

# Willand

**Settlement:** Willand

**Site Reference and Name:** E/WI/01 Land on the East side of Jaycroft

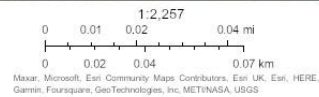
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E/WI/01



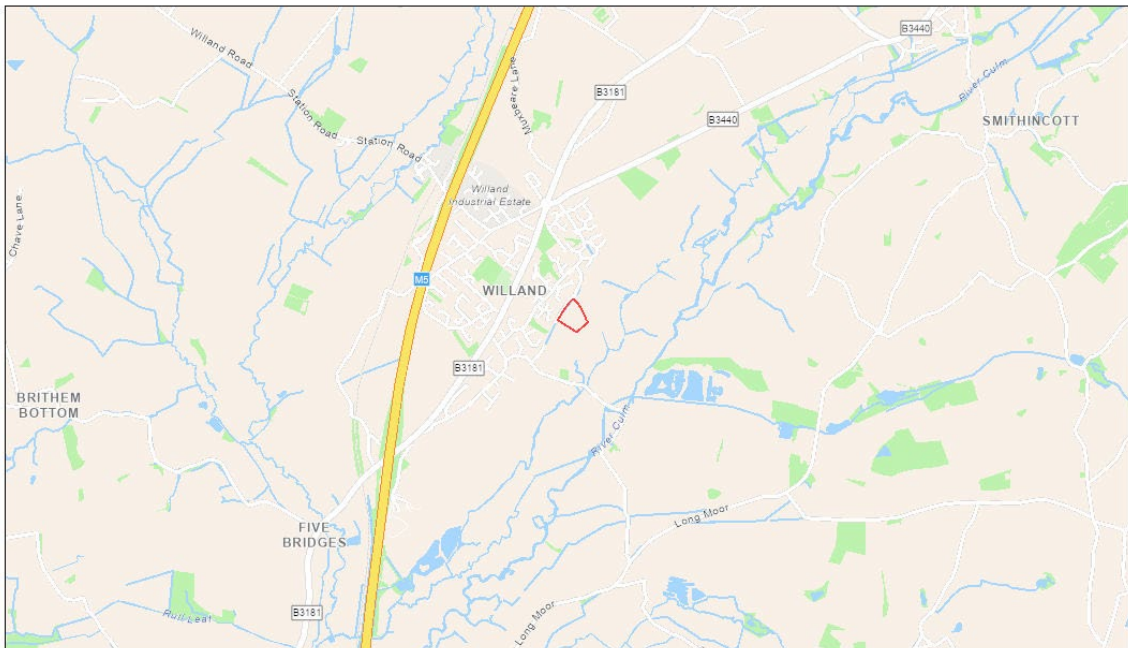
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 Call For Sites Layer



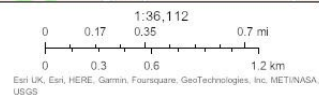
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E/WI/01



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 Call For Sites Layer



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**Parish:** Willand

**Site submitted for:** E/WI/01a Homes for Sale, Affordable Homes, Custom and Self-build Homes, homes for Older People. E/WI/01b Residential Institution, Mixed Use.

**Site description:** Greenfield nearly level. The site lies just outside of the settlement boundary to the east of Willand. Set amidst agricultural land, Jaycroft Road forms the W boundary. A sewage works neighbours the site to the SE. Bordered by trees and hedges on all sides. The site is within a Great Crested Newt Consultation Zone. A grade II listed building (Jaycroft) is located less than 27m from the NW boundary. Bats have been recorded within 40m (N) of the site. The M5 is situated 800m to the west. The title deed includes covenants and 3<sup>rd</sup> party rights regarding pipework. This may need to be investigated further. This site has one landowner. The HELAA Panel assessed this site as achievable if access was achievable and the road upgraded. The site is not considered achievable for commercial use due to its location and access. DCC Social Care identifies that rural sites such as Willand they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities.

***E/WI/01a Homes for Sale, Affordable Homes, Custom and Self-build Homes, homes for Older People.***

**Site Area:** Whole 1.73 ha | Gross 1.73 ha | Net 1.38ha

**Max Yield:** 48

**Min Yield:** 28

**Promoter Yield:** 40

**HELAA Assessed Yield:** 38 (Mid yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** Devon County Council Highways identifies access will be via a private road which is narrow and would require widening. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A footway connection would be required to local services and bus stops. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of development proposed. The closest bus stop is on Silver Street 400m NW. The closest train station is Tiverton Parkway, approx. 3.2km N. The closest services and facilities are approx. 800m W.

**Natural Environment:** Legally protected species (bats) outside of the site approx. 40m off the N corner and <100m to the S. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site as permanent grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Site is of low strategic environmental importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium to high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** Willand conservation area <400m from the southern border and a grade II listed building <27m from the N boundary. DCC archaeology specialists note the former farmsteads of Jaycroft (NW) and Summeres Mill (E) and the potential for medieval and post medieval settlement evidence. Mitigation suggested includes a programme of archaeological work by condition. MDCC conservation officers identify that it is a flat site opposite a listed building. The setting of the listed building has already been compromised by new development surrounding it on the east side of the road. The property's gable end faces the site and the principle of development is not considered to be harmful in this context. Mitigation suggested is that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The overall sensitivity to housing development is low-medium. The site is set within a landscape of small, medium and large-scale fields divided by hedgerows and hedgebanks. It is bordered by development to the west. The site is nearly level and consists of permanent grassland enclosed by hedgerows. Located on the eastern edge of Willand, development of the site would form a departure from the existing direction of the settlement pattern, whilst supporting the patchwork typology. Development within the NW corner could have a limited impact on the setting of a listed building. A tranquil, narrow lane, which is used as a footpath, runs parallel to the northern boundary. This provides pedestrians with views across open countryside, with glimpses of distant hills. Housing development of limited height (1-2 storey) could be accommodated without resulting in significant local adverse effects on valued views and loss of tranquillity.

**Health and Safety related constraints:** 800m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. A sewage works borders the site to the SE, potential for adverse odours.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be Grade 3a ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level (1% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground and play area (400m W), Allotments (400m N), Cemetery (400m S).

**Potential Constraints to Delivery:** 3<sup>rd</sup> party rights. Access. Heritage impact. Education infrastructure. Assessment of groundwater risk and surface water flow, air quality, noise and odour impacts. Air quality buffer zone. Sewage works borders the site. Grade 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	3	-	-	-
Max	25	23	-	-	-
Promoter	25	15	-	-	-
HELAA	25	13	-	-	-

**E/WI/01b Residential Institution, Mixed Use.****Site Area:** Whole 1.73ha | Gross 1.73ha | Net 0.43-1.38ha**Max Yield:** 13,840 sqm**Min Yield:** 4,325 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None.**Stage B****Land Status:** Greenfield.

**Access:** Devon County Council Highways identifies access will be via a private road which is narrow and would require widening. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A footway connection would be required to local services and bus stops. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of development proposed. The closest bus stop is on Silver Street 400m NW. The closest train station is Tiverton Parkway, approx. 3.2km N. The closest services and facilities are approx. 800m W.

**Natural Environment:** Legally protected species (bats) outside of the site approx. 40m off the N corner and <100m to the S. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site as permanent grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. The site is of low strategic environmental importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium to high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** Willand conservation area <400m from the southern border and a grade II listed building <27m from the N boundary. DCC archaeology specialists note the former farmsteads of Jaycroft (NW) and Summeres Mill (E) and the potential for medieval and post medieval settlement evidence. Mitigation suggested includes a programme of archaeological work by condition. MDDC

conservation officers identify that it is a flat site opposite a listed building. The setting of the listed building has already been compromised by new development surrounding it on the east side of the road. The property's gable end faces the site and the principle of development is not considered to be harmful in this context. Mitigation suggested is that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. The site is set within a landscape of small, medium and large-scale fields divided by hedgerows and hedgebanks. It is bordered by development to the west. The site is nearly level and consists of permanent grassland enclosed by hedgerows. Located on the eastern edge of Willand, development of the site would form a departure from the existing direction of the settlement pattern, whilst supporting the patchwork typology. Development within the NW corner could have a limited impact on the setting of a listed building. A tranquil, narrow lane, which is used as a footpath, runs parallel to the northern boundary. This provides pedestrians with views across open countryside, with glimpses of distant hills. Tall, large scale buildings associated with employment development would be difficult to accommodate without resulting in significant local adverse effects on valued views and loss of tranquillity.

**Health and Safety related constraints:** 800m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. A sewage works borders the site to the SE, potential for adverse odours.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be Grade 3a ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Nearly level (1% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground and play area (400m W), Allotments (400m N), Cemetery (400m S).

**Economic Development:** MDDC economic specialists suggest that the site is not suitable for commercial development. Reasons given are that access is not suitable for increased traffic as this would be through the village and along a highly populated walkway for young families and dogs.

**Potential Constraints to Delivery:** 3<sup>rd</sup> party rights. Access. Heritage impact. Potential landscape impact. Assessment of groundwater risk and surface water flow. Air quality buffer zone. Grade 3a ALC. Economic development comments. Sewage works borders the site.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** As the site is considered unachievable no build out is provided.

**Settlement: Willand**

**Site Reference and Name: E/WI/02 Windmill Field, Lloyd Maunder Road**

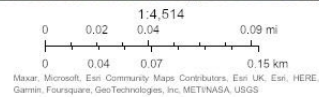
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E/WI/02



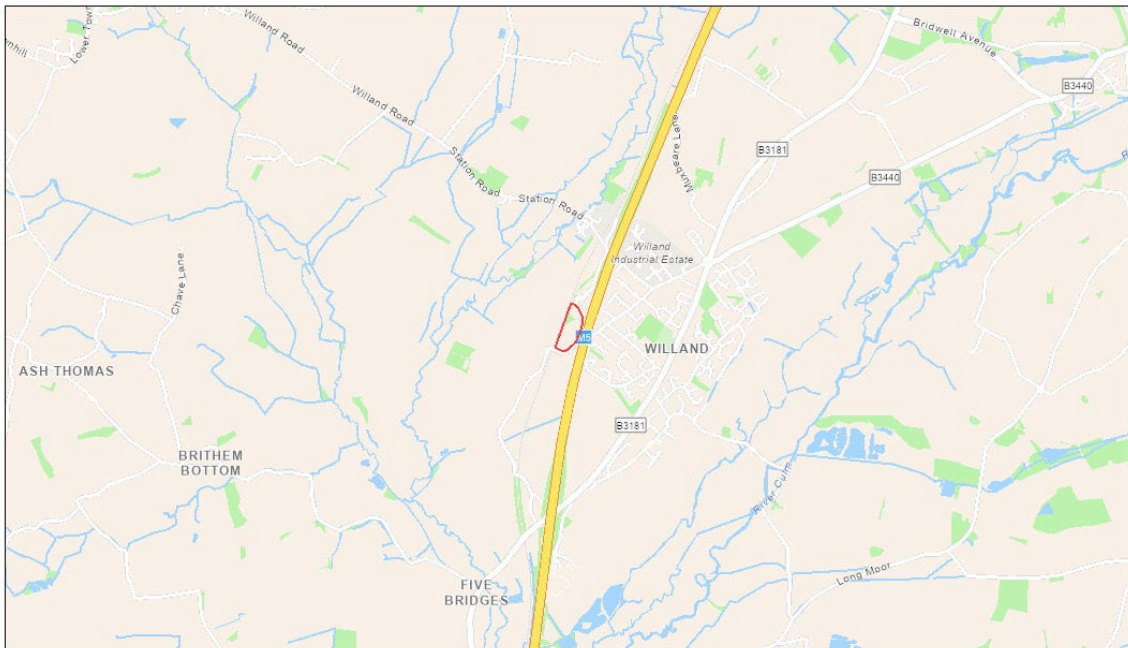
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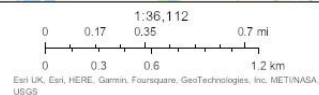
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E/WI/02



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**Parish:** Willand

**Site submitted for:** E/WI/02 industrial / warehouse, mixed use

**Site description:** Flat greenfield. The site lies to the W of Willand, just outside the settlement boundary which flanks it to the W and N. The W boundary adjoins a railway line and Lloyd Maunder Road borders the site to the N, E and S. High voltage power cables extend SW to NE across the site. Contaminated land from railway working located within 20m (NW). An anaerobic digester plant is situated approx. 90m NW and M5 lies 20m to the E. Within Great Crested Newt Consultation Zone. Bordered by trees and low hedges on all sides with a TPO group within the site (NW). A grade II listed bridge is located just beyond the SW corner. The northern section of the site has been developed as a private car park for the neighbouring industrial estate. This site has one landowner. In the latest update from the promoter the site is available only for industrial/warehousing and mixed use. The HELAA Panel noted that there would be potential for commercial development on this site if associated with the main factory.

### **E/WI/02 Industrial / warehouse, mixed use**

**Site Area:** Whole 2.31 ha | Gross 2.31 ha | Net 0.58-0.92ha

**Max Yield:** 1,440 sqm

**Min Yield:** 900 sqm

**HELAA Assessed Yield:** 900 sqm – 1,440 sqm

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** The site adjoins Lloyd Maunder Road. Devon County Highways identify that this road is not public highway and would need to be made up to the DCC standard. The site is close to the M5 and footway links to existing development and connection to bus stops would be required. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of development proposed. Two PRoWs lead off Lloyd Maunder Road to the East. The one to the NE goes under the M5, leading to Somerville Road. The PRoW to the SE terminates by the motorway. The nearest bus stop is 570m walking distance to the NE along Station Road and Tiverton Parkway Railway Station approx. 3.2km N.

**Natural Environment:** A small woodland copse (0.16ha) TPO area falls within the NW boundary. Legally protected species (butterflies) approx. 150m outside the N boundary. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology

specialists identify the site as arable or improved grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Site is of low strategic environmental importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Development should be designed to protect the copse and trees/hedges bordering the site. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium to high groundwater vulnerability. Low risk of surface water flooding to the car park (0.05ha N). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** A grade II listed bridge lies approx. 11m beyond the SW corner of the site. DCC archaeology specialists identify the site as a possible Roman or medieval settlement. Any proposal will require a programme of archaeological work by condition. MDDC conservation officers note that development may need to be avoided in the corner by the listed bridge.

**Landscape:** The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has a medium sensitivity to employment development. The site is a remnant of a larger field that was significantly modified as result of M5 construction. The site links to a wedge of countryside extending from the south and could be valued by local people walking or cycling along the bordering Lloyd Maunder Road, although tranquillity and beauty is likely degraded by noise and visual intrusion from these major transport routes and adjacent industrial sites. The site has a relationship to existing residential areas of Willand, although is weakened by intervening roads. It is related to adjacent industrial sites, making the site less susceptible to change to employment use.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the south.

**Soils and contamination:** Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Contaminated land from railway workings within 20m of the NW boundary. The site is located within a WCZ and approx. 90m SE of an anaerobic digester plant identified by Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan 2011-2031. DCC Waste Planning Authority have no objections. Site does not fall within a MCA or MSA.

**Topography:** Flat (0.1% slope percentage)

**Economic Development:** MDDC economic specialists identify that the site could be suitable for industrial, offices, leisure, or any business use. The site is in close proximity to the Lloyd Maunder factory although it is an awkward site next to motorway and is accessed principally by main highways.

**Potential Constraints to Delivery:** Access. TPO area on site. Heritage impact. Potential landscape impact. Contaminated land <20m NW. Within a WCZ. Grade 2 ALC. Assessment of groundwater risk and surface water flow. May lead to increased traffic in an AQMA. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Willand**

**Site Reference and Name: E/WI/03 Part of Quicks Farm**

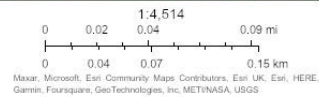
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E/WI/03



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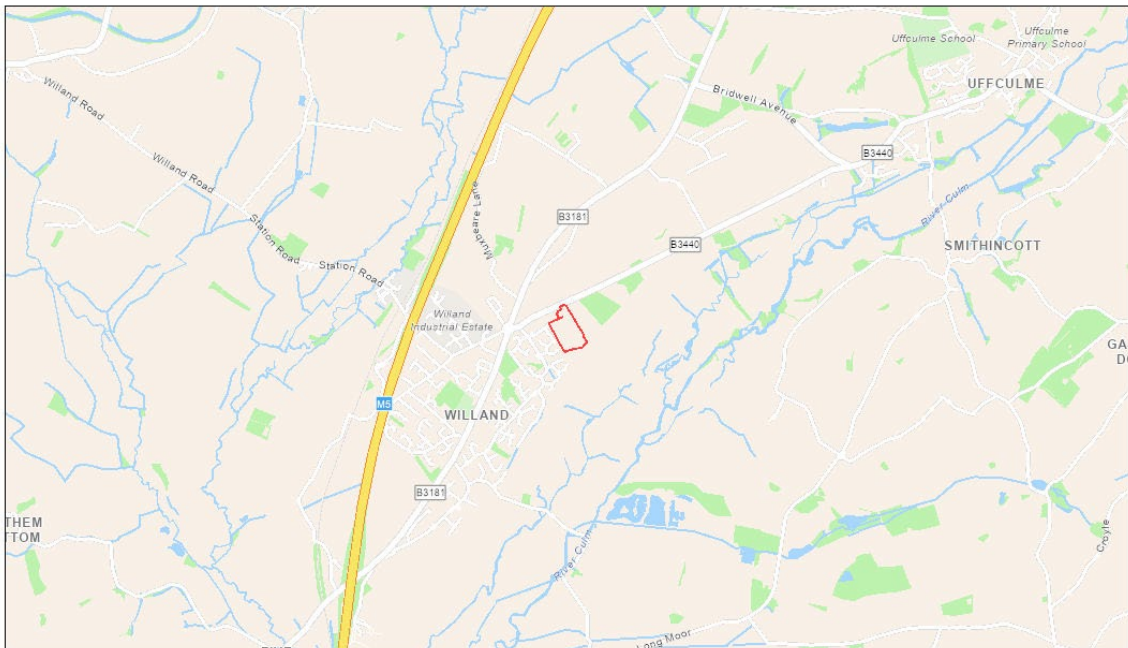
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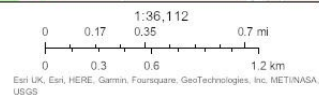
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E/WI/03



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**Parish:** Willand

**Site Area:** Whole 3.01ha | Gross 3.01ha | Net 1.81ha

**Site submitted for:** Homes for sale, affordable homes, custom and self-build homes, homes for older people

**Max Yield:** 63

**Min Yield:** 36

**Promoter Yield:** 50 – 80 (Mid point 65)

**HELAA Assessed Yield:** 49 (Mid yield)

**Site description:** Greenfield nearly level. The site lies to the NE of Willand and abuts the settlement boundary. Set amidst agricultural land, the B3440 (Uffculme Road) borders the site to the N, with residential development to the W. Quicks Farm adjoins the SE corner. Bordered by trees and high hedges on all sides. Two trees on the western boundary are included within a TPO. The site falls within a Great Crested Newt Consultation Zone. E/WI/08 lies opposite (W) on the B3181. A historic planning application (01/01127/OUT) was refused for residential development due to the current planning policies at the time, with the site was beyond the settlement limits of Willand, within the open countryside and without special justification. The title deed includes covenants. This may need to be investigated further. The site has one landowner. The HELAA Panel assessed the site as achievable with a potential for two vehicular accesses and the possibility to be quickly built with limited constraints. However, there would need to be a buffer from the neighbouring farm and there is a ransom strip that is controlled by a housebuilding company. It was also commented that the small size of the village and a limited number of amenities would not be enough for a sustainable scheme of specialist retirement accommodation.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield

**Access:** Devon County Council Highways identifies access will be via the B3440 (Uffculme Road). A footway connection would be required to local services and bus stops. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of development proposed. The HELAA panel identified that there was the potential for two vehicular accesses instead of just one. The closest bus stop is on Uffculme Road 240m NW. The closest railway station is Tiverton Parkway, approx. 2.5km N. The closest services and facilities are approx. 800m W.

**Natural Environment:** Legally protected species (bats and owls) approx. 100m to the W of the site. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment.

Two trees on the western boundary are included within a TPO. The SW corner of the site adjoins a TPO area. Devon County ecology specialists identify the site as permanent grassland with hedges and hedgerow trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Site is of low strategic environmental importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium to high groundwater vulnerability. Low risk of surface water flooding along the W boundary (approx. 0.02ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify there is some potential for prehistoric archaeology. Mitigation suggested includes a staged programme of archaeological recording by condition. MDDC conservation officers notes no harm to designated heritage assets however there is potential for Quicks Farmhouse to be considered a non-designated heritage asset. Mitigation suggested is that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The overall sensitivity to housing development is low-medium. The site is set within a landscape of small, medium and large-scale fields divided by a distinctive pattern of hedgerows and hedgebanks, and bordered by development to the SW. It consists of nearly level permanent grassland enclosed by high, well managed hedges and trees; two trees are subject to a TPO. The surrounding vegetation, topography and existing built form restrict views into and across the site. No distinctive landmarks. Located on the NE edge of Willand, development would support the existing patchwork settlement form. Housing development of limited height (1-2 storey) would relate well to the adjacent built form or settlement character but large scale buildings for employment use would not.

**Health and Safety related constraints:** 800m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site. Neighbouring farm, potential noise and odour.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site to be Grade 3a ALC (2.7ha), with the remainder of the site which follows the Eastern and Southern boundaries classed as ‘Other’ ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC’s Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level (1.9% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground and play area (800m SW), Allotments (400m W), Cemetery (1km S).

**Potential Constraints to Delivery:** TPO on site. Education infrastructure. Assessment of groundwater risk and surface water flow, air quality, odour and noise impacts. May lead to increased traffic levels in an AQMA. Grade 3a ALC. Covenants. 11KV electric overhead line

**Site Availability:** The promoter has confirmed the site will be available for development within the 5 years.

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	11	-	-	-
Max	25	38	-	-	-
Promoter	25	40	-	-	-
HELAA	25	24	-	-	-

**Settlement: Willand**

**Site Reference and Name: E/WI/04 Land on the South East side of Willand Old Village**

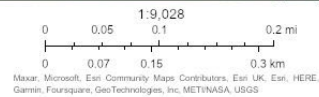
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E/WI/04



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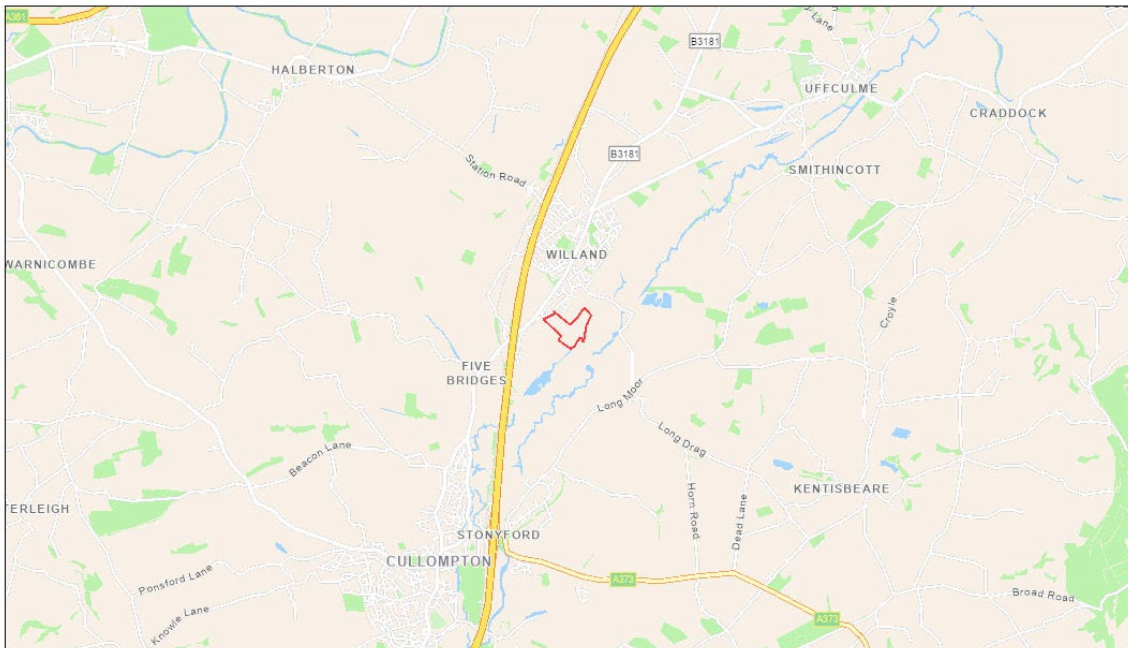
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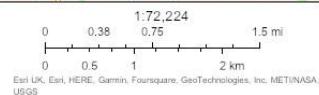
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E/WI/04



18/10/2022, 09:10:10

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**Parish:** Willand

**Site Area:** Whole 11.30ha | Gross 10.75ha | Net 6.45ha

**Site submitted for:** Homes for sale

**Max Yield:** 226

**Min Yield:** 129

**HELAA Assessed Yield:** 177 (Mid yield)

**Site description:** Three very gently sloping agricultural fields bordered by trees and hedges. The site lies to the S of Willand and adjoins the settlement boundary to the N and NE. The S boundary is formed by a stream. An agricultural building is located in the centre of the site. The site is within a Great Crested Newt Consultation Zone. FZ3 within SE border (0.55ha). E/WI/14 adjoins the SW border. Restrictive use covenant identified on 0.9ha of the site (W). This may need to be investigated further. The site has one landowner. The HELAA Panel has assessed the site may be achievable if considered in conjunction with other sites in the area (E/WI/05 and E/WI/14). Therefore, there may be issues with multiple landownership when considering the other sites in the area in combination. There are also flooding issues to the south.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** 0.55ha

### Stage B

**Land Status:** Greenfield

**Access:** The site lies to the south of Willand. A footway would be required to connect to existing bus stops and services. A transport assessment and masterplanning exercise would be required. The HELAA Panel suggested that access may be achievable if considered in conjunction with other sites in the area. Devon County Highway note that access would be via the B classified road which runs through the Willand Old Village. However, there may be issues with multiple landownership when considering the other sites in the area in combination. There is a bus stop by the entrance to the site and Tiverton Parkway railway station is approx. 3.9km N. Services and facilities are available approx. 1.6km N, in the centre of Willand.

**Natural Environment:** There are legally protected species (bats, birds) <80m from the W border. The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site as permanent grassland surrounding by hedges with mature trees. A stream adjoins the S boundary. The site is adjacent to River Culm floodplain with probable coastal and floodplain grazing marsh Priority Habitat along the S border. This site appears to be above the floodplain and so no potential for loss of floodplain or loss of habitat that could be

restored to floodplain grazing marsh. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include impacts on the Culm and floodplain, direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Buffering the floodplain would be required, the site is of medium strategic importance. A visual inspection of the agricultural building should be undertaken prior to development to assess potential for a significant bat roost. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors, and stream corridor. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ2 0.64ha and FZ3 0.55ha within SE border. Remainder FZ1. Medium-high groundwater vulnerability. Stream adjoins S boundary. The National Planning Policy Framework must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify the site includes a prehistoric and/or Roman-British farmstead enclosure and associated field system. The site requires pre-determination assessment and evaluation to inform further mitigation. MDDC conservation officers identify that the conservation area and a listed building are NW of the northernmost boundary. There is the potential for harm to the Conservation Area, the level of harm being less than substantial and likely towards the low end of the spectrum. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing is low-medium. Bordered to the west/NW by development, the site is set within a gently rolling landscape (LCT3E) which briefly changes to a farmed valley floor (LCT3C). The site consists of three very gently sloping agricultural fields enclosed by hedges with mature trees. A small agricultural storage building is present and the eastern boundary is formed by a stream. The site is located on the southern edge of Willand, and if fully built out would form a departure from the current N/S direction of the settlement pattern, whilst remaining subordinate to existing development. Development within the westernmost part of the site could relate well to the existing built form and landscape character;

development of the eastern, lower slopes would not. Development within the northernmost part of the site could have an adverse impact on the settings of a listed building and conservation area. The topography and existing boundary vegetation reduce the opportunity for long distance views or prominent skylines. Housing development of limited height (1-2 storey) could relate well to the adjacent built form or settlement character. Further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** 800m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the North.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 1.8ha to the north of the site as Grade 2 ALC, 5.5ha to the centre of the site as Grade 3a ALC and the remainder of the site along the SE border to be Grade 3b ALC. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping (3.3% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance to the site. Play area approx. 240 metres to the N, recreation ground 1km to the N, allotments 1.2km to the NE, cemetery 565 metres to the E.

**Potential Constraints to Delivery:** Access achievable if considered alongside other sites submitted, therefore multiple landownership consideration. Covenant. Natural environment. Archaeology. Education infrastructure. Proximity to M5. Grade 2 and 3a ALC. Flood risk, water quality and drainage. Assessment of air quality and noise impacts. 11KV electric overhead line

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 5 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Min	25	50	50	4	-	-
Max	25	50	50	50	50	1
HELAA	25	50	50	50	2	-

**Settlement: Willand**

**Site Reference and Name: E/WI/05 Land on the north east side of Verbeer Manor**

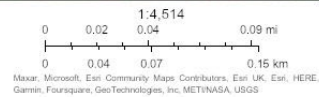
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E/WI/05



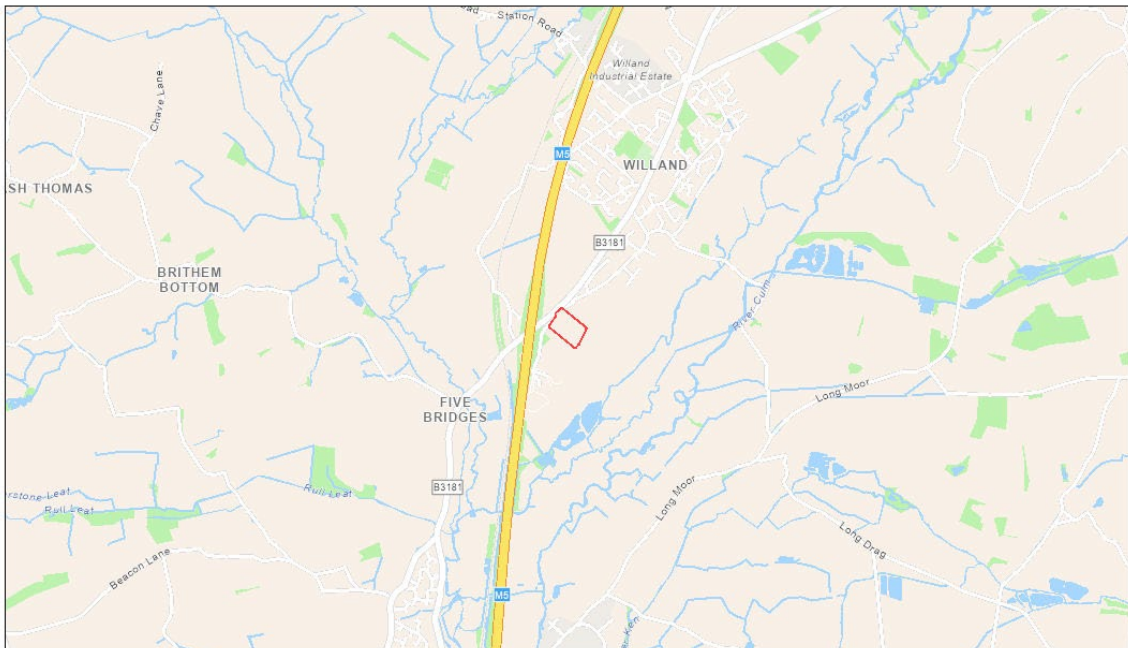
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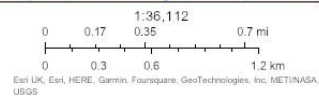
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E/WI/05



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**Parish:** Willand

**Site submitted for:** E/WI/05a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. E/WI/05b residential institution, office, industrial / warehouse.

**Site description:** Greenfield. Very gently sloping agricultural land to the south of Willand. The site partially touches settlement boundary along the NE boundary. The B3181 adjoins part of the NW boundary and the road leading to the Tanyard Farm runs parallel along the NW/SW borders. Tanyard Farm buildings are located just beyond the SE corner. A hedge runs SW to N within the NW border and another hedge forms the SE boundary. Trees and the southern fringe of Willand's residences form the NE border. The site is within Great Crested Newt Consultation Zone. E/WI/14 adjoins the E boundary. The site has one landowner. The HELAA Panel has assessed the site may be achievable for residential and commercial use and may be considered in conjunction with other sites in the area (E/WI/04 and E/WI/14). DCC Social Care identifies that the site is not suitable for sheltered housing and most forms of specialist accommodation for older persons due to the distance to a town centre with the necessary services needed to support retirement accommodation.

***E/WI/05a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people***

**Site Area:** Whole 2.51ha | Gross 2.51ha | Net 1.51ha

**Max Yield:** 53

**Min Yield:** 30

**HELAA Assessed Yield:** 41 (Mid yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** The site adjoins the B3181. Devon County Highways note that a pedestrian/cycleway connection to the existing development would be required. On this basis, DCC specialists suggest that this could be an acceptable site for this quantum of housing. There is a bus stop along the W boundary and Tiverton Parkway railway station is 4.1km to the N. Services and facilities provided within the centre of Willand <1.6km N.

**Natural Environment:** Legally protected species (badgers) <35m W of the site. The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify that the site appears to be arable with hedges and trees. The surrounding hedges

could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Impacts could include direct loss of habitat, impact to any bat roosts in trees, and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protection and enhancement of hedges, margins, trees, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify some potential for prehistoric and/or Roman-British archaeology suggested by settlement enclosure to the East. Any proposal will require a staged programme of archaeological work as mitigation. MDDC conservation specialists note raise no objections to development and note that the setting of Verbeer Manor, a listed building to the south, has been compromised both by the M5 and development around it. However, the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing is low-medium. Bordered to the NE by development, the site within a gently rolling landscape (LCT3E) which briefly changes to a farmed valley floor (LCT3C). The site consists of a very gently sloping arable field bound by hedges with mature trees. The topography and existing boundary vegetation limit views to distant hills in the east, which may be locally valued. The site forms the part of the setting of the village from the south/west approach. Located on the southern edge of Willand, development within the western part of the site would relate well to the existing settlement form. Development of the entire site would form a new eastern spur to the village and could reduce the visual separation between Willand and Cullompton. Housing development of limited height (1-2 storey) could relate better to this part of the village than larger buildings, as the site forms part of the setting of Willand, when approached from the south/west.

**Health and Safety related constraints:** 800m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 1.4ha of the southern portion of the site to be Grade 3a, 0.8ha of the northern portion of the site to

be Grade 2 ALC and the remaining area of the site along the northern border to be classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping towards the South (3.5% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (320m E), recreation ground (1.1km N), allotments (1.2km NE), and cemetery (1km E).

**Potential Constraints to Delivery:** Education infrastructure. Proximity to the M5. Grade 2 and 3a ALC. Drainage, assessment of groundwater risk and surface water flow, air quality and noise impacts. 11KV electric overhead lines.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	5	-	-	-
Max	25	28	-	-	-
HELAA	25	16	-	-	-

**E/WI/05b residential institution, office, industrial / warehouse.****Site Area:** Whole 2.51ha | Gross 2.51ha | Net 0.63-1.51ha**Max Yield:** 15,060 sqm**Min Yield:** 6,275 sqm**HELAA Assessed Yield:** 6,275 – 15,060 sqm (Mid Yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield

**Access:** The site adjoins the B3181. Devon County Highways note that a pedestrian/cycleway connection to the existing development would be required. On this basis, DCC specialists suggest that this could be an acceptable site for this quantum of development. There is a bus stop along the W boundary and Tiverton Parkway railway station is 4.1km to the N. Services and facilities provided within the centre of Willand <1.6km N.

**Natural Environment:** Legally protected species (badgers) <35m W of the site. The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify that the site appears to be arable with hedges and trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Impacts could include direct loss of habitat, impact to any bat roosts in trees, and urban impacts (lighting, noise, etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protection and enhancement of hedges, margins, trees, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify some potential for prehistoric and/or Roman-British archaeology suggested by settlement enclosure to the East. Any proposal will require a staged programme of archaeological work as mitigation. MDDC conservation specialists note raise no objections to development and note that the setting of Verbeer Manor, a listed building to the south, has been compromised both by the M5 and development around it. However, the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. Bordered to the NE by development, the site within a gently rolling landscape (LCT3E) which briefly changes to a farmed valley floor (LCT3C). The site consists of a very gently sloping arable field bound by hedges with mature trees. The topography and existing boundary vegetation limit views to distant hills in the east, which may be locally valued. The site forms the part of the setting of the village from the south/west approach. Located on the southern edge of Willand, development within the western part of the site would relate well to the existing settlement form. Development of the entire site would form a new eastern spur to the village and could reduce the visual separation between Willand and Cullompton. Small scale employment development would relate better to this part of the village than larger buildings, as the site forms part of the setting of Willand, when approached from the south/west.

**Health and Safety related constraints:** 800m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 1.4ha of the southern portion of the site to be Grade 3a, 0.8ha of the northern portion of the site to be Grade 2 ALC and the remaining area of the site along the northern border to be classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping towards the South (3.5% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (320m E), recreation ground (1.1km N), allotments (1.2km NE), and cemetery (1km E).

**Economic Development:** MDDC economic specialists suggest that the site may be suitable for light business use, or leisure use, complementary to Verbeer Manor. Access would be either through Willand Village or through Cullompton, neither of which is ideal. Preference would be for all major commercial use to be focused to the north of the village.

**Potential Constraints to Delivery:** Potential landscape impact. Proximity to the M5. Grade 2 and 3a ALC. Drainage, assessment of groundwater risk and surface water flow, air quality and noise impacts. 11KV electric overhead lines.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years.

**Settlement: Willand**

**Site Reference and Name: E/WI/06 Land to the north & rear of Willand Service Station**

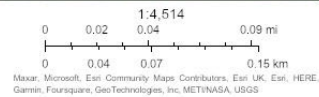
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E/WI/06



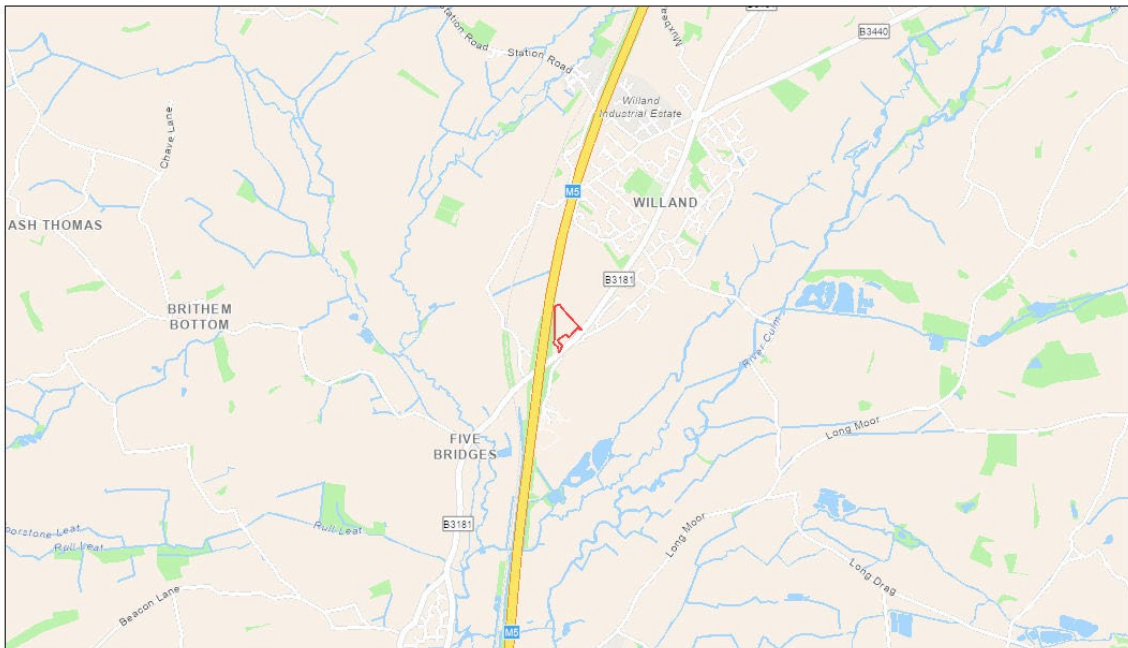
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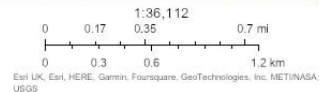
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E/WI/06



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**Parish:** Willand

**Site submitted for:** E/WI/06a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. E/WI/06b Retail, mixed use

**Site description:** Very gently sloping, primarily agricultural land (1.59ha) bordered by high hedges and mature trees. The site lies to the S of Willand, beyond the settlement boundary. The site is located between the M5 (<15m W) and the B3181 to the E. It is bordered to the SE by Willand service station. The site has two narrow frontages onto the B3181, at the easternmost and southernmost borders. The SW corner of the site (0.22ha) including an existing building. It is within a Great Crested Newt Consultation Zone. A historic planning application 17/00652/MOUT on the site was refused for mixed use development which included grounds of loss of existing employment and the effect of the layout on the existing settlement pattern. E/WI/07 adjoins the NE boundary. E/WI/05 opposite the B3181. The site has one landowner. The HELAA Panel assessed the site as achievable for residential, retail/mixed use provided the constraints of the site can be overcome. The site is not suitable for sheltered housing and most forms of specialist accommodation for older persons due to the distance to a town centre with the necessary services needed to support retirement accommodation.

***E/WI/06a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people***

**Site Area:** Whole 1.81ha | Gross 1.81ha | Net 1.45ha

**Max Yield:** 51

**Min Yield:** 29

**Promoter Yield:** 30

**HELAA Assessed Yield:** 40 (Mid yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Predominantly greenfield (1.59ha), brownfield (0.22ha SW corner) currently comprises of buildings.

**Access:** The site adjoins the B3181. Devon County Council Highways identify that a pedestrian / cycleway connection to the existing development would be required. DCC specialists note that this site is close to the M5. There is a bus stop along the S boundary and Tiverton Parkway railway station is 4km to the N. Services and facilities provided within the centre of Willand <1.6km NE. DCC

at the HELAA Panel confirmed that the access would need to come from the B road and not Meadow Park.

**Natural Environment:** Legally protected species (badgers) <15m of the SW boundary. Within a Great Crested Newt Consultation Zone. Beavers are present in catchment. TPO areas along the border to the East. The site adjoins a woodland and forest Core Nature Area and deciduous woodland Priority Habitat area to the W. Devon County ecology identifies the site as permanent grassland / arable. It is surrounded by hedges with trees and lies adjacent to woodland along the M5 corridor. A site visit may be required to confirm if this is species rich grassland and whether buildings in the SW corner support a bat roost. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts of development could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees, and dark corridors. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. The site has high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify some potential for prehistoric and/or Roman-British archaeology suggested by settlement enclosure to the SE. Any proposal may require a staged programme of archaeological work as mitigation. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a low-medium sensitivity to housing development. Bordered to the S/SE by development and flanked by the M5 to the W, the site is set within a gently rolling landscape (LCT3E). The site consists of a very gently sloping arable field bound by hedges with mature trees and a cluster of buildings to the SW. The topography and existing boundary vegetation limit views to distant hills to the north/west, which may be locally valued. The site forms the part of the setting of the village from the south/west approach. Located on the southern edge of Willand, development within the SE part of the site would relate well to the existing settlement form. Housing development of limited height (1-2 storey) would relate better to this part of the village than larger buildings, as the site forms part of the setting of Willand, when approached from the south/west. There is a need for a further site appraisal to address uncertainty

over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** The site is located between the B3181 and <15m from the M5, potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** No contamination on site but a fuelling station adjoins the SE boundary. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site is Grade 3a (1.2ha), with 0.4ha of Grade 2 along the SE border and the remaining part of the site to the far South classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping towards the E (3.5% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (240m SE), recreation ground (800m NE), allotments (1.2km NE), and cemetery (1km E).

**Potential Constraints to Delivery:** Access. TPO on site. Education infrastructure. Proximity to the M5. Borders a fuelling station. Assessment of groundwater risk and surface water flow, air quality and noise impacts. Grade 2 and 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	4	-	-	-
Max	25	26	-	-	-
Promoter	25	5	-	-	-
HELAA	25	15	-	-	-

**E/WI/06b Retail, mixed use****Site Area:** Whole 1.81ha | Gross 1.81ha | Net 0.45 to 1.45ha**Max Yield:** 14,480 sqm**Min Yield:** 4,525 sqm**HELAA Assessed Yield:** 4,525-14,480 sqm (Mid Yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Predominantly greenfield (1.59ha), brownfield (0.22ha SW corner) currently comprises buildings.**Access:** The site adjoins the B3181. Devon County Council Highways identify that a pedestrian/cycleway connection to the existing development would be required. DCC specialists note that this site is close to the M5. There is a bus stop along the S boundary and Tiverton Parkway railway station is 4km to the N. Services and facilities provided within the centre of Willand <1.6km NE. DCC at the HELAA Panel confirmed that the access would need to come from B road and not Meadow Park**Natural Environment:** Legally protected species (badgers) <15m of the SW boundary. Within a Great Crested Newt Consultation Zone. Beavers are present in catchment. TPO areas along the border to the East. The site adjoins a woodland and forest Core Nature Area and deciduous woodland Priority Habitat area to the W. Devon County ecology identifies the site as permanent grassland / arable. It is surrounded by hedges with trees and lies adjacent to woodland along the M5 corridor. A site visit may be required to confirm if this is species rich grassland and whether buildings in the SW corner support a bat roost. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts of development could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees, and dark corridors. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ1. The site has high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.**Heritage and Archaeology:** DCC archaeology specialists identify some potential for prehistoric and/or Roman-British archaeology suggested by settlement enclosure to the SE. Any proposal may

require a staged programme of archaeological work as mitigation. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a medium-high sensitivity to employment development. Bordered to the S/SE by development and flanked by the M5 to the W, the site is set within a gently rolling landscape (LCT3E). The site consists of a very gently sloping arable field bound by hedges with mature trees and a cluster of buildings to the SW. The topography and existing boundary vegetation limit views to distant hills to the north/west, which may be locally valued. The site forms the part of the setting of the village from the south/west approach. Located on the southern edge of Willand, development within the SE part of the site would relate well to the existing settlement form. Small scale employment use would relate better to this part of the village than larger buildings, as the site forms part of the setting of Willand, when approached from the south/west. There is a need for a further site appraisal to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities

**Health and Safety related constraints:** The site is located between the B3181 and <15m from the M5, potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** No contamination on site but a fuelling station adjoins the SE boundary. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site is Grade 3a (1.2ha), with 0.4ha of Grade 2 along the SE border and the remaining part of the site to the far South classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping towards the E (3.5% slope percentage)

**Economic Development:** MDDC economic specialists identify that the site could be suitable for leisure use (on land adjoining the current site of the fuelling station), light business, or retail. Specialists suggest that access through either Willand Village, or through Cullompton, would not be ideal and note that there is a preference for all major commercial use to be focused N of Willand village.

**Potential Constraints to Delivery:** Access. TPO on site. Proximity to the M5. Borders a fuelling station. Potential landscape impact. Assessment of groundwater risk and surface water flow. Air quality and noise impacts. Grade 2 and 3a ALC. Economic development comments.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Willand**

**Site Reference and Name: E/WI/07 Land at Willand**

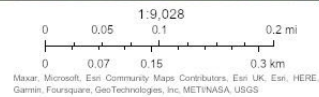
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E/WI/07



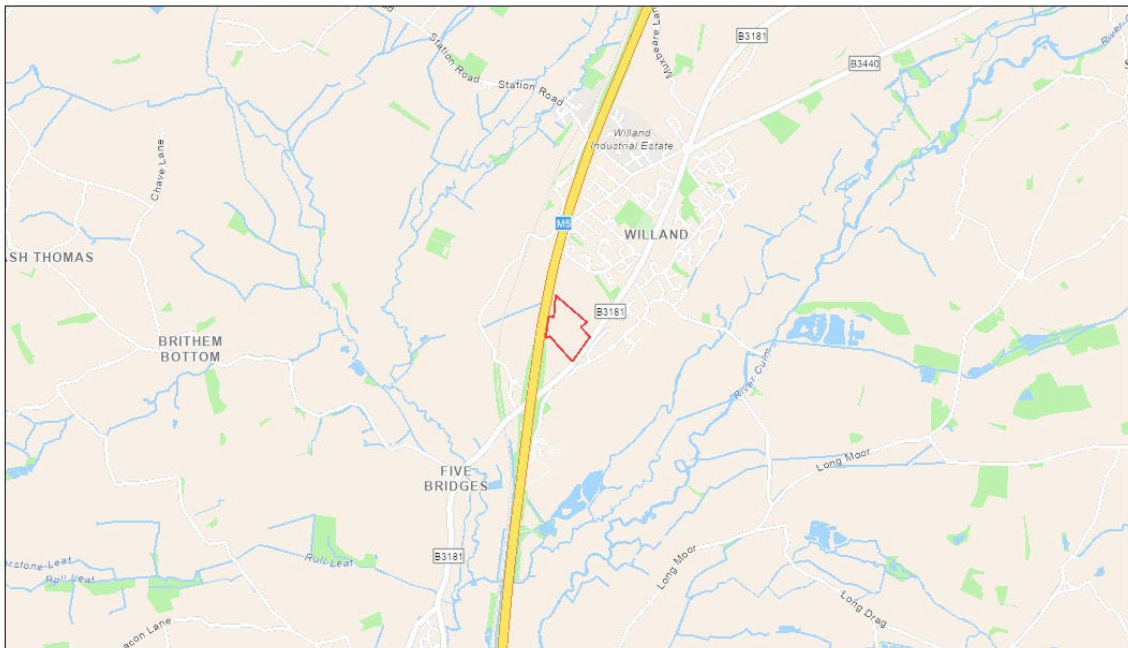
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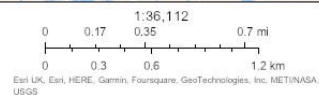
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**Parish:** Willand

**Site submitted for:** E/WI/07a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. E/WI/07b Residential institution, Mixed use

**Site description:** Very gently sloping greenfield, rising to the N. Set amidst farmland, the site lies to the south of Willand, outside the settlement boundary. It is flanked by the M5 to the W and the B3181 to the SE. The site comprises of agricultural land bordered by hedges with trees. Two small TPO areas form part of the SW boundary and another one abuts the eastern border. Legally protected otters have been recorded on site and the site falls within a Great Crested Newt Consultation Zone. C/TIV/08 adjoins the SW boundary. The land is subject to covenants and 3<sup>rd</sup> party rights regarding pipework. This may need to be investigated further. The site has one landowner. The site has a historic planning application for 259 dwellings which was refused and dismissed at appeal (16/01811/MOUT) based on the current planning policies at the time for reasons including its location outside of the settlement boundary and impact on congestion and air quality as well as traffic at J28 and insufficient mitigation and funding. The HELAA Panel assessed the site to be achievable for residential development provided the constraints of the site can be overcome but not achievable for a residential institution. DCC Social Care identifies that rural sites such as Willand they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities.

***E/WI/07a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people***

**Site Area:** Whole 4.81ha | Gross 4.81ha | Net 2.89ha

**Max Yield:** 101

**Min Yield:** 58

**Promoter Yield:** 100

**HELAA Assessed Yield:** 79 (Mid Yield)

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Greenfield

**Access:** The site adjoins the B3181. Devon County identify that a pedestrian/cycleway connection to the existing development would be required. Planning application 16/01811/MOUT was previously refused with DCC Highways raised concerns regarding the cumulative impact on development on congestion and air quality. These impacts would need to be mitigated to be acceptable. There is a

bus stop approx. 160m to the S and Tiverton Park railway station is 3.8km to the N. Services and facilities provided within the centre of Willand <1.6km N. In the latest update from the promoter access from the approximate location of the existing field gate is suggested with opportunities to connect into the planned infrastructure at Fox Mill Gardens site.

**Natural Environment:** Legally protected species (otters) on site. The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Two small TPO areas form part of the SW boundary and another one abuts the eastern border. Devon County ecology specialists identify the site as an Arable rotation field with hedges, hedgerow trees and adjacent to woodland along the M5 corridor. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is low strategic ecological importance. Suggested mitigation includes protection and enhancement of hedges, margins, trees, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify some potential for prehistoric and/or Romano-British archaeology suggested by a find of a Neolithic axe and a settlement enclosure to the SE. Any proposal will require a staged programme of archaeological work as mitigation. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is low-medium. Bordered by development to the east and the M5 to the west, the site is set amidst a gently rolling landscape consistent with LCT3E. The site is located on the SW edge of Willand and consists of a very gently sloping arable field bordered by hedges and trees. Growth within this area would be consistent with the existing patchwork pattern of development. The topography and existing boundary vegetation limit views to low-lying distant hills in the west, which could be valued locally. Housing development of limited height (1-2 storey) would relate better to this part of the village than larger buildings, as the site forms part of the setting of Willand, when approached from the south/west.

**Health and Safety related constraints:** The site is located between the B3181 and <15m from the M5, potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be ALC Grade 3b. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping, rising towards the N (3.5% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (240m N), recreation ground (800m NE), allotments (1km NE), and cemetery (800m E).

**Potential Constraints to Delivery:** Access. 3<sup>rd</sup> party rights. Legally protected species. TPO on site. Potential archaeological impact. Education infrastructure. Proximity to M5. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	33	-	-	-
Max	25	50	26	-	-
Promoter	25	50	25	-	-
HELAA	25	50	4	-	-

**E/WI/07b Residential institution****Site Area:** Whole 4.81ha | Gross 4.81ha | Net 2.89ha**Min/Max Yield:** 28,860 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield

**Access:** The site adjoins the B3181. Devon County identify that a pedestrian/cycleway connection to the existing development would be required. Planning application 16/01811/MOUT was previously refused with DCC Highways raised concerns regarding the cumulative impact on development on congestion and air quality. These impacts would need to be mitigated to be acceptable. There is a bus stop approx. 160m to the S and Tiverton Park railway station is 3.8km to the N. Services and facilities provided within the centre of Willand <1.6km N. In the latest update from the promoter access from the approximate location of the existing field gate is suggested with opportunities to connect into the planned infrastructure at Fox Mill Gardens site.

**Natural Environment:** Legally protected species (otters) on site. The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Two small TPO areas form part of the SW boundary and another one abuts the eastern border. Devon County ecology specialists identify the site as an Arable rotation field with hedges, hedgerow trees and adjacent to woodland along the M5 corridor. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is low strategic ecological importance. Suggested mitigation includes protection and enhancement of hedges, margins, trees, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify some potential for prehistoric and/or Romano-British archaeology suggested by a find of a Neolithic axe and a settlement enclosure to the SE. Any proposal will require a staged programme of archaeological work as

mitigation. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium. Bordered by development to the east and the M5 to the west, the site is set amidst a gently rolling landscape consistent with LCT3E. The site is located on the SW edge of Willand and consists of a very gently sloping arable field bordered by hedges and trees. Growth within this area would be consistent with the existing patchwork pattern of development. The topography and existing boundary vegetation limit views to low-lying distant hills in the west, which could be valued locally. Small scale employment development would relate better to this part of the village than larger buildings, as the site forms part of the setting of Willand, when approached from the south/west.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. The site is located between the B3181 and <15m from the M5, potential for noise and air pollution impacts.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be ALC Grade 3b. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising towards the N (3.5% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (240m N), recreation ground (800m NE), allotments (1km NE), and cemetery (800m E).

**Economic Development:** MDDC economic specialists suggest that the site is not an appropriate location for commercial development, due to its proximity to existing residential development, and access via either Willand village or Cullompton. Specialists expressed a preference for all major commercial use to be focused north of Willand village. DCC Social Care identifies that rural sites such as Willand they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities.

**Potential Constraints to Delivery:** Access. 3<sup>rd</sup> party rights. Legally protected species. TPO on site. Potential archaeological impact. Proximity to M5. Potential landscape impact. Assessment of groundwater risk and surface water flow. Noise and air pollution assessment. Economic development comments.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** No build out rate provided as site is considered unachievable.

**Settlement: Willand**

**Site Reference and Name: E/WI/08 Land adj Four Crosses Way**

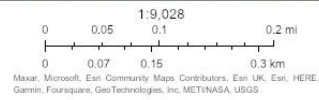
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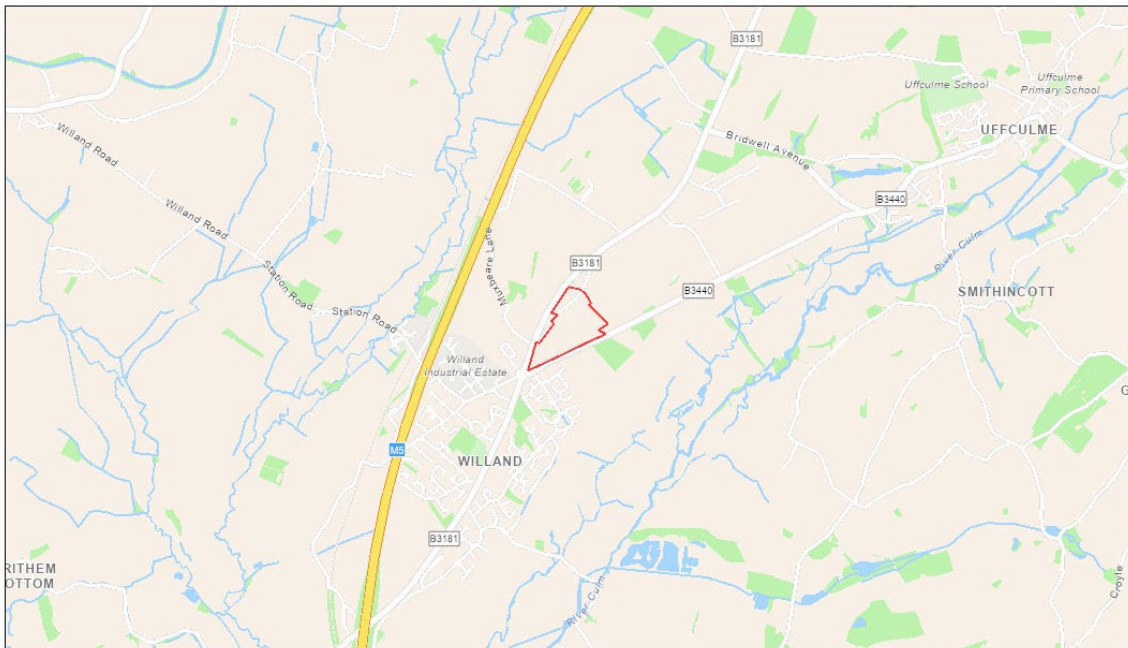
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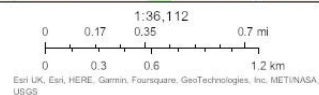
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**Parish:** Halberton (2.8ha N/NE), Willand (6.61ha remainder of site)

**Site Area:** Whole 9.41ha | Gross 9.41ha | Net 5.65ha

**Site submitted for:** Homes for sale, affordable homes, custom and self-build homes, homes for older people

**Max Yield:** 198

**Min Yield:** 113

**Promoter Yield:** 150 – 250 (Mid point 200)

**HELAA Assessed Yield:** 155 mid point yield

**Site description:** Greenfield, very gently sloping down towards the SE. The site lies to the N of Willand, just beyond the settlement boundary. It is flanked by the B3440 (Uffculme Road) and the B3181. The site borders farmland, an industrial estate, residential development, a depot, and a solar farm. Comprising of several agricultural fields bordered by hedges and trees, the NW corner of the site is split by a service road that leads NE from a depot to Culm Vale House (SW). The SW corner of the site (0.94ha) falls within a Great Crested Newt Consultation Zone. E/WI/03 is opposite the site (S) on Uffculme Road; E/WI/09 and E/WI/10 is to the W and NW of the B3181. The site has one landowner. In the latest update from the site promoter two submissions were received due to separate title numbers but it was noted that the whole site is in the same ownership and could come forward as a whole. The HELAA Panel assessed this site as achievable as it is relatively flat and has potential for access from two directions.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** The site is on the northern outskirts of Willand. The site is bordered by the B3440 (Uffculme Road), the B3181, and an unclassified access road off the B3181. Devon County Highways note that a pedestrian/cycleway connection to the existing development would be required. On this basis, DCC specialists suggest that this could be an acceptable site for housing. The nearest bus stop is located at the SW corner of the site, on Uffculme Road. Tiverton Parkway railway station is approx. 2.1km to the N. Local services and facilities are within 800m walking distance to the S.

**Natural Environment:** An area of Priority Habitat lies <20m to the SE, on the opposite side of Uffculme Road. Beavers are present in catchment. Devon County ecology specialists identify the site as arable rotation fields with hedges and hedgerow trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines.

Hedges and grassland may provide bat foraging habitat. Site is within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensation for losses. Licences may be required if offence cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has potential for prehistoric archaeology, indicated by finds from the W side of Four Ways Cross. Specialists identify the need for a pre-determination programme of archaeological assessment and evaluation. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is low-medium. Set within a gently rolling landscape consistent with LCT3E, the site comprises of very gently sloping agricultural fields bordered by trees and low hedges, a solar park, and development on two sides. The site feels relatively enclosed, separated from the wider landscape, but visually prominent from the adjoining Uffculme Road. Lack of distinctive landmarks or memorable views. Located on the northern edge of Willand, development would form a northern expansion which could still relate well to the existing patchwork settlement pattern and to the existing built form and landscape character. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** The site is located between the B3181 and B3440, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be predominantly Grade 3a ALC, with some very marginal areas along the NW boundary and along the lane running through the northern section of the site classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021)

identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping down towards the SE (3.7% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area and recreation ground (800m SW), allotments (400 W), and cemetery (1.3km S).

**Potential Constraints to Delivery:** Archaeological potential. Education infrastructure. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. Air quality buffer zone.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 4 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	38	-	-
Max	25	50	50	50	23
Promoter	25	50	50	50	25
HELAA	25	50	50	50	-

**Settlement: Willand**

**Site Reference and Name: E/WI/09 Land north of Waterloo Inn**

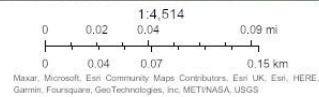
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E/WI/09



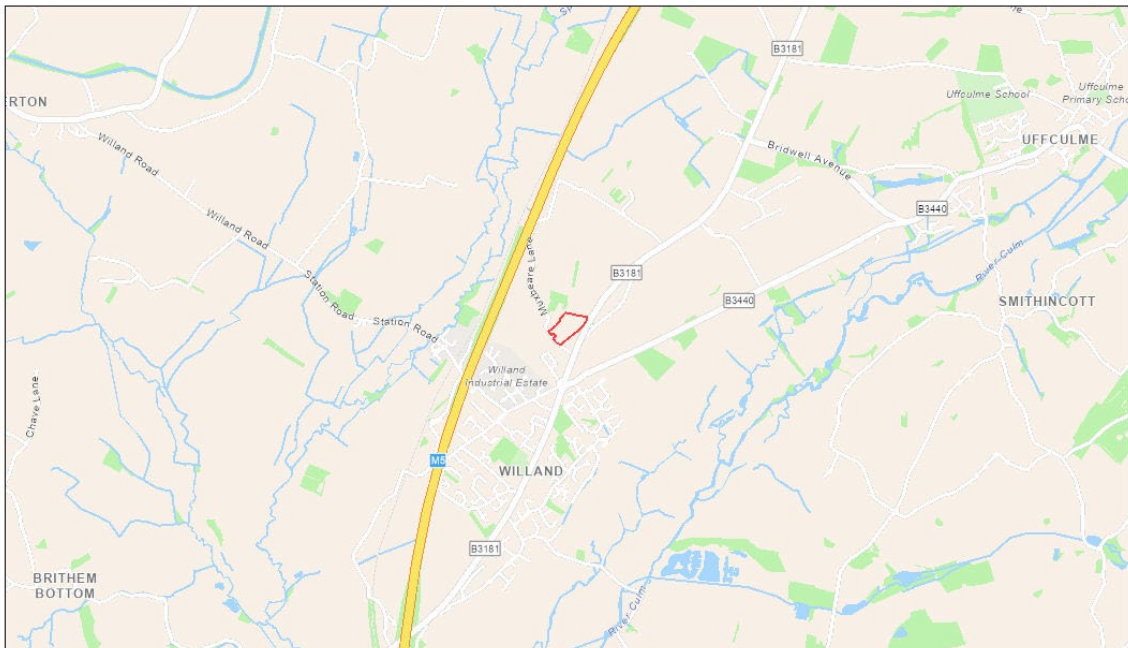
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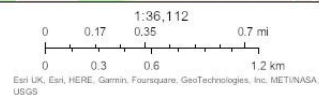
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**Parish:** Halberton

**Site Area:** Whole 2.03ha | Gross 2.03ha | Net 1.22ha

**Site submitted for:** Homes for sale, affordable homes, custom and self-build homes, homes for older people

**Max Yield:** 43

**Min Yield:** 24

**Promoter Yield:** 30 – 50 (Mid point 40)

**HELAA Assessed Yield:** None

**Site description:** Nearly level greenfield. The site is located to the N of Willand, adjoining the settlement boundary along the site's SW and SE borders. It neighbours farmland and the Mid Devon Business Park. The SW boundary abuts Muxbeare Lane and the NE border is <15m from the B3181. The M5 is located <400m to the W. It comprises of an agricultural field bordered by trees and hedges. E/WI/10 adjoins the N boundary, E/WI/16 adjoins the site to the S and E/WI/08 is opposite the site on the B3181. The site has one landowner. The HELAA Panel has assessed this site as unachievable for residential development due to the constraints of the site including its location in proximity to the industrial estate. It is more suitable for employment development.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield

**Access:** The site adjoins Muxbeare Lane, an unclassified road. Devon County Highways identify that a pedestrian/cycleway connection would be required to existing development. Mitigation works to the existing roundabout (S) may be required. The access road to this land is narrow and would require widening for the short distance to the services. The closest bus stop is 360m (SE) walking distance and Tiverton Parkway railway station is approx. 2.3km to the N. Local services and facilities are within 800m walking distance to the S. In the latest update from the promoter it was identified that the adjacent land to the East is within 3<sup>rd</sup> party ownership and discussions have taken about shared infrastructure and access provisions. Discussions have also taken place with land to the south

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (dormice) and a TPO area approx. 150m from the E border. Devon County ecologists identify the site as arable/improved grassland with hedges and hedgerow trees. Existing records search or site visit required to confirm whether of botanical interest. The orchard to the N of the site (<10m) is mapped as Priority Habitat. The surrounding hedges and hedgerow trees could support protected and priority species such as dormice, reptiles, hedgehogs

and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** Devon County archaeology specialists have identified that the area includes a site of shrunken medieval settlement. There is also evidence of prehistoric settlement from work at Four Ways Cross to the W. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers identify that the small rural lane to the south of this site is part of the approach to Braddons Farmhouse. Despite development to the south, which not accessed from this lane, there is still a significance in this approach to the building. Suggested mitigation includes setting buildings back from the rural lane and providing access from the B road. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is low-medium. The site is set within a gently rolling agricultural landscape consistent with LCT3E. It consists of a nearly level agricultural field screened by tall hedges and trees which contribute positively to the rural character of the landscape. The topography and existing boundary vegetation limit views to low-lying distant hills to the west. Located on the northern edge of Willand, development would relate well to the existing patchwork settlement form. Neighbouring development is a mixture of large, modern steel framed warehouses which are partially screened by trees, farm buildings, an older dwelling and pub constructed in the local vernacular. Housing designed to a high standard could relate well to the character of the older buildings. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** The M5 is located <400m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. Industrial estate adjoins the site.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be predominantly Grade 3a ALC, with some very marginal areas along the W boundary of the site classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level (1.9% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area and recreation ground (800m SW), allotments (400m W), and cemetery (1.3km S).

**Potential Constraints to Delivery:** Access. Heritage and Archaeological potential. Education infrastructure. Proximity to the M5. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. Proximity to industrial estate. Grade 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** As the HELAA Panel consider the site as unachievable no build out is considered.

**Settlement: Willand**

**Site Reference and Name: E/WI/10 Pitt Farm (West)**

**Customer Reference Number: ai13kzx**

E/WI/10



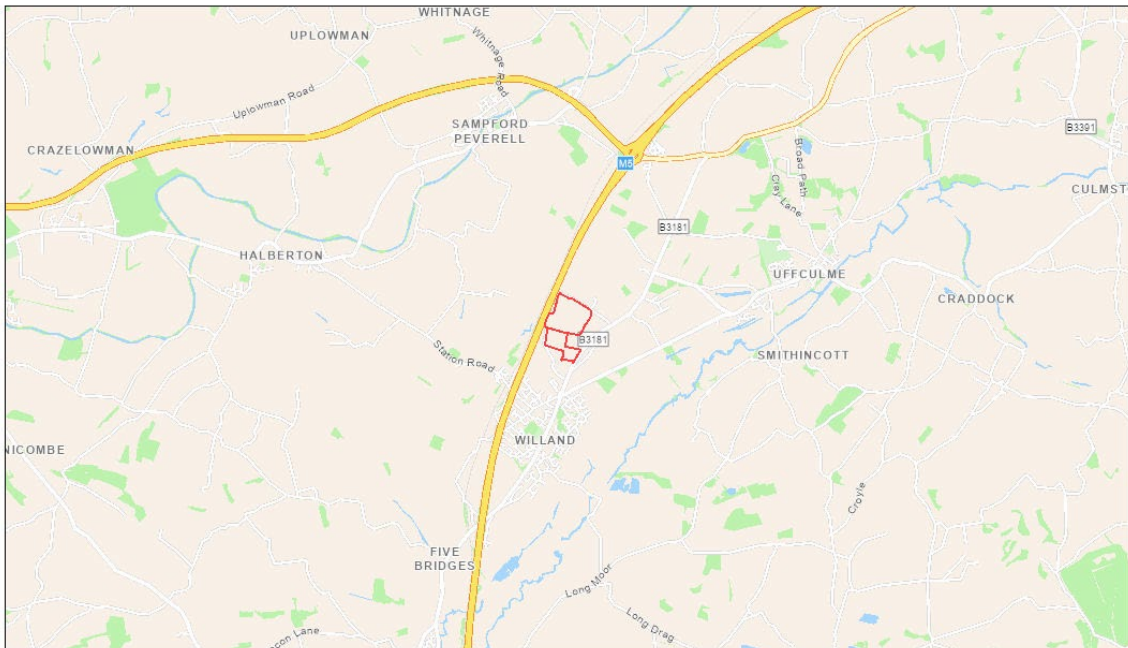
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E/WI/10



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**Parish:** Halberton

**Site submitted for:** E/WI/10a Homes for sale. E/WI/10b Office, industrial / warehouse, mixed use

**Site description:** Very gently sloping greenfield, rising to the E. The site lies to the N of Willand, outside of the settlement boundary. Set amidst farmland, it is situated between the M5 (W) and the B3181 (E). The site comprises of five fields, separated by high hedges and trees. An unclassified road, Muxbeare Lane borders the site to the N and W. Braddons Farmhouse, a grade II listed building is <100m from the S boundary. A mast lies just beyond the S boundary. The title deed includes a covenant restricting access to the B3181 and 3rd party rights regarding pipework. These may need to be investigated further. E/WI/09 adjoins the S boundary, E/WI/12 the E border. E/WI/08 is opposite (E) on the B3181 and the site lies <10m NE of E/WI/15 on Muxbeare Lane. The promoter states that the site is well served by existing utility networks and that no utilities infrastructure exists within the site which would represent a constraint to development. In the latest update from a promoter there has been a change in landownership with the two southern fields of the site area promoted separately, however the whole site still remains available and therefore has been assessed as part of this report. The HELAA Panel assessed the site as not achievable for residential development due to the separation from Willand and being too fragmented. The Panel concluded that the site would be achievable and preferable for commercial use provided the constraints of the site can be overcome of which DCC commented that the size of the site would require significant traffic management scheme.

### **E/WI/10a Homes for sale**

**Site Area:** Whole 22.04ha | Gross 22.04ha | Net 13.22ha

**Max Yield:** 463

**Min Yield:** 264

**Promoter Yield:** 400 – 500 (Mid point 450)

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** The site is partially bordered to the W by a National Cycle Route. Devon County Highways identifies that access to the site would be from a Classified B road (the B3181). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The nearest bus stop is 800m to the S on

Uffculme Road. Tiverton Parkway railway station is 1.7km to the N. Local services and facilities are 1.6km to the S. The promoter states that access to the B3181 would take the form of a priority junction with right turn ghost island arrangement. They state that pedestrian access could be provided from a range of locations including Muxbeare Lane and the B3181. The promoters propose construction of a new footpath, extending along the western verge of the B3181 to the Halfway House Public House.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Natural England specialists identify a traditional orchard Priority Habitat adjacent to the site. This area of orchard (by neighbouring Braddons Farmhouse to the S) has also been designated as Core Nature Area for grassland. Devon County ecologists identify the site as arable/improved grassland. Existing records search or site visit required to confirm whether of botanical interest. Hedges with hedgerow trees both border and divide the site. The surrounding hedges and hedgerow trees could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. There is a low risk of flooding from surface water along the NW and SW borders (approx. 0.05ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has high archaeological potential. There is a deserted medieval settlement adjoining to the S, a prehistoric and/or Romano-British settlement site to the E, and a prehistoric settlement at Four Ways Cross to the S. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers identify that the site borders land around the Grade II listed Braddons Farmhouse to the S. The farmland around the farmhouse may well have significance to the farm in terms of prior ownership and a farmhouse needs some space around it to reflect its historic use. The farmhouse appears well screened from the N and may well be to the E. Suggested mitigation may include avoiding development near the boundary, depending on context. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is medium. The site is set within a gently rolling agricultural landscape consistent with LCT3E. It consists of several very gently sloping agricultural fields enclosed by trees and hedges, which are higher along the southern boundary. Views into site from lanes adjoining the western and northern boundaries, which could be valued by dog walkers and other pedestrians. The topography and existing boundary vegetation limit views beyond the site but glimpses of distant hills. Strong rural character, possible sense of remoteness, despite the proximity of the M5. Located to the north of Willand, the site is separated from the village by a field. Limited development borders the site to the north and south. Development of the site would create an annex to the existing settlement. The southern part of the site falls within the setting of a grade II listed farmhouse; the layout and design of development would need to respect this. There is a need for further assessment to identify evidence of local landscape value and to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** The M5 is located <20m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. The promoter has commissioned an Acoustic Report that identifies that daytime (07:00-23:00) noise levels vary between medium and medium/high risk, and that the majority of the site is medium/high risk between 23:00-07:00 with some areas closer to either the M5 or the B3181 classed as high risk. The Acoustic Report concludes that these noise levels do not preclude development on the site as through appropriate offsetting, orientation, garden boundary treatments, and improved glazing and ventilation, noise levels can be reduced to an acceptable level in terms of relevant guidance. 11KV electric overhead line crosses the site to the East.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be predominantly Grade 3a ALC (17.4ha), with 3.6ha of Grade 3b to the NW of the site and some marginal areas along the boundaries of the site classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping, rising to the E (4.2% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area, recreation ground, and allotments (1km S), cemetery (1.6km S).

**Potential Constraints to Delivery:** Restrictive access covenant. 3<sup>rd</sup> party rights. Access. Grade 3a ALC. Archaeological potential. Heritage impact. Education infrastructure. Potential landscape impact. Proximity to the M5. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. 11KV electric overhead line

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** As the HELAA Panel consider the site as unachievable no build out is provided.

**E/WI/10b Office, industrial / warehouse, mixed use****Site Area:** Whole 22.04ha | Gross 22.04ha | Net 5.51 to 17.63ha**Max Yield:** 176,320 sqm**Min Yield:** 55,100 sqm**HELAA Assessed Yield:** 55,100 – 176,320 sqm (Mid Yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield

**Access:** The site is partially bordered to the W by a National Cycle Route. Devon County Highways identifies that access to the site would be from a Classified B road (the B3181). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The nearest bus stop is 800m to the S on Uffculme Road. Tiverton Parkway railway station is 1.7km to the N. Local services and facilities are 1.6km to the S. The promoter states that access to the B3181 would take the form of a priority junction with right turn ghost island arrangement. They state that pedestrian access could be provided from a range of locations including Muxbeare Lane and the B3181. The promoters propose construction of a new footpath, extending along the western verge of the B3181 to the Halfway House Public House.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Natural England specialists identify a traditional orchard Priority Habitat adjacent to the site. This area of orchard (by neighbouring Braddons Farmhouse to the S) has also been designated as Core Nature Area for grassland. Devon County ecologists identify the site as arable/improved grassland. Existing records search or site visit required to confirm whether of botanical interest. Hedges with hedgerow trees both border and divide the site. The surrounding hedges and hedgerow trees could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. There is a low risk of flooding from surface water along the NW and SW borders (approx. 0.05ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk

needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has high archaeological potential. There is a deserted medieval settlement adjoining to the S, a prehistoric and/or Romano-British settlement site to the E, and a prehistoric settlement at Four Ways Cross to the S. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers identify that the site borders land around the Grade II listed Braddons Farmhouse to the S. The farmland around the farmhouse may well have significance to the farm in terms of prior ownership and a farmhouse needs some space around it to reflect its historic use. The farmhouse appears well screened from the N and may well be to the E. Suggested mitigation may include avoiding development near the boundary, depending on context. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park. Boundary treatments should be soft-edged, in keeping with the rural character of the area.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. The site is set within a gently rolling agricultural landscape consistent with LCT3E. It consists of several very gently sloping agricultural fields enclosed by trees and hedges, which are higher along the southern boundary. Views into site from lanes adjoining the western and northern boundaries, which could be valued by dog walkers and other pedestrians. The topography and existing boundary vegetation limit views beyond the site but glimpses of distant hills. Strong rural character, possible sense of remoteness, despite the proximity of the M5. Located to the north of Willand, the site is separated from the village by a field. Limited development borders the site to the north and south. Development of the site would create an annex to the existing settlement. The southern part of the site falls within the setting of a grade II listed farmhouse; the layout and design of development would need to respect this. There is a need for further assessment to identify evidence of local landscape value and to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the East.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be predominantly Grade 3a ALC (17.4ha), with 3.6ha of Grade 3b to the NW of the site and some marginal areas along the boundaries of the site classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising to the E (4.2% slope percentage)

**Economic Development:** MDDC economic specialists identify that the site is suitable for offices, light or general industrial use, storage and distribution. The site has good transport links to Junction 27 of the M5, and is adjacent to the Mid Devon Business Park. Mitigation suggested includes improvements to the Waterloo Cross roundabout.

**Potential Constraints to Delivery:** Restrictive access covenant. 3<sup>rd</sup> party rights. Access. Grade 3a ALC. Archaeological potential. Heritage impact. Potential landscape impact. Assessment of groundwater risk and surface water flow. Proximity to the M5. Noise and air pollution assessments. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Willand**

**Site Reference and Name: E/WI/11 Land at Braddons Farm House**

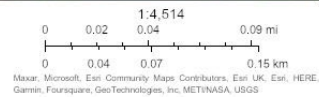
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E/WI/11



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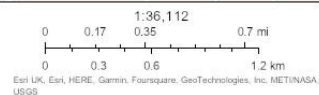
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**Parish:** Halberton

**Site submitted for:** E/WI/11 Employment.

**Site description:** Greenfield. The site lies to the N of Willand, and is outside the settlement boundary. Set amidst farmland, the site is flanked by the B3181 to the E. The M5 lies <800m to the W. The site comprises of a very gently sloping field, rising to the E. It is bordered trees and hedges. Three agricultural buildings are currently located within the northern part of the site. There is a mast in the NW corner. E/WI/12 adjoins the N boundary; E/WI/10 the N, W and S borders. E/WI/08 lies 35m to the SE on the B3181. In the latest update from the promoter the site ownership has changed and is now in single landownership and the latest uses of the site are now only available for industrial/warehouse development. There is also a range of site history with part of the site developed (21/00177/PNCOU, 21/01123/FULL, 21/01520/FULL) or consented to be developed (24/00271/FULL), the promoter identifies the remainder of the site can be developed via new access consented under 24/00271/FULL. The HELAA Panel considers the site may be achievable if considered in conjunction with other sites in the area.

### **E/WI/11b Employment**

**Site Area:** Whole 3.74ha | Gross 3.74ha | Net 0.94 to 2.99ha

**Max Yield:** 29,920 sqm

**Min Yield:** 9,350 sqm

**HELAA Assessed Yield:** 9,350-29,920 sqm (Mid point yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** Devon County Highways identifies that access would be from a Classified B road (the B3181). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The nearest bus stop is 485m to the S on the Uffculme Road. Tiverton Parkway railway station is 2km to the N. Local services and facilities are 1.6km to the S. In the latest update from the promoter it is suggested that the remainder of the site can be developed via new access consented under 24/00271/FULL.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. An area of Priority Habitat lies 50m from the SW boundary. Devon County ecology specialists identify that the site appears to be permanent grassland. Existing records search or site visit required to confirm whether of botanical interest. Hedges and hedgerow trees / wide belt of

trees lies along the site boundaries. A visual inspection of the agricultural buildings should be undertaken prior to development to assess potential for a significant bat roost. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site requires a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers suggest that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium. The site is set within a gently rolling agricultural landscape consistent with LCT3E. It consists of a very gently sloping agricultural field containing farm buildings within the northern part. Wide belts of trees, hedges and hedgerow trees enclose the site, restricting views. Located to the north of Willand, the site is isolated from the village. Limited employment development occurs to the east, on the opposite side of the B3181. Larger, modern steel framed buildings could relate well to the existing built form.

**Health and Safety related constraints:** Proximity to M5 possible noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the East.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site as Grade 3a (2.3ha) with the remainder of the site classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising to the E (4.2% slope percentage)

**Economic Development:** MDDC economic specialists identify that the site is suitable for offices, light or general industrial use, storage and distribution. It has good transport links to Junction 27 of the M5, and is adjacent to the Mid Devon Business Park. Mitigation would require improvements to Waterloo Cross roundabout.

**Potential Constraints to Delivery:** Access. Archaeological potential. Potential landscape impact. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Noise and air quality assessments. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years.

**Settlement: Willand**

**Site Reference and Name: E/WI/12 Land South of Pitt Farm**

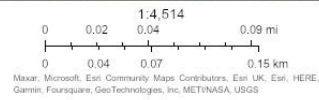
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E/WI/12



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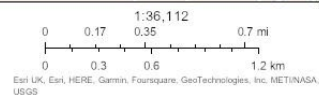
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E/WI/12



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**Parish:** Halberton

**Site submitted for:** E/WI/12a Homes for sale, affordable homes, custom and self-build homes, homes for older people. E/WI/12b Mixed use (employment).

**Site description:** Greenfield. The site lies to the N of Willand and <450m E of the M5. Set amidst farmland, it is flanked by the B3181 to the E and Muxbeare Lane to the N. A depot is located to the E of Muxbeare Lane. The site comprises of very gently sloping agricultural land. It is bordered by trees and hedges on three sides (N, W and S) and currently by agricultural buildings outside of the S border. E/WI/10 adjoins the E border; E/WI/11 the S boundary. E/WI/15 lies <15m N of Muxbeare Lane. The site has one landowner. The HELAA Panel consider the site may be achievable for residential and commercial if considered in conjunction with other sites in the area.

***E/WI/12a Homes for sale, affordable homes, custom and self-build homes, homes for older people***

**Site Area:** Whole 5.06ha | Gross 5.06ha | Net 3.04ha

**Max Yield:** 106

**Min Yield:** 61

**Promoter Yield:** 50 – 80 (Mid point 65)

**HELAA Assessed Yield:** 83 (Mid point yield)

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Greenfield

**Access:** Devon County Highways identify that the site would be accessed from a classified B road (the B3181). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The nearest bus stop is 800m to the S on Uffculme Road. Tiverton Parkway railway station is 1.8km to the N. Local services and facilities are 1.6km S.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. DCC ecology specialists identifies the site as arable/improved grassland. Existing records search or site visit required to confirm whether of botanical interest. Hedges with hedgerow trees border the site. The surrounding hedges and hedgerow trees could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological

importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. There is a medium-high risk of flooding from surface water within the western section (approx. 0.05ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential with a prehistoric and/or Romano-British farmstead enclosure just to the S. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is medium-high. The site is set within a gently rolling agricultural landscape consistent with LCT3E. The site is positioned on a hilltop and consists of a nearly level agricultural field enclosed on three sides by hedges/hedgerows, and the B3181 to the east. Views across the site from the B3181 enforce the rural character but views are otherwise limited to distant hills to the south and west, glimpsed through the boundary vegetation. Distant views of the site are possible but are unlikely to be prominent. Located to the north of Willand, the site is separated from the village. Development of this site for housing in isolation would create a dispersed or fragmented settlement.

**Health and Safety related constraints:** The M5 is located <450m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the SW.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be Grade 3a ALC with some marginal areas along the eastern boundaries classed as 'Other' ALC. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping (4.2% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area and recreation ground (1.1km S), and allotments (1km SW), cemetery (1.6km S).

**Potential Constraints to Delivery:** Access. Archaeological potential. Education infrastructure. Proximity to the M5. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. Landscape impacts and separation from settlement. 11KV electric overhead line

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	36	-	-	-
Max	25	50	31	-	-
Promoter	25	40	-	-	-
HELAA	25	50	8	-	-

**E/WI/12b Mixed use (employment)****Site Area:** Whole 5.06ha | Gross 5.06ha | Net 1.27 to 4.05ha**Max Yield:** 40,480 sqm**Min Yield:** 12,650 sqm**HELAA Assessed Yield:** 12,650 – 40, 480sqm (Mid point yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield

**Access:** Devon County Highways identify that the site would be accessed from a classified B road (the B3181). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The nearest bus stop is 800m to the S on Uffculme Road. Tiverton Parkway railway station is 1.8km to the N. Local services and facilities are 1.6km S.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. DCC ecology specialists identifies the site as arable/improved grassland. Existing records search or site visit required to confirm whether of botanical interest. Hedges with hedgerow trees border the site. The surrounding hedges and hedgerow trees could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. There is a medium-high risk of flooding from surface water within the western section (approx. 0.05ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential with a prehistoric and/or Romano-British farmstead enclosure just to the S. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. The site is set within a gently rolling agricultural landscape consistent with LCT3E. The site is positioned on a hilltop and consists of a nearly level agricultural field enclosed on three sides by hedges/hedgerows, and the B3181 to the east. Views across the site from the B3181 enforce the rural character but views are otherwise limited to distant hills to the south and west, glimpsed through the boundary vegetation. Distant views of the site are possible but are unlikely to be prominent. Located to the north of Willand, the site is separated from the village. Development of this site in isolation would create a dispersed or fragmented settlement. Limited employment development occurs to the north, and on the opposite side of the B3181 to the southeast. Larger, modern steel framed buildings could relate well to the existing built form.

**Health and Safety related constraints:** The M5 is located <450m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the SW.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be Grade 3a ALC with some marginal areas along the eastern boundaries classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping (4.2% slope percentage)

**Economic Development:** MDDC economic specialists identify that the site is suitable for offices, light or general industrial use, storage and distribution. It has good transport links to Junction 27 of the M5, and is adjacent to the Mid Devon Business Park. Mitigation would require improvements to Waterloo Cross roundabout.

**Potential Constraints to Delivery:** Access. Archaeological potential. Proximity to the M5. Potential landscape impact and separation from settlement. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Willand**

**Site Reference and Name: E/WI/13 Land south of Hitchcocks Business Park**

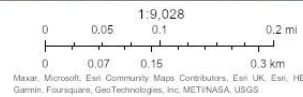
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E/WI/13



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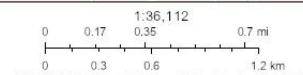
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E/WI/13



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**Parish:** Halberton

**Site submitted for:** E/WI/13a Homes for sale, affordable homes, custom and self-build homes, homes for older people. E/WI/13b Industrial / warehouse, mixed use.

**Site description:** Greenfield. The site is located to the N of Willand, beyond the settlement boundary. The M5 lies <725m to the W. It is flanked by the B3181 to the NW, Hitchcocks Lane to the NE, and the B3440 (Uffculme Road) to the S. Set amidst farmland, the site is neighboured by Hitchcocks Business Park to the NE and a solar farm to the W. It comprises of five very gently sloping agricultural fields, which rise to the NW. The fields are bordered by hedges and trees, with several mature trees within the fields. An agricultural building is currently located within the southern part of the site. A row of telegraph poles runs N to S within the site, and along the southern boundary. A patch of contaminated land (0.04ha) lies <15m from the S border. E/UF/08 lies <20m to the E on an unclassified road; E/J27/06 and E/WI/12 opposite (NW) on the B3181. The site has one landowner. The HELAA Panel has assessed this site as unachievable for residential due to its proximity to Hitchcock Business Park and distance from the main village, neither is it suitable for sheltered housing and most forms of specialist accommodation for older persons due to the distance to a town centre with the necessary services needed to support retirement accommodation. The site has potential for commercial use but in long term 10-15 years, however at the moment there are other more logical locations.

***E/WI/13a Homes for sale, affordable homes, custom and self-build homes, homes for older people***

**Site Area:** Whole 18.32ha | Gross 18.32ha | Net 10.99ha

**Max Yield:** 385

**Min Yield:** 220

**Promoter Yield:** 100 – 200 (Mid point 150)

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** DCC Highways identify that access would be from either the B3181 or the B3440 (Uffculme Road). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The closest train station is Tiverton Parkway approx. 1.8km N and the closest service and facilities are found to the South in Willand village approx. 1.4km S.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) approx. 100m from the E and S boundaries. Devon County ecology specialists identify the site to be arable rotation fields with hedges, hedgerow trees, and trees within the fields which may need to be protected. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and fields may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Any Ancient / Veteran trees on site would need to be protected and could influence site design. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. There is a medium-high risk of flooding from surface water within the SW section (approx. 0.2ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. Prehistoric features recorded to south at Langlands Farm. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is medium-high. The site is set within a semi-open, gently rolling landscape consistent with LCT3E. The site consists of several very gently sloping fields with a farm building within the southern part. The fields are enclosed by high hedges, hedgerows trees, and trees within the fields. Panoramic views across semi-open countryside are available from the B3181 along the northwest boundary. Isolated from any existing settlements, but located roughly midway between Willand to the south, and Uffculme to the east, the surrounding land use comprises of both agricultural and industrial development. Development of this site for housing would create a dispersed or fragmented settlement for either village. Development of the site would erode the separation of Willand and Uffculme. There is a need for further assessment to identify evidence of local landscape value and to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** The M5 is located <725m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site to the East.

**Soils and contamination:** A patch of contaminated land (0.04ha) lies within 15m of the S border. This is a former quarry site and is currently classed as 'unknown filled ground'. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site to be Grade 3a ALC (16.4ha) with 1.1ha in the SE corner of the site to be Grade 3b and marginal areas along the boundaries of the site to be classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping, rising to the NW (4.7% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area and recreation ground (1.1km S), allotments (1.1km SW), and cemetery (1.6km S)

**Potential Constraints to Delivery:** Access. Natural Environment. Archaeological potential. Education infrastructure. Potential landscape impact and separation from existing settlement. Proximity to the M5. Contaminated land <15m. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. 11KV electric overhead lines

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** As the HELAA Panel consider the site as unachievable for residential no build out is provided.

**E/WI/13b Industrial / warehouse, mixed use****Site Area:** Whole 18.32ha | Gross 18.32ha | Net 4.58–14.66ha**Max Yield:** 146,560 sqm**Min Yield:** 45,800 sqm**HELAA Assessed Yield:** 45,800-146,560 sqm (Mid Yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield

**Access:** DCC Highways identify that access would be from either the B3181 or the B3440 (Uffculme Road). A pedestrian/cycleway connection would be required. Significant traffic management may be required for the access, due to the proposed scale of development. The closest train station is Tiverton Parkway approx. 1.8km N and the closest service and facilities are found to the South in Willand village approx. 1.4km S.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) approx. 100m from the E and S boundaries. Devon County ecology specialists identify the site to be arable rotation fields with hedges, hedgerow trees, and trees within the fields which may need to be protected. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and fields may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Any Ancient / Veteran trees on site would need to be protected and could influence site design. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. There is a medium-high risk of flooding from surface water within the SW section (approx. 0.2ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. Prehistoric features recorded to south at Langlands Farm. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to

take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. The site is set within a semi-open, gently rolling landscape consistent with LCT3E. The site consists of several very gently sloping fields with a farm building within the southern part. The fields are enclosed by high hedges, hedgerows trees, and trees within the fields. Panoramic views across semi-open countryside are available from the B3181 along the northwest boundary. Isolated from any existing settlements, but located roughly midway between Willand to the south, and Uffculme to the east, the surrounding land use comprises of both agricultural and industrial development. Development of this site would create a dispersed or fragmented settlement for either village. Development of the site would erode the separation of Willand and Uffculme. Limited employment development occurs to the west, with significant employment use to the east. Larger, modern steel framed buildings could relate well to the existing built form. There is a need for further assessment to identify evidence of local landscape value and to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** The M5 is located <725m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site to the East.

**Soils and contamination:** A patch of contaminated land (0.04ha) lies within 15m of the S border. This is a former quarry site and is currently classed as 'unknown filled ground'. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site to be Grade 3a ALC (16.4ha) with 1.1ha in the SE corner of the site to be Grade 3b and marginal areas along the boundaries of the site to be classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising to the NW (4.7% slope percentage)

**Economic Delivery:** MDDC economic specialists note that a green buffer between Willand and Hitchcock's Business Park would be preferred.

**Potential Constraints to Delivery:** Access. Archaeological potential. Potential landscape impact and separation from existing settlement. Contaminated land <15m. Natural environment. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Noise and air pollution assessments. Economic development. 11KV electric overhead lines

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** The promoter has confirmed the site is available within the next 5 years. The build out rate could be delivered in 5 years or less however the HELAA Panel identify the use of this site for commercial would only be achievable in the long term of 10-15 years. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Willand**

**Site Reference and Name: E/WI/14 Land lying south of 3 Hillcrest, Willand Old Village**

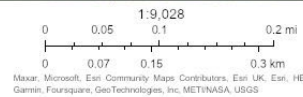
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E/WI/14



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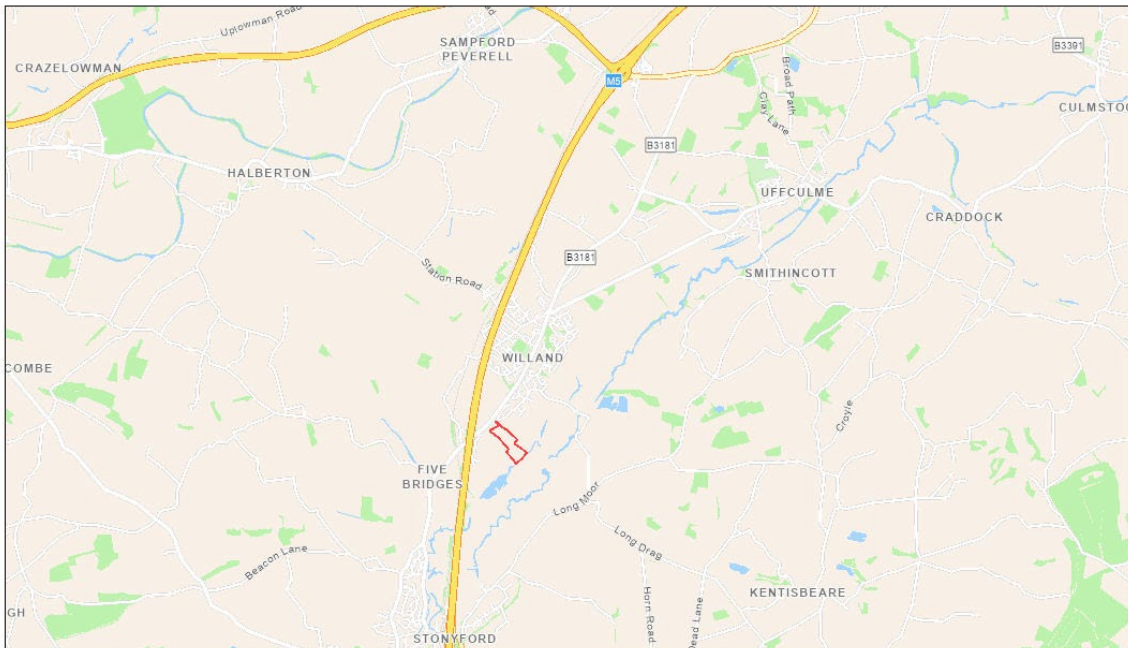
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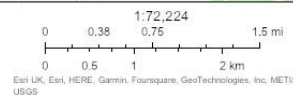
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E/WI/14



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**Parish:** Willand

**Site submitted for:** [E/WI/14a](#) Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. [E/WI/14b](#) Habitat creation / enhancement. [E/WI/14c](#) Plots to provide homes for Gypsies/Travellers/Travelling Showpeople. [E/WI/14d](#) Residential institution, mixed use. [E/WI/14e](#) Renewable energy.

**Site description:** Greenfield. The site lies to the south of Willand and is set amidst farmland. It is located <185m metres W of the M5 and is within the Great Crested Newt Consultation Zone. The site comprises of two very gently sloping agricultural fields, bordered by hedges and trees. A stream forms the S border. The site has a narrow frontage onto Willand Old Village road via a narrow lane. This lane falls within the settlement boundary, the remainder of the site falls outside of it. FZ2 (0.31ha) and FZ3 (0.18ha) on the S border. Also submitted for assessment, E/WI/04 borders the site to the E; E/WI/05 to the W. The promoter states that informal discussions have been held with these landowners. The HELAA Panel considered the site may be achievable if considered in conjunction with other sites in the area (E/WI/04 and E/WI/05). Therefore, there may be issues with multiple landownership when considering the other sites in the area in combination. The site would not be achievable for residential institution/mixed use due to its location. DCC Social Care identifies that rural sites such as Willand they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities. With regard to plots for Gypsies/Travellers/Travelling Showpeople DCC suggest one site which could accommodate up to 10 pitches. Possibly more with best practice site design. The site may also be considered for renewable energy and habitat creation/enhancement.

***[E/WI/14a](#) Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people***

**Site Area:** Whole 6.40ha | Gross 6.22ha | Net 3.73ha

**Max Yield:** 131

**Min Yield:** 75

**HELAA Assessed Yield:** 103

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** 0.18ha

**Stage B**

**Land Status:** Greenfield

**Access:** There is existing access to the site via a narrow lane off Willand Old Village road. DCC Highways identifies that access roads should be at least 4.8m wide to permit 2-way traffic unless

separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A pedestrian/cycleway connection would be required to existing development. The HELAA Panel suggested that access may be achievable if considered in conjunction with other sites in the area. Devon County Highway note that access would be via the B classified road which runs through the Willand Old Village. However, there may be issues with multiple landownership when considering the other sites in the area in combination. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of housing proposed. The closest train station is Tiverton Parkway approx. 4km N and the closest services and facilities are in Willand village just north of the site.

**Natural Environment:** Legally protected species (bats) recorded <25m from the NW boundary. A stream forms the S border. Beavers are present in catchment. Devon County ecology specialists identify that the site is permanent grassland surrounded by hedges with mature trees. A site visit is required prior to development to confirm whether of botanical interest and for veteran trees (with possible bat interest). The SE border is adjacent to the River Culm floodplain with probable coastal and floodplain grazing marsh Priority Habitat. This site appears to be above the floodplain and so no potential for loss of floodplain or loss of habitat that could be restored to floodplain grazing marsh. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site is within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat, pollution and impacts on the River Culm and floodplain, impacts on any bat roosts in trees and urban impacts (lighting, noise, cat predation, dogs, etc) on habitats and species. The part of the site buffering the floodplain is of medium strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Buffering the floodplain would be required. Licences may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ2 (0.31ha) and FZ3 (0.18ha) on the S border. The remainder of the site is within FZ1. High groundwater vulnerability. A stream forms the S border. The NPPF must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. The site is located just south of a prehistoric and/or Romano-British farmstead enclosure and associated field system. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to

be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is medium. The site is set within a gently rolling, agricultural landscape consistent with LCT3E, the landscape character changes briefly to farmed valley floors to the east (LCT3C). Bordered by development to the NW, the site consists of very gently sloping agricultural fields enclosed by hedges with mature trees. The eastern boundary is formed by a stream which is subject to flooding. Located on the southern edge of Willand, development of the site would form a departure from the existing N/S direction of the settlement pattern. The topography ensures that development would be subordinate to existing development and, along with existing boundary vegetation and reduces opportunities for long distant views or prominent skylines. Development within the westernmost field could relate well the existing built form and landscape character. Development of the western, lower slopes alone would substantially deviate from the existing settlement typology, introducing fragmentation. Housing development of limited height (1-2 storey) could relate well to the adjacent built form or settlement character. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** M5 located <185m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the N.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site to the South as Grade 3a ALC 5.2ha, with some of the site to the North Grade 2 ALC (1ha) and the remainder of the site to the north classed as 'Other' ALC. . Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping, rising to the NW (3.3% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (240m E), recreation ground (1km N), allotments (1.2km NE), and cemetery (800m E)

**Potential Constraints to Delivery:** Access achievable if considered alongside other sites submitted, therefore multiple land ownership consideration. Natural environment. Archaeological potential. Education infrastructure. Potential landscape impact. Proximity to the M5. Grade 2 and 3a ALC. Flood risk, water quality and drainage. Noise and air pollution assessments. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	-	-	-
Max	25	50	50	6	-
HELAA	25	50	28	-	-

**E/WI/14b Strategic habitat creation / enhancement****Site Area:** Whole 6.40ha | Gross 6.40ha | Net 6.40ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.18ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Greenfield**Access:** There is existing access to the site via a narrow lane off Willand Old Village Road.

**Natural Environment:** Legally protected species (bats) recorded <25m from the NW boundary. A stream forms the S border. Beavers are present in catchment. Devon County ecology specialists identify that the site is permanent grassland surrounded by hedges with mature trees. A site visit is required prior to development to confirm whether of botanical interest and for veteran trees (with possible bat interest). The SE border is adjacent to the River Culm floodplain with probable coastal and floodplain grazing marsh Priority Habitat. This site appears to be above the floodplain and so no potential for loss of floodplain or loss of habitat that could be restored to floodplain grazing marsh. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site is within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat, pollution and impacts on the River Culm and floodplain, impacts on any bat roosts in trees and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The part of the site buffering the floodplain is of medium strategic ecological importance and would provide Access to Nature. Suggested mitigation includes a site assessment as the Devon Nature Recovery Network Habitat Opportunity Map shows this site as possible lowland meadow / woodland.

**Flood Risk, Water Quality and Drainage:** FZ2 (0.31ha) and FZ3 (0.18ha) on the S border. The remainder of the site is within FZ1. High groundwater vulnerability. A stream forms the S border. The NPPF must be adhered and the sequential and exception tests used where necessary. High groundwater vulnerability.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. The site is located just south of a prehistoric and/or Romano-British farmstead enclosure and associated field system. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands.

**Health and Safety related constraints:** No health and safety constraints have been raised.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site to the South as Grade 3a ALC 5.2ha, with some of the site to the North Grade 2 ALC (1ha) and the remainder of the site to the north classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising to the NW (3.3% slope percentage)

**Potential Constraints to Delivery:** Archaeological potential. Grade 2 and 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** 1-5 years as promoter confirmed the site is available in the next 5 years.

**E/WI/14c Plots to provide homes for Gypsies/Travellers/Travelling Showpeople****Site Area:** Whole 6.40ha | Gross 5.93ha ha | Net 5.93ha**HELAA Assessed Yield:** 10 (DCC comments suggest one site which could accommodate up to 10 pitches. Possibly more with best practice site design)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 2 or 3b:** 0.18ha**Stage B****Land Status:** Greenfield

**Access:** There is existing access to the site via a narrow lane off Willand Old Village Road. DCC Highways identifies that access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A pedestrian/cycleway connection would be required to existing development. The HELAA Panel suggested that access may be achievable if considered in conjunction with other sites in the area. Devon County Highway note that access would be via the B classified road which runs through the Willand Old Village. However, there may be issues with multiple landownership when considering the other sites in the area in combination. On this basis, DCC specialists suggest that this could be an acceptable site for development. The closest train station is Tiverton Parkway approx. 4km N and the closest services and facilities are in Willand village just north of the site.

**Natural Environment:** Legally protected species (bats) recorded <25m from the NW boundary. A stream forms the S border. Beavers are present in catchment. Devon County ecology specialists identify that the site is permanent grassland surrounded by hedges with mature trees. A site visit is required prior to development to confirm whether of botanical interest and for veteran trees (with possible bat interest). The SE border is adjacent to the R. Culm floodplain with probable coastal and floodplain grazing marsh Priority Habitat. This site appears to be above the floodplain and so no potential for loss of floodplain or loss of habitat that could be restored to floodplain grazing marsh. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site is within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat, pollution and impacts on the River Culm and floodplain, impacts on any bat roosts in trees and urban impacts (lighting, noise, cat predation, dogs, etc) on habitats and species. The part of the site buffering the floodplain is of medium strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Buffering the floodplain would be required. Licences may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ2 (0.31ha) and FZ3 (0.18ha) on the S border. The remainder of the site is within FZ1. High groundwater vulnerability. A stream forms the S border.

The NPPF must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. The site is located just south of a prehistoric and/or Romano-British farmstead enclosure and associated field system. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to dwellings is medium. The site is set within a gently rolling, agricultural landscape consistent with LCT3E, the landscape character changes briefly to farmed valley floors to the east (LCT3C). Bordered by development to the NW, the site consists of very gently sloping agricultural fields enclosed by hedges with mature trees. The eastern boundary is formed by a stream which is subject to flooding. Located on the southern edge of Willand, development of the site would form a departure from the existing N/S direction of the settlement pattern. The topography ensures that development would be subordinate to existing development and, along with existing boundary vegetation, reduces opportunities for long distant views or prominent skylines. Development within the westernmost field could relate well the existing built form and landscape character. Development of the western, lower slopes alone would substantially deviate from the existing settlement typology, introducing fragmentation. Retention and enhancement of existing boundary vegetation would assist in screening vehicles and increase privacy for site dwellers. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** M5 located <185m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the N.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site to the South as Grade 3a ALC 5.2ha, with some of the site to the North Grade 2 ALC (1ha) and the remainder of the site to the north classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gently sloping, rising to the NW (3.3% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (240m E), recreation ground (1km N), allotments (1.2km NE), and cemetery (800m E)

**Potential Constraints to Delivery:** Access achievable if considered alongside other sites submitted, therefore multiple land ownership consideration Natural environment. Archaeological potential. Education infrastructure. Potential landscape impact. Proximity to the M5. Grade 2 and 3a ALC. Flood risk, water quality and drainage. Noise and air pollution assessments. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years. Year 6 start as unconsented site.

**E/WI/14d Residential institution, mixed use****Site Area:** Whole 6.40ha | Gross 6.40 ha | Net 1.60 – 5.12 ha**Max Yield:** 51,200 sqm**Min Yield:** 16,000 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None

**Flood Zone 3b:** 0.18ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b)

**Stage B****Land Status:** Greenfield

**Access:** There is existing access to the site via a narrow lane off Willand Old Village Road. DCC Highways identifies that access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A pedestrian/cycleway connection would be required to existing development. The HELAA Panel suggested that access may be achievable if considered in conjunction with other sites in the area. Devon County Highway note that access would be via the B classified road which runs through the Willand Old Village. However, there may be issues with multiple landownership when considering the other sites in the area in combination. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of housing proposed. The closest train station is Tiverton Parkway approx. 4km N and the closest services and facilities are in Willand village just north of the site. A pedestrian/cycleway connection would be required to existing development.

**Natural Environment:** Legally protected species (bats) recorded <25m from the NW boundary. A stream forms the S border. Beavers are present in catchment. Devon County ecology specialists identify that the site is permanent grassland surrounded by hedges with mature trees. A site visit is required prior to allocation to confirm whether of botanical interest and for veteran trees (with possible bat interest). The SE border is adjacent to the River Culm floodplain with probable coastal and floodplain grazing marsh Priority Habitat. This site appears to be above the floodplain and so no potential for loss of floodplain or loss of habitat that could be restored to floodplain grazing marsh. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site is within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat, pollution and impacts on the River Culm and floodplain, impacts on any bat roosts in trees and urban impacts (lighting, noise, etc) on habitats and species. The part of the site buffering the floodplain is of medium strategic ecological importance. Suggested mitigation includes protecting and enhancing

hedges, margins, dark corridors, trees and compensating for losses. Buffering the floodplain would be required. Licences may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ2 (0.31ha) and FZ3 (0.18ha) on the S border. The remainder of the site is within FZ1. High groundwater vulnerability. A stream forms the S border. The NPPF must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. The site is located just south of a prehistoric and/or Romano-British farmstead enclosure and associated field system. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers note that the colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. The site is set within a gently rolling, agricultural landscape consistent with LCT3E, the landscape character changes briefly to farmed valley floors to the east (LCT3C). Bordered by development to the NW, the site consists of very gently sloping agricultural fields enclosed by hedges with mature trees. The eastern boundary is formed by a stream which is subject to flooding. Located on the southern edge of Willand, development of the site would form a departure from the existing N/S direction of the settlement pattern. The topography ensures that development would be subordinate to existing development and, along with existing boundary vegetation, reduces opportunities for long distant views or prominent skylines. Development within the westernmost field could relate well the existing built form and landscape character. Development of the western, lower slopes alone would substantially deviate from the existing settlement typology, introducing fragmentation. Large scale buildings for employment use would not relate well to the adjacent built form or settlement character. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** M5 located <185m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the N.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site to the South as Grade 3a ALC 5.2ha, with some of the site to the North Grade 2 ALC (1ha) and the remainder of the site to the north classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising to the NW (3.3% slope percentage)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Play area (240m E), recreation ground (1km N), allotments (1.2km NE), and cemetery (800m E)

**Economic Development:** MDDC economic specialists suggest that the site is not suitable for commercial development. Access would be either through Willand Village or through Cullompton, neither of which is ideal. Preference would be for all major commercial use to be focused to the north of the village. DCC Social Care identifies that rural sites such as Willand they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities.

**Potential Constraints to Delivery:** Access achievable if considered alongside other sites submitted, therefore multiple land ownership consideration. Natural environment. Archaeological potential. Potential landscape impact. Proximity to the M5. Grade 2 and 3a ALC. Flood risk, water quality and drainage. Noise and air pollution assessments. Economic development comments. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** As the site is considered unachievable no build out is provided.

**E/WI/14e Renewable energy****Site Area:** Whole 6.40ha | Gross 6.40ha | Net 6.40ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.18ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)**Stage B****Land Status:** Greenfield**Access:** There is existing access to the site via a narrow lane off Willand Old Village Road. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management.**Natural Environment:** Legally protected species (bats) recorded <25m from the NW boundary. A stream forms the S border. Beavers are present in catchment. Devon County ecology specialists identify that the site is permanent grassland surrounded by hedges with mature trees. A site visit is required prior to development to confirm whether of botanical interest and for veteran trees (with possible bat interest). The SE border is adjacent to the River Culm floodplain with probable coastal and floodplain grazing marsh Priority Habitat. This site appears to be above the floodplain and so no potential for loss of floodplain or loss of habitat that could be restored to floodplain grazing marsh. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site is within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat, pollution and impacts on the River Culm and floodplain, impacts on any bat roosts in trees and urban impacts (lighting, noise, etc) on habitats and species. The part of the site buffering the floodplain is of medium strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Buffering the floodplain may be required. Licences may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.**Flood Risk, Water Quality and Drainage:** FZ2 (0.31ha) and FZ3 (0.18ha) on the S border. The remainder of the site is within FZ1. High groundwater vulnerability. A stream forms the S border. The NPPF must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the site has archaeological potential. The site is located just south of a prehistoric and/or Romano-British farmstead enclosure and associated field system. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers identify that solar or ground source heating would be unlikely to be harmful to the setting. Wind turbines would require further consideration in relation to heritage assets, including the long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. Lowland plains is a traditional agrarian Devon landscape comprised of a distinctive pattern of predominantly rectilinear fields criss-crossing hillsides. Enclosed by hedgerows and hedgebanks, areas of improved grassland occur on higher slopes, and arable farmland in lower areas. Isolated copses on higher ground, discrete woodlands, traditional orchards, and parkland trees give the landscape a semi-open character. The landscape is not nationally designated but historic parkland estate vistas increase sensitivity levels. The presence of intensive farming, infrastructure, and modern development within a medium to large-scale rolling landform could indicate a lower sensitivity to the principle of solar PV development, the varied land cover, presence of historic smaller-scale field patterns, areas of Culm grassland, and frequent human scale features increase sensitivity. The landscape has a medium sensitivity to very small to medium-scale solar PV (<1ha to 10ha). The landscape has a low-medium sensitivity to very small turbines (15-25m), medium sensitivity to small and medium scale-turbines (26-75m), a medium-high sensitivity to large-scale turbines (76-110m), and a high sensitivity to very large wind turbines (111-150m). Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** Falling distance of wind turbines.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of the site to the South as Grade 3a ALC 5.2ha, with some of the site to the North Grade 2 ALC (1ha) and the remainder of the site to the north classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping, rising to the NW (3.3% slope percentage)

**Potential Constraints to Delivery:** Natural environment. Archaeological potential, heritage. Potential landscape impact. Grade 2 and 3a ALC. Flood risk, water quality and drainage. 11KV electric overhead line.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Years 1-5 as promoter has confirmed the site is available within the next 5 years.

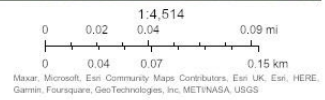
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**Site Reference and Name: E/WI/15 Pitt Farm (East)**  
**Customer Reference Number: mn13kao**

E/WI/15



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- District Boundary
- Call For Sites Layer



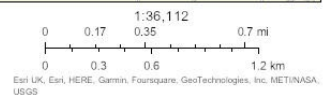
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E/WI/15



23/11/2022, 14:18:22

- District Boundary
- Call For Sites Layer



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**Parish:** Halberton

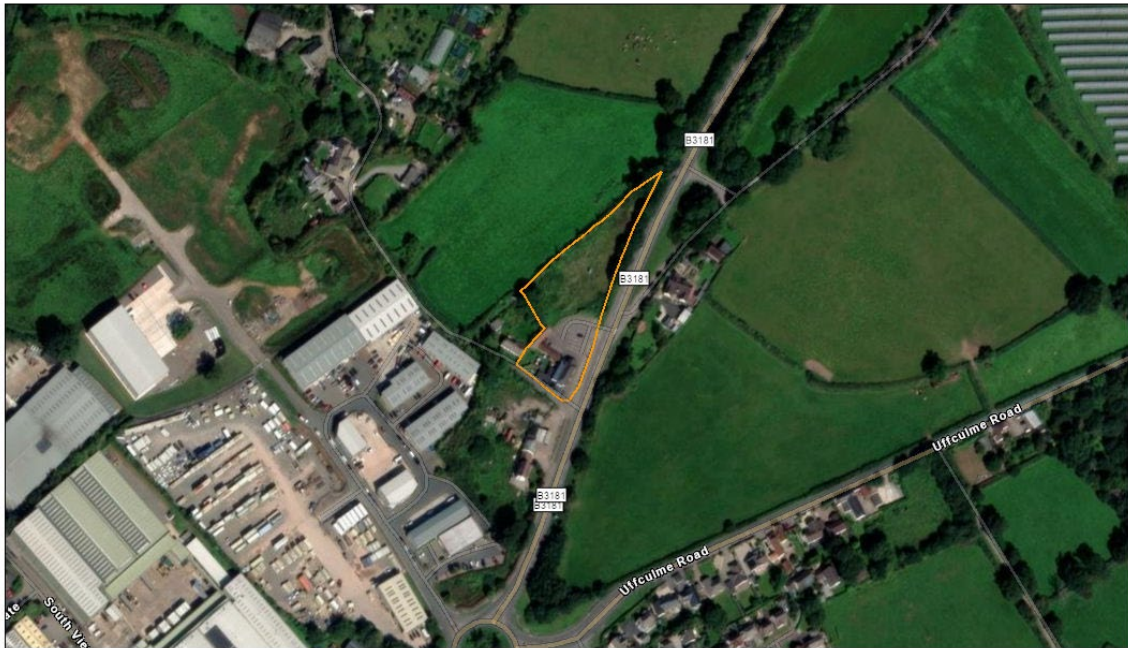
**Site submitted for:** E/WI/15a Homes for sale. E/WI/15b Office, industrial / warehouse, mixed use.

**Site Area:** Whole 2.78ha


**Site description:** The site is a mixture of very gently sloping greenfield (approx. 75%) and brownfield (approx. 25%). It is located to the N of Willand, beyond the village's settlement boundary. Set amidst farmland, the site borders Muxbeare Lane to the SW. Pitt Farm buildings flank the site to the NW. Hedges and a few trees form the boundaries. A commercial property, with extensive hardstanding occupies the NE corner of the site and a weighbridge has been consented for the southern corner (application 22/00031/FULL). The remainder of the site has planning permission for commercial use (22/01730/MFUL) therefore there is no need to further assess the achievability of this site as part of the HELAA.

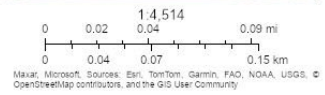
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**Site Reference and Name: E/WI/16 Land North of Muxbeare Lane**  
**Customer Reference Number: EWI16**

E/WI/16



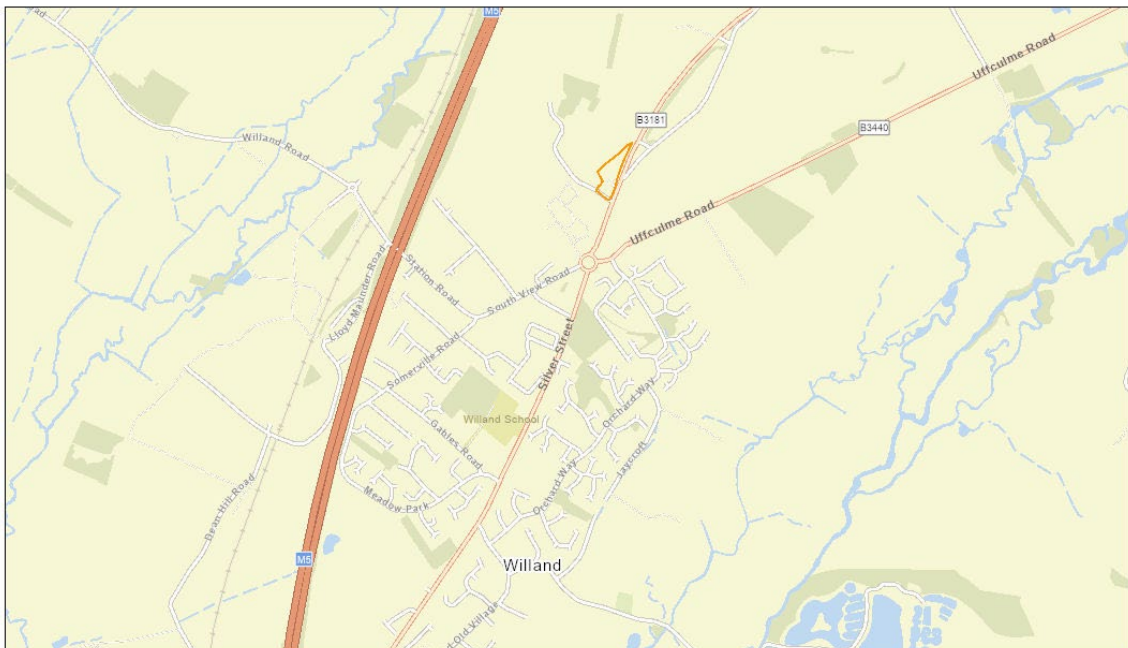
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 Call for Sites 2025




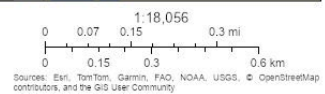
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E/WI/16



18/07/2025, 13:35:54

 Call for Sites 2025



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**Parish:** Willand

**Site submitted for:** E/WI/16 Homes for sale, affordable homes

**Site description:** The site lies to the North of Willand village to the North of Muxbeare Lane. The site is currently occupied by the Halfway House Inn and its associated car park and adjoining greenfield land. The site adjoins site E/WI/09. The promoter identifies that the number of parking spaces for the Halfway House Inn would be retained but remodelled and servicing of the public house can be maintained. The site is nearly level with part of the site within the settlement boundary (Halfway House and car park) and the remainder outside but adjoining the settlement boundary of Willand. The site is bordered by mature trees and hedges and is in close proximity to the industrial estate to the South. Single land ownership. The HELAA Panel identify that the site is achievable.

**Site Area:** Whole 0.58ha | Gross 0.58ha | Net 0.46ha

**Max Yield:** 16

**Min Yield:** 9

**Promoter Yield:** 11 (the promoter identifies the size of the site as 0.32ha although this does not match the site area mapped). Using the HELAA methodology for a site area of 0.32ha Min and Max yields are 6-11.

**HELAA Assessed Yield:** 12 mid-point yield

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield and brownfield

**Access:** The site adjoins Muxbeare Lane, an unclassified road. Mitigation works to the existing roundabout (S) may be required. Access is likely to be via the B3181. Local services and facilities are within 700m in Willand Village to the S. A PRoW runs outside the site are to the NW approx. 100m away. The National Cycle Network runs along the Southern border of the site along Muxbeare Lane. DCC Highways identifies that from a highway perspective, any new access onto the B3181 must meet visibility standards, likely requiring hedgerow removal. Access via the Halfway House Inn car park would need alterations, and the car park would have to be upgraded to adoptable standards (existing car park is not constructed to a highway maintainable standard (HMPE)) if internal roads are to be adopted. The site lacks safe, continuous walking and cycling routes to Willand village and local services. Development must provide a well-lit, surfaced footway/cycleway linking to the village centre and bus stops, meeting inclusive mobility standards to encourage sustainable travel. A Transport Assessment will be required to assess cumulative impacts on the B3181 and the wider network. The nearest bus stop is 140 m away and Tiverton Parkway station 2.4 km north;

development should include measures such as improved pedestrian links and contributions to public transport where direct delivery is not feasible, to support modal shift and mitigate highway impacts.

**Natural Environment:** The site falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (dormice, slow worm) approx. 150m W and SW. A priority habitat (traditional orchard) lies approx. 150m N of the site. MDDC's arboriculture specialist identifies a prominent dense tree belt bordering the highway. Subject to suitable control measures, development of the site poses a low arboriculture risk. Within the site is an existing public house and associated car park, with the rest of the site greenfield bordered by mature hedges and trees. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology specialists note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible. It is likely that standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** FZ1. There is a small area of low-high risk of flooding from Surface Water (plus climate change) at the point of the existing access to the car park. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC Local Lead Flood Authority (LLFA) has noted the site as Brownfield site and will need to assess greenfield conditions. DCC advises that the suitability of the existing drainage system would need to be assessed (it is unclear if an existing drainage system exists although it would appear some of site drains onto Muxbeare Lane). DCC LLFA also identify there are some surface water flow paths associated with this site according to EA mapping.

**Heritage and Archaeology:** Willand Conservation area lies to the S but 1km away. The Grade II listed Braddon's Farmhouse lies approx. 250m to the N. Previously MDDC Conservation officers identified that the small rural lane (Muxbeare Lane) to the SW of the site is part of the approach to Braddon's Farmhouse. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade I listed house at Bridwell Park 1.67km NE in order to preserve local character and distinctiveness. Devon County archaeology specialists previously identified that there is evidence of prehistoric settlement at Four Ways Cross to the W. The DCC Historic Environment and Archaeology specialist identifies that this proposed site lies in an area of archaeological potential with regard to known nearby prehistoric and Romano-British settlement. Any impact upon heritage assets with archaeological interest should be mitigated by a suitable programme of archaeological work secured by an application of an appropriately worded condition on any consent that may be granted by the LPA.

**Economic Development:** MDDC advise about the potential loss of commercial development on this site would need to be assessed to ensure compliance with local planning objectives and economic strategy. However it is suggested by the promoter that the existing commercial development would be sought to be retained.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but

that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The National Character area is the Devon Redlands. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is low-medium. The site is set within a gently rolling agricultural landscape consistent with LCT3E. The greenfield element of the site is screened by hedges and trees which contribute positively to the rural character of the landscape. The topography (nearly level 1.9% slope percentage) and existing boundary vegetation limit views to low-lying distant hills to the west. Located on the northern edge of Willand, development would relate well to the existing patchwork settlement form. Neighbouring development is a mixture of large, modern steel framed warehouses which are partially screened by trees, farm buildings, an older dwelling and pub constructed in the local vernacular. Housing designed to a high standard could relate well to the character of the older buildings. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

**Health and Safety related constraints:** The M5 is located approx. 425m to the W, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. Furthermore, MDDC environment health expert noted that at Halfway House noise from the public house may impact future residential amenity as the promoter suggests that the existing commercial development would be sought to be retained.

**Soils and contamination:** A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 and published in January 2016 by Natural England which identified the greenfield element of the site (0.37ha) as ALC 3a. The remainder of the site is identified as Other ALC. There is contaminated land outside the site area approx. 227m SW. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level (1.9% slope percentage)

**Open Space and Recreation:** Open space and recreation areas are available within Willand village with the closest being allotments approximately 280m S.

**Potential Constraints to Delivery:** Access improvements. Heritage and Archaeological potential. Natural Environment. Education infrastructure. Proximity to the M5. Surface water flood risk and drainage. Assessment of groundwater risk and surface water flow. Noise and air pollution. Air quality buffer zone. Grade 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 1 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	9	-	-	-	-
Max	16	-	-	-	-
Promoter	11	-	-	-	-
HELAA	12	-	-	-	-

**Settlement: Willand**

**Site Reference and Name: E/WI/17 Land to the South East of Lupin Way**

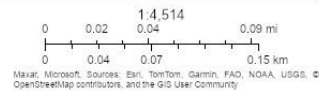
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E/WI/17



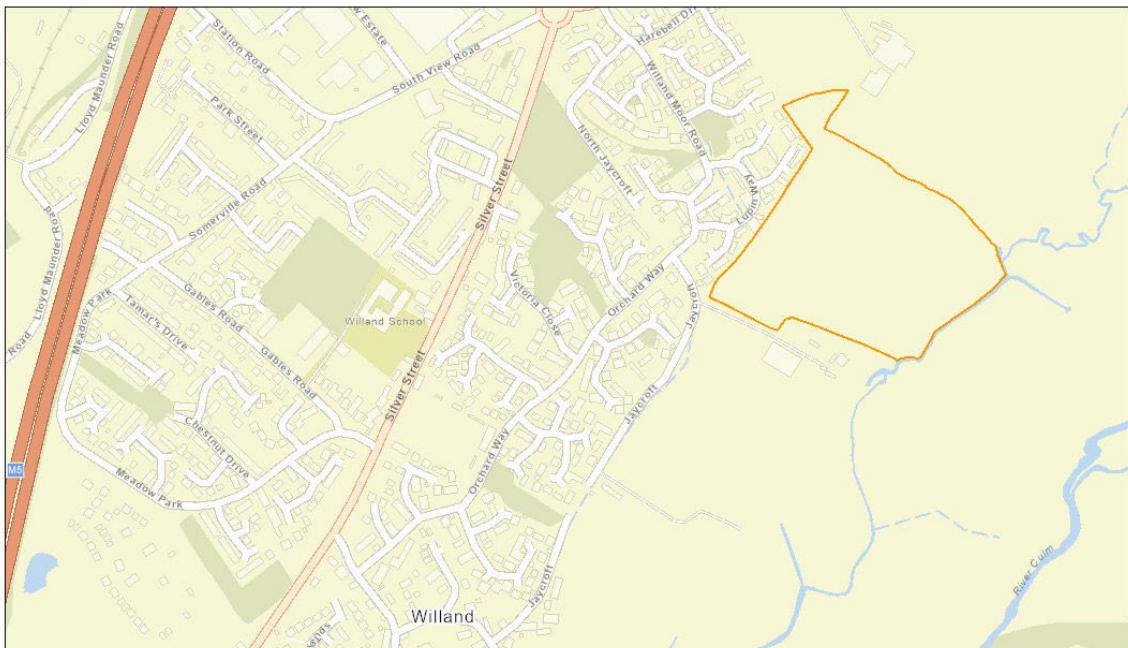
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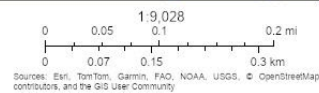
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E/WI/17



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**Parish:** Willand

**Site submitted for:** E/WI/17 Homes for sale, affordable homes

**Site description:** The site adjoins E/WI/03 'Part of Quicks Farm' to the North, E/WI/18 'South of Uffculme Road' to the East and E/WI/19 'Land to the South East side of Jaycroft' to the West but separated from that submission by a track that leads to Weir Mill Farm Bed and Breakfast. The site is a greenfield nearly level site that lies to the NE of Willand and abuts the settlement boundary. Set amidst agricultural land with development to the North access to the site is likely to be from Lupin Way which is under the control of the promoter. Quicks Farm adjoins the NE corner. Bordered by hedgerows and trees and in part by a stone wall boundary to the NW. The site falls within a Great Crested Newt Consultation Zone. The site has one landowner. Work has been undertaken that demonstrates access for this site is achievable with emergency access via Jaycroft. This work demonstrates access possible for up to 160. The HELAA Panel identify that provided access is possible the site may be achievable.

**Site Area:** Whole 8ha | Gross 7.23ha | Net 4.34ha

**Max Yield:** 152

**Min Yield:** 87

**Promoter Yield:** up to 160

**HELAA Assessed Yield:** 119 (mid-point yield)

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** 0.77ha

#### Stage B

**Land Status:** Greenfield

**Access:** DCC Highways identifies that access to the site is proposed via Lupin Way, a narrow residential cul-de-sac, which is unlikely to safely accommodate traffic for up to 150 dwellings without safety and capacity issues. A secondary access should be considered. A Transport Assessment will be required to assess cumulative impacts on the local and strategic network, including key junctions. Safe, continuous, well-lit walking and cycling routes must connect the site to Willand village centre, local services, and bus stops on Silver Street, meeting current standards to encourage sustainable travel. The development should deliver, or contribute to, improvements identified in the Local Cycling and Walking Infrastructure Plan for Willand. Junctions and pedestrian crossings in the village may also require upgrades to handle increased demand. Access is identified by the agent as off Lupin Way with ownership over this route under the control of the promoter Persimmon Homes South West. They note there is also scope for secondary access off the lane to Weir Mill Farm. They suggest that work has been undertaken that demonstrates access for this site

is achievable with emergency access via Jaycroft which demonstrates access possible for up to 160. The closest bus stop is on Silver Street 245m W. The closest railway station is Tiverton Parkway, approx. 2.9km N. The closest services and facilities are within Willand Village approx. 350m W.

**Natural Environment:** MDDC's arboriculture specialist identifies the site is a greenfield site which contains high number of trees along the field boundary hedgerows. Part of the site is also bordered by a stone wall boundary to the NW. Development on the site is viewed as low arboriculture risk subject to control measures as suitable buffering from trees. A tributary to the River Culm lies along the SE border. Beavers are present in catchment. The site falls within a Great Crested Newt Consultation Zone. Legally protected species (owls) have been identified within the site area. Priority Habitats (coastal and floodplain grazing marsh) lie in close proximity to the boundary on the opposite bank of the tributary to the River Culm. A TPO area is identified along the NW boundary however this is likely to have been superseded given the development at Lupin Way. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. Natural England commented that the site is immediately adjacent to Priority Coastal and Floodplain Grazing Marsh along the River Culm on its eastern boundary and recommended the provision of an appropriate buffer. DCC ecology specialists note the primary issue is the impact on the River Culm and the effect on the design from buffering, enhancement and protection. This should be able to be accommodated by a residential development on this site, therefore if this is possible, it is likely that standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** The majority of the site is in FZ1. 0.77ha along the SE boundary is in FZ3 and 0.28ha of the site is in FZ2 which adjoins the area identified as FZ3. Small areas along the boundary of the site are identified at low-high risk of surface water flooding (plus climate change). The majority of the site falls within medium-high groundwater vulnerability, with a section towards the centre of the site identified as high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority highlights that historic mapping suggests that a culverted watercourse runs along the western boundary from Lupin Way to the southern boundary access track to Weir Mill Farm, where SWW also have a surface water outfall. Consideration should be given to daylighting this network and providing appropriate easements from the watercourse. They also identify that there is also a small amount of surface water flood risk according to EA mapping.

**Heritage and Archaeology:** Willand Conservation area lies 0.5km to the SW. The closest listed building to the site is the Grade II Listed Jaycroft approx. 140m SW. Grade II Bridwell Park and Garden lies approx. 1.75km NE. MDDC conservation officers noted there is potential for nearby Quicks Farmhouse to be considered a non-designated heritage asset. The DCC historic environment and archaeology specialist identifies that the site covers a large area within a landscape where archaeological work has identified previously unknown prehistoric settlement activity. The historic environment team therefore advises that any planning application be supported by archaeological

information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, SEND and school transport contribution.

**Landscape:** The majority of the site falls within the Lowland plains landscape character type, the SE portion of the site falls within the Sparsely settled farmed valley floors landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is set within a landscape of small, medium and large-scale fields divided by a distinctive pattern of hedgerows and hedgebanks, and bordered by development to the NW. The surrounding vegetation, topography and existing built form restrict views into and across the site. No distinctive landmarks. However development on this site in isolation would not likely support the existing settlement form. The overall sensitivity to housing development is low-medium.

**Health and Safety related constraints:** A 11KV electric overhead line runs along the SW border and into the NW portion of the site. 0.8km from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 and published in February 2016 by Natural England which identified the majority of the site (6ha) to the centre of the site is ALC Grade 3b. A small area along the SE border is identified as ALC Grade 4 (0.11ha). A small area to the North of the site boundary identified as other. And the remainder of the site along the NW and SE borders as Grade 3a. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level (1.9% slope percentage)

**Open Space and Recreation:** Open space and recreation is available within Willand Village, the closest space is a play area approx. 87m W of the site.

**Potential Constraints to Delivery:** Access. Natural Environment. Flood risk, water quality and drainage. Education infrastructure. Health and Safety related constraints. Limited area of Grade 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within a 6-10 year period.

**Build out rate:** Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.


Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	12	-	-
Max	25	50	50	27	-
Promoter	25	50	50	35	-
HELAA	25	50	44	-	-

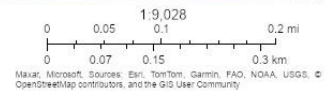
**Settlement: Willand**  
**Site Reference and Name: E/WI/18 South of Uffculme Road**  
**Customer Reference Number: EWI18**

E/WI/18



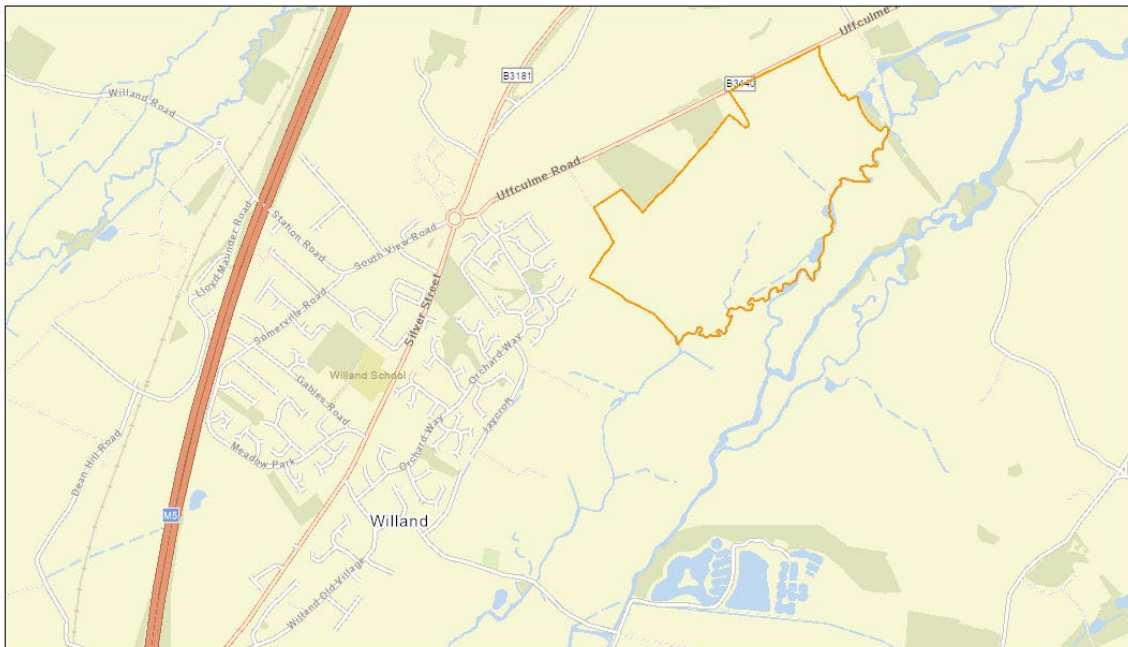
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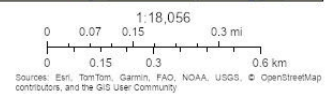
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E/WI/18



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**Parish:** Willand (Southern Portion) Halberton (Northern Portion)

**Site submitted for:** E/WI/18 Homes for sale, affordable homes, custom and self-build homes, homes for older people

**Site description:** The site lies to the NE of Willand and consists of a number of gently sloping medium and large scale fields bordered by hedgerows and trees which also run throughout the site area separating the fields. The western corner to the northern boundary of the site adjoins E/WI/03 and also borders E/WI/17 along the remainder of its Western boundary. The site is a greenfield site made up of a number of medium and large scale fields bordered by hedgerows and trees which also run throughout the site area separating the fields. Quicke's Farm lies to the Western corner of the site. A tributary to the River Culm lies to the South of the site. There is approximately 10 ha of FZ3 and 1ha of FZ2 to the SE of the site following the tributary. Single land ownership. The HELAA Panel identify the site as achievable provided the constraints of the site can be overcome.

**Site Area:** Whole 34.5ha | Gross 26.4ha | Net 14.76ha

**Max Yield:** 517

**Min Yield:** 295

**Promoter Yield:** 80-100 (mid point yield 90)

**HELAA Assessed Yield:** 406 mid-point yield

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** 9.9ha

#### Stage B

**Land Status:** Greenfield

**Access:** The promoter identifies that the site has access from the B3440. The promoter also identifies that the site is adjacent another proposed HELAA submission site 'Land at Quicke's Farm Willand' which is within the same ownership which could provide highway access and off site footpath and cyclepath connectivity. The closest railway station is Tiverton Parkway, approx. 2.3km N. The closest services and facilities are within Willand Village approx. 0.5km W. DCC highways identifies that the promoter proposes access from the B3440, with potential links to nearby HELAA sites under the same ownership. To ensure safe and suitable access, key highway issues must be addressed. Achieving adequate visibility splays will be essential and may require speed reductions or a change to the posted limit. Access design must be supported by speed surveys and visibility assessments, demonstrating compliance with highway standards. The site is about 500m from Willand's amenities and 275m from the nearest bus stop, but safe walking and cycling infrastructure is limited. A continuous, well-lit footway and cycleway linking the site to local services, schools, and transport facilities is essential. The development must provide or contribute to active travel

infrastructure, given its scale and partial separation from the village. A full Transport Assessment will be needed to assess impacts on the B3440, M5 connections, and the wider network, including trip generation, junction capacity, and cumulative effects with adjacent HELAA sites (E/WI/17 and E/WI/03). Willand's Local Cycling and Walking Infrastructure Plan (LCWIP) identifies active travel improvements, and the development should deliver or fund measures such as upgraded cycle routes, pedestrian crossings, and improved connectivity to the National Cycle Network. Overall, while the site has development potential, significant transport infrastructure investment and mitigation will be required to ensure safe, sustainable access.

**Natural Environment:** The site is a greenfield site made up of a number of medium and large scale fields bordered by hedgerows and trees which also run throughout the site area separating the fields. MDDC's arboriculture specialist identifies that there is a high arboriculture risk due to the high number of field parcels that contain a significant number of hedgerow trees. Quicke's Farm lies to the Western corner of the site. A tributary to the River Culm lies to the South of the site. Beavers are present in Catchment. The site falls within a Great Crested Newt Consultation Zone. Legally protected species have been identified outside the site area but in close proximity (bats). Priority habitats border the North of the site outside the site area (deciduous woodland). There is also Priority habitat (Coastal and floodplain grazing marsh) found within the site area to the South. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC ecology specialists note the potential for significant impacts at the county scale on the coastal floodplain grazing marsh priority habitat and the River Culm and associated habitat corridor. Mitigation will need to be built into the design from the outset, which may significantly influence the scale of the development. Natural England commented that the site is immediately adjacent to Priority Coastal and Floodplain Grazing Marsh along the River Culm on its eastern boundary and recommended the inclusion of an appropriate buffer.

**Flood Risk, Water Quality and Drainage:** 9.9ha to the S in FZ3. 0.97ha in FZ2 with the remainder in FZ1. A tributary to the River Culm lies to the South of the site. There also appear to be 3 unnamed watercourses in the Southern portion of the site area. There are areas of low-high risk of surface water flooding (plus climate change) throughout the site area which largely follow the field boundaries within the site and those which border the site. Medium to high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority highlights that there appears to be watercourses (possibly including unmapped) associated with this site. Culverts should be daylighted if possible (could be included with green infrastructure). They also identify that half the site falls within flood zone 2 and there are surface water flow paths also across this site.

**Heritage and Archaeology:** Willand Conservation area lies approx. 0.8km to the SW. The closest Listed Building is the Grade II Jaycroft approx. 0.42 km to the SW. Grade II Bridwell Park and Gardens

lies approx. 0.92km to the NE. MDDC conservation officers noted that there is potential for Quicke's Farmhouse to be considered a non-designated heritage asset. The DCC Historic Environment and Archaeology specialist identify the site covers a large area within a landscape where archaeological work has identified previously unknown prehistoric settlement activity. The historic environment team advises that any planning application should be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development. The MDDC Conservation Officer identifies that the site covers a large area and the potential development of the site should consider the impact to the setting of the Grade II listed Bridwell Park and Garden, including the Grade I listed Bridwell Park within a Heritage Assessment. This should also include Jaycroft to the southwest, in order to understand the potential impact of the proposed development and to identify potential mitigation. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, SEND and school transport contribution.

**Landscape:** The majority of the site falls within the Lowland plains landscape character type, the SE portion of the site falls within the Sparsely settled farmed valley floors landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is set within a landscape of small, medium and large-scale fields divided by a distinctive pattern of hedgerows and hedgebanks. Quicke's Farm lies within the site area. Priority habitat deciduous woodland separate the centre of the site from Uffculme Road and the site meets Uffculme Road along its Northern border to the E. Development on this site in isolation would not likely support the existing settlement form as in isolation it is separated from Willand village. The overall sensitivity to housing development is likely to be medium due to the scale of development and separation from Willand village.

**Health and Safety related constraints:** 11KV electric overhead lines cross the site in almost all directions. 850m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** There is a small area of contaminated land along the Northern border to the East (quarrying of sand and clay). A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 and published in February 2016 by Natural England which identified the majority of the site to the NW portion is ALC Grade 3a (15.5ha), along with some areas along the SW and SE boundary and toward the centre of the site (6ha). The majority of the southern portion of the site is ALC Grade 4 (10.8ha) with the remainder of the site to the centre in the W as Other ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute

financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Very gentle slope (2.1% slope percentage)

**Open Space and Recreation:** Open space and recreation is available within Willand Village, the closest space is a play area approx. 130m W of the site.

**Potential Constraints to Delivery:** Access and transport infrastructure. Natural Environment. Flood Risk, Water Quality and Drainage. Landscape. Heritage and archaeology. Education infrastructure. Health and Safety related constraints. Grade 3a ALC.

**Site Availability:** The promoter has confirmed the site will be available for development within 11-15 years.

**Build out rate:** Based on HELAA market conditions model 5 years. Year 11 start as unconsented site and identified by promoter as available from Year 11.

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	25	50	50	50	50
Max	25	100	100	100	100
Promoter	25	50	15	-	-
HELAA	25	100	100	100	81

Yield	Year 16	Year 17	Year 18	Year 19	Year 20
Min	50	20	-	-	-
Max	92	-	-	-	-
Promoter	-	-	-	-	-
HELAA	-	-	-	-	-

**Settlement: Willand**


**Site Reference and Name: E/WI/19 Land to the South East side of Jaycroft**

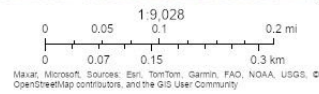
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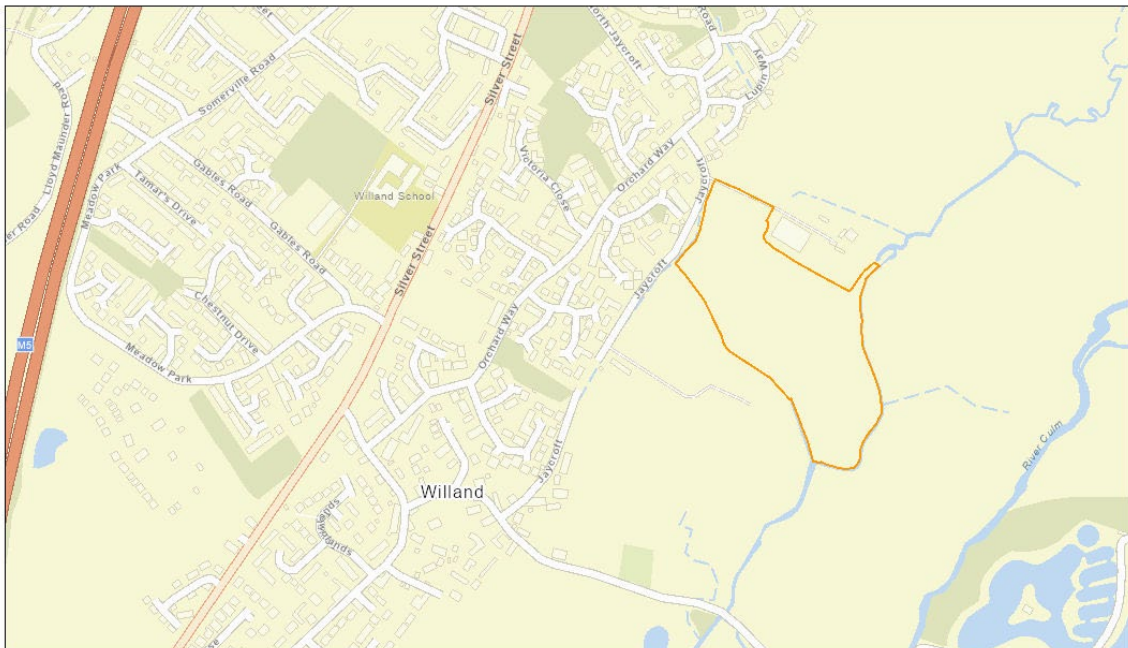
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 Call for Sites 2025




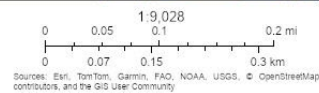
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E/WI/19



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 Call for Sites 2025



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**Parish:** Willand (Northern Portion) Uffculme (Southern Portion)

**Site submitted for:** E/WI/19 Homes for sale, affordable homes

**Site description:** This site adjoins E/WI/01 Land on the east side of Jaycroft to the West of the site. The site is close in close proximity to E/WI/17 Land to the South East of Lupin Way separated from this site by an agricultural track. Greenfield nearly level (1.7% slope percentage). The site lies just outside of the settlement boundary to the east of Willand. Set amidst agricultural land, Jaycroft Road forms the W boundary. A sewage works neighbours the site to the SW. An agricultural building borders the site to the North and the site is also in close proximity to Weir Mill Farm bed and breakfast. Bordered by trees and hedges on all sides and a mature tree to the centre of the site. The Southern portion of the site lies in FZ3 (1.73ha). The NW portion of the site is identified as ALC Grade 3a. Willand Conservation area lies approx. 300m SW and the closest listed building Jaycroft lies 30m N of the site. Single land ownership. The HELAA panel identify the site would be achievable with access improvements but only in the area to the north due to a buffer required for the nearby sewage treatment works. Therefore the yields are considered at approximately 50 to take into account the constraints.

**Site Area:** Whole 5.6ha | Gross 3.87ha | Net 2.32ha

**Max Yield:** 81

**Min Yield:** 46

**Promoter Yield:** 75

**HELAA Assessed Yield:** 50

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** 1.73ha

#### Stage B

**Land Status:** Greenfield

**Access:** The promoters suggests that access could be taken from the proposed development site to the North, based on this statement it is assumed to reference access via E/WI/17. However it should be noted E/WI/17 and site E/WI/19 are separated by an agricultural track. Access may be via Jaycroft, however Devon County Council Highways identifies this as a private road which is narrow and would require widening. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A footway connection would be required to local services and bus stops. The closest bus stops are on Silver Street 330m W. The closest train station is Tiverton Parkway, approx. 3.1km

N. The closest services and facilities are within Willand village approx. 330m W. DCC Highways identifies that although the site is relatively level, access via Jaycroft presents major challenges, as the road is too narrow to safely accommodate traffic from up to 81 dwellings without improvement. The promoter has suggested potential access through the adjacent site E/WI/17, but this is currently separated by an agricultural track with no confirmed connection. A safe, well-lit footway and cycleway to bus stops and local facilities will be required to support active travel and reduce car use. The Willand Local Cycling and Walking Infrastructure Plan (LCWIP) identifies relevant improvements, which the development should either deliver or fund through financial contributions. A full Transport Assessment will be necessary to model impacts on the local network and assess cumulative effects with nearby HELAA sites, as multiple developments could significantly increase traffic and strain local infrastructure.

**Natural Environment:** Beavers are present in catchment. The site is within a Great Crested Newt Consultation Zone. Legally protected species (bats, moths, slow-worm) have been identified outside the site area but in the vicinity. The south eastern portion of the site is identified as priority habitat (coastal and floodplain grazing marsh). There are no TPOs within the site area but there are a number of TPO points outside the site area along Jaycroft. MDDC's arboriculture specialist identifies that the site contains high number of trees along field boundary hedgerow. Development on the site is viewed as low arboriculture risk subject to control measures such as suitable buffering from trees. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development. DCC ecology specialists note a potential for significant impacts at the county scale on the coastal floodplain grazing marsh priority habitat and the River Culm and associated habitat corridor. Mitigation will need to be built into the design from the outset, which may significantly influence the scale of the development. Natural England commented that the site is immediately adjacent to the Priority Coastal and Floodplain Grazing Marsh along the River Culm on its eastern boundary and recommended the provision of an appropriate buffer.

**Flood Risk, Water Quality and Drainage:** FZ3 1.73ha to the SE. FZ2 0.37ha to the SE. The remainder of the site is in FZ1. The majority of the site is in medium to high groundwater vulnerability, with a section toward the centre of the site identified as high groundwater vulnerability. A small area within the FZ3 extent is also identified as risk from flooding from surface water (plus climate change). Outside the area along the NE border along Jaycroft road there are also areas of low-high risk of flooding from surface water. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority highlights that there's an ordinary watercourse running along the boundary with Jaycroft. The watercourse on the southern boundary is understood to be fed by a large diameter pipe owned and maintained by SWW, existing services and watercourses and necessary easements are likely to limit development on the immediate boundaries of this site. The Local Lead Flood Authority also identify

that there is a possible culvert beneath this site and very small parts of surface water flooding according to EA mapping.

**Heritage and Archaeology:** Willand conservation area 300m to the SW. The closest listed building lies just opposite (approx. 30m) the NW border, Jaycroft a Grade II listed building. Bridwell Park and Gardens lies approx. 2.1km NE. The DCC Historic Environment and Archaeology specialist identifies that the site covers a large area within a landscape where archaeological work has identified previously unknown prehistoric settlement activity. The historic environment team advises that any planning application should be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The National Character Area is the Devon Redlands. The Devon landscape character area is Culm Valley Lowlands. The site falls within the Lowland plains landscape character type to the NW and Sparsely settled farmed and valley floors to the SE. The site is set within a landscape of small, medium and large-scale fields divided by a distinctive pattern of hedgerows and hedgebanks. An existing agricultural building lies to the N of the site. Priority habitat (coastal and floodplain grazing marsh) lies to the SE of the site. Existing development lies to the NW portion of the site. Development on this site in isolation would not likely support the existing settlement form. The overall sensitivity to housing development is likely to be low-medium if developed in isolation due to the site not likely supporting the existing settlement form but being close to existing development and a nearly level topography reduces the sensitivity.

**Health and Safety related constraints:** 860m from the M5 (W), potential for noise and air pollution impacts. May lead to increased traffic levels in an AQMA. MDDC environmental health specialist notes a sewage works borders the site to the SW, with potential for adverse odours. An electric overhead line 11KV crosses the site in the southern proportion.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 and published in February 2016 by Natural England which identified the most of the site to the NW is ALC Grade 3a (3.48ha), the majority of the SE portion is ALC Grade 4 (1.8ha), a small portion along the Norther border is ALC 3b (0.2ha). With the remainder of the site to the N identified as Other ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level (1.3% slope percentage).

**Open Space and Recreation:** Open space and recreation is available within Willand Village, the closest space is a play area approx. 52m NW of the site.

**Potential Constraints to Delivery:** Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Flood Risk, Water Quality and Drainage. Health and Safety related constraints. Sewage works borders the site. Part of the site is ALC Grade 3a.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 5 years.

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	21	-	-	-
Max	25	50	6	-	-
Promoter	25	50	-	-	-
HELAA	25	25	-	-	-