u> Renewable energy	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
E/CU/27 Aller House Farm	<u>E/CU/27a</u> Homes for sale, affordable homes, custom and self-build homes; <u>E/CU/27b</u> Mixed use; <u>E/CU/27c</u> Habitat creation / enhancement; <u>E/CU/27d</u> Renewable energy	Available, suitable and achievable if considered in conjunction with other sites.
E/CU/28 Honiton Road	<u>E/CU/28a</u> Homes for sale, affordable homes, homes for private rent, homes for older people; <u>E/CU/28b</u> Residential institution, office, industrial / warehouse, retail, hotel.	Already allocated in existing Local Plan.
E/CU/29 Land at Venn Farm	Office, industrial / warehouse, mixed use	Available, suitable and achievable
E/CU/30 Land on the South Western Edge of Cullompton, Colebrooke Lane	<u>E/CU/30a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CU/30b</u> Mixed use.	Available, suitable and achievable for a reduced yield.
E/CU/31 Land North of A373, East of Dead Lane	Industrial / warehouse	Available, suitable and achievable if considered in conjunction with other sites.
E/CU/32 Land at Wheatcroft Farm	<u>E/CU/32a</u> Homes for sale, custom and self-build homes; <u>E/CU/32b</u> Habitat Creation/Enhancement	Available, suitable and achievable for a reduced yield for E/CU/32a. May also be considered for E/CU/32b.
E/CU/33 Land at Kings Mill Road	Industrial/Warehouse/Mix Use	Available, suitable and achievable.
E/CU/34 Land East of Five Bridges Road	<u>E/CU/34a</u> Homes for sale, affordable homes; <u>E/CU/34b</u> Industrial/Warehouse/Mixed use; <u>E/CU/34c</u> Renewable Energy	Screened out at STAGE A for E/CU/34a. Available, suitable and achievable for E/CU/34b. The site may also be considered for E/CU/34c.
E/CU/35 Land West of Five Bridges Road	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
E/CU/36 The Land South of Colebrooke Lane	<u>E/CU/36a</u> Industrial/Warehouse/Mixed use; <u>E/CU/36b</u> Habitat Creation/Enhancement	Available, suitable and achievable for specified uses for E/CU/36a. The site may also be considered for E/CU/36b.

Ashill

Site Reference and Name	Submitted for	HELAA outcome summary
E/ASH/01 Land at Southwood Farm	Homes for sale, affordable homes, custom and self-build homes	Available, suitable and achievable for a reduced yield.
E/ASH/02 The Old School House	<u>E/ASH/02a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, <u>E/ASH/02b</u> Renewable energy.	Available, suitable and achievable for a reduced yield for E/ASH/02a. The site may also be considered for E/ASH/02b.

Ayshford

Site Reference and Name	Submitted for	HELAA outcome summary
E/AY/01 Land at Higher Ayshford Farm	<u>E/AY/01a</u> Homes for sale, affordable homes, custom and self-build homes; <u>E/AY/01b</u> Mixed use	The HELAA Panel identify the site as currently unachievable for E/AY/01a. Available, suitable and achievable for E/AY/01b for employment.
E/AY/02 Land south of Ayshford	<u>E/AY/02a</u> Homes for sale, affordable homes; <u>E/AY/02b</u> Office, industrial / warehouse, retail.	The HELAA Panel identify the site as currently unachievable for E/AY/02a. Available, suitable and achievable for E/AY/02b for employment.
E/AY/03 Land at Lower Ayshford, Junction 27	<u>E/AY/03a</u> Office, industrial / warehouse, hotel, other, <u>E/AY/03b</u> Habitat creation / enhancement.	Available, suitable and achievable.

Burllescombe

Site Reference and Name	Submitted for	HELAA outcome summary
E/BUR/01 Valley View	<u>E/BUR/01a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes; <u>E/BUR/01b</u> Plots to provide homes for Gypsies/Travellers/Travelling Showpeople; <u>E/BUR/01c</u> Office, industrial / warehouse, retail, mixed use	The HELAA Panel identify the site as currently unachievable for E/BUR/01a. Available, suitable and achievable for E/BUR/01b and E/BUR/01c.
E/BUR/02 Land adjoining Old Beat farmhouse	Homes for sale, homes for older people.	The HELAA Panel identify the site as currently unachievable.

Clayhidon

Site Reference and Name	Submitted for	HELAA outcome summary
E/CLY/01 Field in front of Half Moon pub in Clayhidon	<u>E/CLY/01a</u> Homes for sale, affordable homes, homes for older people; <u>E/CLY/01b</u> Habitat creation/enhancement; <u>E/CLY/01c</u> Renewable energy (solar panels or wind turbine).	Available, suitable and achievable for a reduced yield for E/CLY/01a. The site may also be considered for E/CLY/01b and E/CLY/01c.

Culmstock

Site Reference and Name	Submitted for	HELAA outcome summary
E/CL/01 The Croft Field north side of Uffculme Road	<u>E/CL/01a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/CL/01b</u> Mixed use	Available, suitable and achievable for a reduced yield for E/CL/01a. The HELAA Panel identify the site as currently unachievable for E/CL/01b.
E/CL/02 Applegarth, Silver Street	Homes for sale, custom and self-build homes.	Available, suitable and achievable.
E/CL/03 Glebe Land at Culmstock	Homes for sale, custom and self-build homes.	Available, suitable and achievable.
E/CL/04 Land on the south side of Prescott Road	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people.	Available, suitable and achievable.
E/CL/05 The Paddocks	Homes for sale, affordable homes, homes for private rent.	Available, suitable and achievable for a reduced yield.
E/CL/06 Land adjoining Woodbine Cottage	Homes for sale, custom and self-build homes, homes for older people.	The HELAA Panel identify the site as currently unachievable.
E/CL/07 Land North of Earland Rise	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Available, suitable and achievable.
E/CL/08 Brookshill Farm (S of Prescott)	Habitat Bank e.g. for Biodiversity Net Gain	The site may be considered for habitat creation /enhancement.
E/CL/09 Land on the South West Site of Prescott Road	Homes for sale, affordable homes	The HELAA Panel identify the site as currently unachievable.
E/CL/10 Land at Higher Prescott Farm	Homes for sale, affordable homes	Available, suitable and achievable.

Halberton

Site Reference and Name	Submitted for	HELAA outcome summary
E/HA/01 Land at Crown Hill, Halberton, NGR 299818 112649	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people	The HELAA Panel identify the site as currently unachievable.
E/HA/02 Land on north side of Fieldside	Homes for sale, affordable homes, homes for private rent, custom and self-build homes.	Available, suitable and achievable.
E/HA/03 Land North of Crown Hill, Lower Town	<u>E/HA/03a</u> Homes for sale, affordable homes, homes for private rent, homes for older people; <u>E/HA/03b</u> Habitat creation / enhancement	Available, suitable and achievable for a reduced yield for E/HA/03a. The site may also be considered for E/HA/03b.
E/HA/04 Land at Cordwents Farm, fronting Blundells Road	Homes for sale, affordable homes, custom and self-build homes, homes for older people.	Available, suitable and achievable for a reduced yield
E/HA/05 Land to the west of Halberton Farm Shop	Homes for sale, affordable homes, custom and self-build homes.	Available, suitable and achievable.
E/HA/06 Land at Corner Lane, Halberton, NGR: 300577 112767	<u>E/HA/06a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/HA/06b</u> Mixed use	Available, suitable and achievable for a reduced yield.
E/HA/07 Land South of Green Acre	Homes for sale, affordable homes.	Available, suitable and achievable.
E/HA/08 Orchard	Homes for sale.	Available, suitable and achievable.
E/HA/09 Cross Parks Cottage, Ash Thomas, nr Halberton	Homes for sale, affordable homes, homes for private rent, custom and self-build homes.	The HELAA Panel identify the site as currently unachievable.

Hemyock

Site Reference and Name	Submitted for	HELAA outcome summary
E/HE/01 Land at Churchills Farm	Homes for sale	Available, suitable and achievable.
E/HE/02 Land west of Churchills Farm	Homes for sale	Available, suitable and achievable.
E/HE/03 Land off Culmstock Road	Homes for sale, affordable homes.	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
E/HE/04 Circa 2 acres behind Butts Close	Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people.	Available, suitable and achievable.
E/HE/05 Land at Hemyock	Homes for sale, affordable homes.	Available, suitable and achievable for a reduced yield.
E/HE/06 Land at Fairview	Homes for sale, homes for older people.	Site has planning permission.
E/HE/07 Land South of Withy Lane, Millhayes	<u>E/HE/07a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; <u>E/HE/07b</u> Residential institution	An update from the promoter identified that the site is no longer available.
E/HE/08 Land East of Pen cross and North of Combe Hill	<u>E/HE/08a</u> Custom and self-build homes; <u>E/HE/08b</u> Renewable energy.	The HELAA Panel identify the site as currently unachievable.
E/HE/09 Land North of Culmbridge Road	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.

Holcombe Rogus

Site Reference and Name	Submitted for	HELAA outcome summary
E/HR/01 Land adjoining Little Ford Bungalow	Homes for sale, affordable homes, custom and self-build homes	Available, suitable and achievable for a reduced yield.

Junction 27

Site Reference and Name	Submitted for	HELAA outcome summary
E/J27/01(i) Land at Junction 27, M5 [site W of road from Service Station]	<u>E/J27/01(i)a</u> Residential; <u>E/J27/01(i)b</u> Employment, mixed use	Available, suitable and achievable for E/J27/01(i)a if considered in conjunction with other sites. Site is already allocated in Local Plan for commercial development.
E/J27/01(ii) Land at Junction 27, M5 [site W of road from Service Station]	<u>E/J27/01(ii)a</u> Residential; <u>E/J27/01(ii)b</u> Employment, mixed use	Available, suitable and achievable for E/J27/01(i)a if considered in conjunction with other sites. Site is already allocated in Local Plan for commercial development.

Site Reference and Name	Submitted for	HELAA outcome summary
E/J27/02 Jersey Farm	<u>E/J27/02a</u> Industrial / warehouse, Hotel, Office, Retail, Mixed use. <u>E/J27/02b</u> Renewable energy. <u>E/J27/02c</u> Mixed use (residential).	Available, suitable and achievable if considered in conjunction with other sites.
E/J27/03 Land SE of Junction 27 of the M5 and S of the A38; Moto Tiverton services and adjoining land	Other (south-bound Motorway Service area)	Allocated in existing Local Plan.
E/J27/04 Land at Waterloo Cross Cottages (west)	<u>E/J27/04a</u> Office, Industrial / warehouse, Retail, Hotel, Mixed use. <u>E/J27/04b</u> Mixed use (residential).	Available, suitable and achievable if considered in conjunction with other sites.
E/J27/05 Land at Waterloo Cross Cottages (east)	Office, Industrial / warehouse, Retail	Available, suitable and achievable if considered in conjunction with other sites.
E/J27/06 Mountstephen Farm	<u>E/J27/06a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. <u>E/J27/06b</u> Residential institution, office, industrial / warehouse, retail, hotel, mixed use. <u>E/J27/06c</u> Habitat creation / enhancement. <u>E/J27/06d</u> Renewable energy.	Available, suitable and achievable.

Kentisbeare

Site Reference and Name	Submitted for	HELAA outcome summary
E/KEN/01 Land at Kentisbeare	Homes for sale	The HELAA Panel identify the site as currently unachievable.
E/KEN/02 Land North of Warren Farm	Office/Industrial/Warehouse/Mix Use	Already had planning permission.

Sampford Peverell

Site Reference and Name	Submitted for	HELAA outcome summary
E/SP/01 Land to the west of Whitnage Road	Homes for sale	Available, suitable and achievable.
E/SP/02 Land to the east of Whitnage Road	Housing	Available, suitable and achievable.
E/SP/03 Land opposite 8 Whitnage Road	Homes for sale	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
E/SP/04 Mount Pleasant Farm	Homes for sale	Available, suitable and achievable.
E/SP/05 Land North East of Whitnage Road	Homes for sale, affordable homes	Available, suitable and achievable.
E/SP/06 Land west of Tiverton Parkway, Junction 27	<u>E/SP/06a</u> Homes for sale, affordable homes; <u>E/SP/06b</u> Mixed use; <u>E/SP/06c</u> Habitat creation/enhancement	Available, suitable and achievable.
E/SP/06(i) Land west of Tiverton Parkway, Junction 27 [land adj. to Mountain Oak Farm]	<u>E/SP/06(i)a</u> Homes for sale, affordable homes, <u>E/SP/06(i)b</u> Mixed use	Available, suitable and achievable for a reduced yield.
E/SP/07 Land at Mountain Oak Farm	Homes for sale, affordable homes, custom and self-build homes	Available, suitable and achievable.
E/SP/08 The Stables, Chains Road	<u>E/SP/08a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people, <u>E/SP/08b</u> Residential institution, retail, hotel, mixed use <u>E/SP/08c</u> Habitat creation / enhancement	The HELAA Panel identify the site as currently unachievable for E/SP/08a and E/SP/08b. The site may be considered for E/SP/08c.
E/SP/09 Merriemeade Hotel, Morrells Farm	Homes for sale, affordable homes	The HELAA Panel identify the site as currently unachievable.
E/SP/10 Eastern side of Broad View Farm Road	Homes for sale, custom and self-build, homes for older people, affordable homes	The HELAA Panel identify the site as currently unachievable.
E/SP/11 Land South of Lower Town	Homes for sale, affordable homes	Available, suitable and achievable.
E/SP/12 Land to the south of Station Road	<u>E/SP/12a</u> Homes for sale, affordable homes <u>E/SP/12b</u> Office, Retail, Industrial/Warehouse, Mixed Use, Other (Car parking, farm shop, workshops)	Available, suitable and achievable.

Uffculme

Site Reference and Name	Submitted for	HELAA outcome summary
E/UF/01 Houndaller Quarry, Clay Lane	<u>E/UF/01a</u> Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes.	The HELAA Panel identify the site as currently unachievable for E/UF/01a. Available, suitable and

Site Reference and Name	Submitted for	HELAA outcome summary
	E/UF/01b Industrial / warehouse, Hotel, Mixed use, Other. E/UF/01c Renewable energy.	achievable for E/UF/01b and may be considered for E/UF/01c.
E/UF/02 Hill Head Farm	Housing	The HELAA Panel identify the site as currently unachievable.
E/UF/03 Land off Chapel Hill	Homes for sale, Affordable homes	The HELAA Panel identify the site as achievable for <5 dwellings, below the HELAA size threshold.
E/UF/04 Voddens Barn, Clay Lane	Homes for sale, Affordable homes	The HELAA Panel identify the site as currently unachievable.
E/UF/05 Land north and south of Bridwell Avenue	Office, Industrial / warehouse	Available, suitable and achievable.
E/UF/06 Land west of Bridwell Avenue at corner w/ B3440	Industrial/Warehouse development	Available, suitable and achievable.
E/UF/07 Bridwell Works, Bridwell Avenue, land to the S&W	Industrial / warehouse	Available, suitable and achievable.
E/UF/08 Hitchcocks Business Park	Industrial / warehouse	Available, suitable and achievable.
E/UF/09 Land North of Prospect Place	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
E/UF/10 Land East of Manor Close	Homes for sale, affordable homes	The HELAA Panel identify the site as currently unachievable.

Uplowman

Site Reference and Name	Submitted for	HELAA outcome summary
E/UP/01 Land on the south side of The Beeches	Homes for sale, affordable homes, homes for private rent, custom and self-build homes	The HELAA Panel identify the site as achievable for <5 dwellings, below the HELAA size threshold.
E/UP/02 Land at Uplowman Road	Homes for sale, affordable homes, custom and self-build homes	Available, suitable and achievable for a reduced yield.
E/UP/03 Land North of Uplowman Primary School	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.
E/UP/04 Land to the South of Uplowman Primary School	Homes for sale, affordable homes, homes for older people, custom and self-build homes + (mixed use) car parking for school	Available, suitable and achievable.

Westcott

Site Reference and Name	Submitted for	HELAA outcome summary
E/WE/01 Land and buildings at Westcott Park	<u>E/WE/01a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people. <u>E/WE/01b</u> Residential institution, office, retail, hotel, mixed use.	Site already has planning permission.

Westleigh

Site Reference and Name	Submitted for	HELAA outcome summary
E/WES/01 Burlescombe Works	Homes for sale, affordable homes	Available, suitable and achievable.

Willand

Site Reference and Name	Submitted for	HELAA outcome summary
E/WI/01 Land on the west side of Jaycroft	<u>E/WI/01a</u> Homes for Sale, Affordable Homes, Custom and Self-build Homes, homes for Older People. <u>E/WI/01b</u> Residential Institution, Mixed Use.	Available, suitable and achievable for E/WI/01a. The HELAA Panel identify the site as currently unachievable for E/WI/01b.
E/WI/02 Windmill Field, Lloyd Maunder Road	industrial / warehouse, mixed use.	Available, suitable and achievable.
E/WI/03 Part of Quicks Farm	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Available, suitable and achievable.
E/WI/04 Land on the South East side of Willand Old Village	Homes for sale	Available, suitable and achievable if considered in conjunction with other sites.
E/WI/05 Land on the north east side of Verbeer Manor	<u>E/WI/05a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. <u>E/WI/05b</u> residential institution, office, industrial / warehouse.	Available, suitable and achievable.
E/WI/06 Land to the south & rear of Willand Service Station	<u>E/WI/06a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. <u>E/WI/06b</u> Retail, mixed use	Available, suitable and achievable.

Site Reference and Name	Submitted for	HELAA outcome summary
E/WI/07 Land at Willand	<u>E/WI/07a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. <u>E/WI/07b</u> Residential institution	Available, suitable and achievable for E/WI/07a. The HELAA Panel identify the site as currently unachievable for E/WI/07b.
E/WI/08 Land adj Four Crosses Way	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Available, suitable and achievable.
E/WI/09 Land north of Waterloo Inn	Homes for sale, affordable homes, custom and self-build homes, homes for older people	HELAA Panel identify the site as currently unachievable
E/WI/10 Pitt Farm (West)	<u>E/WI/10a</u> Homes for sale. <u>E/WI/10b</u> Office, industrial / warehouse, mixed use	HELAA Panel identify the site as currently unachievable for E/WI/10a. Available, suitable and achievable for E/WI/10b.
E/WI/11 Land at Braddons Farm House	Employment.	Available, suitable and achievable if considered in conjunction with other sites.
E/WI/12 Land South of Pitt Farm	<u>E/WI/12a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people. <u>E/WI/12b</u> Mixed use (employment).	Available, suitable and achievable if considered in conjunction with other sites.
E/WI/13 Land south of Hitchcocks Business Park	<u>E/WI/13a</u> Homes for sale, affordable homes, custom and self-build homes, homes for older people. <u>E/WI/13b</u> Industrial / warehouse, mixed use.	HELAA Panel identify the site as currently unachievable for E/WI/13a. Available, suitable and achievable for E/WI/13b in the longer term.
E/WI/14 Land lying south of 3 Hillcrest, Willand Old Village	<u>E/WI/14a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. <u>E/WI/14b</u> Habitat creation / enhancement. <u>E/WI/14c</u> Plots to provide homes for Gypsies/Travellers/Travelling Showpeople. <u>E/WI/14d</u> Residential institution, mixed use. <u>E/WI/14e</u> Renewable energy.	Available, suitable and achievable for E/WI/14a and E/WI/14d if considered in conjunction with other sites. The site may also be considered for E/WI/14b and E/WI/14e. The HELAA Panel identify the site as currently unachievable for E/WI/14d.

Site Reference and Name	Submitted for	HELAA outcome summary
E/WI/15 Pitt Farm (East)	<u>E/WI/15a</u> Homes for sale. <u>E/WI/15b</u> Office, industrial / warehouse, mixed use.	Site has planning permission for commercial use.
E/WI/16 Land North of Muxbeare Lane	Homes for sale, affordable homes	Available, suitable and achievable.
E/WI/17 Land to the South East of Lupin Way	Homes for sale, affordable homes	Available, suitable and achievable.
E/WI/18 South of Uffculme Road	Homes for sale, affordable homes, custom and self-build homes, homes for older people	Available, suitable and achievable.
E/WI/19 Land to the South East side of Jaycroft	Homes for sale, affordable homes	Available, suitable and achievable for a reduced yield.

Yondercott

Site Reference and Name	Submitted for	HELAA outcome summary
E/YON/01 The Paddock, Yondercott	<u>E/YON/01a</u> Homes for sale, affordable homes, homes for private rent, custom and self-build homes. <u>E/YON/01b</u> Office, industrial / warehouse. <u>E/YON/01c</u> Plots to provide homes for Gypsies/Travellers/Travelling Showpeople	Available, suitable and achievable for a reduced yield for E/YON/01a and E/YON/01c. The HELAA Panel identify the site as unachievable for E/YON/01b.