

Yondercott

Settlement: Yondercott

Site Reference and Name: E/YON/01 The Paddock, Yondercott

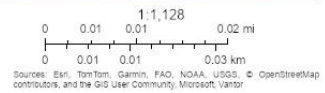
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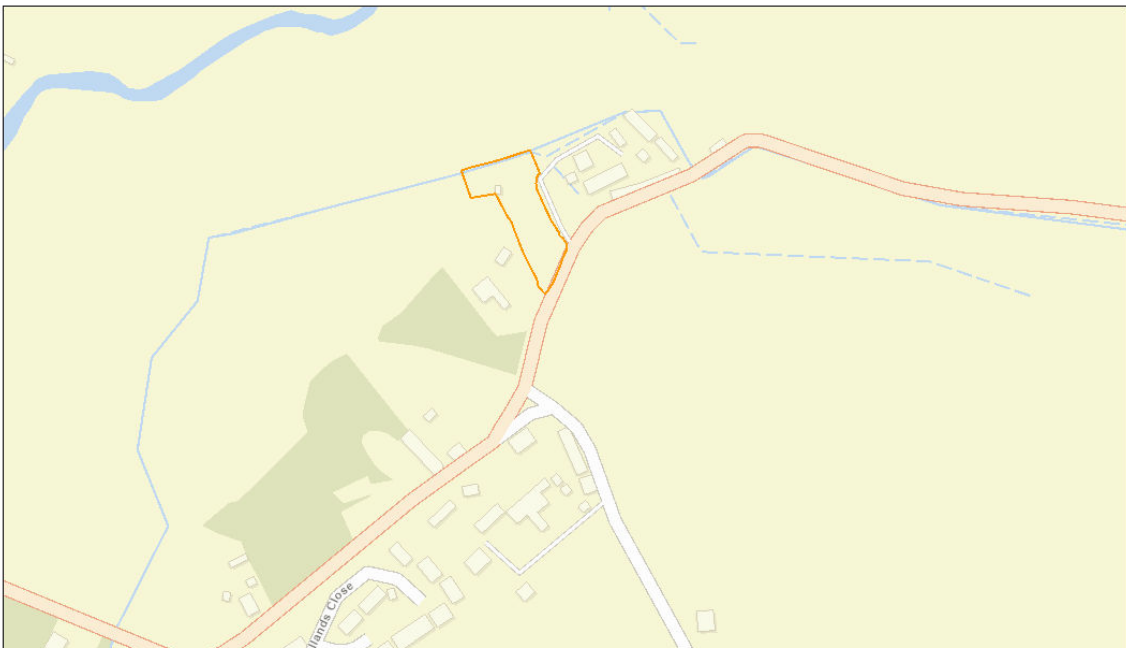
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 Call for Sites_updated sites



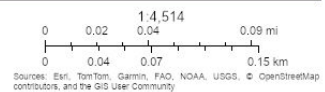
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 Call for Sites_updated sites



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Parish: Uffculme

Site submitted for: E/YON/01a Homes for sale, affordable homes, homes for private rent, custom and self-build homes. E/YON/01b Office, industrial / warehouse. E/YON/01c Plots to provide homes for Gypsies/Travellers/Travelling Showpeople.

Site description: In the latest update from the promoter an updated site map has been provided of the area available for development, this updated area has been assessed in this report. The site is a very gently sloping mostly greenfield with what appears to be a wooden summer house on site. It is located to the north of the settlement of Yondercott. It is located adjacent to a C classified road. Yondercott Farm borders the site to the E. 0.4ha of the site falls within FZ3. The site has one landowner. There was a historic planning application associated with the site (17/00693/OUT) which was refused at the time for 4 dwellings due to the location and flood risk of the site. The HELAA Panel however identify that the site is possibly achievable, but there are a number of constraints to overcome including flood risk and the site falling within a Minerals Safeguarding area. Provided these constraints can be overcome the Panel suggest the site could be achievable for up to 5 dwellings or 5 Gypsy and Traveller pitches. The Panel however suggest the site is unachievable for commercial development due to the scale and location of the site.

E/YON/01a Homes for sale, affordable homes, homes for private rent, custom and self-build homes

Site Area: Whole 0.29ha | Gross 0.25ha | Net 0.25ha

Max Yield: 9

Min Yield: 5

Promoter Yield: 1-6 (mid point 3)

HELAA Assessed Yield: 5

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.04ha

Stage B

Land Status: Majority Greenfield with what appears to be a wooden summer house on site.

Access: Access is likely to be via the C classified road to the South. The closest bus stop is approx. 360m SW at Wellands close. The nearest railway station is Tiverton Parkway (3.2km NW). Services and facilities are available within Uffculme village approx. 0.7km W. A PRoW lies outside the site boundary approx. 37m N. Pedestrian/cycleway connection to local services and bus stops would be required.

Natural Environment: Beavers are present in catchment. The site falls within a Greater Crested Newt Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (snake). A priority habitat (coastal and floodplain grazing marsh) lies just outside of the northern boundary of the site. There are hedges and mature trees along the Western and Northern boundaries. 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.

Flood Risk, Water Quality and Drainage: 0.04ha FZ3 and very small areas of FZ2 lie along the northern boundary. Medium groundwater vulnerability. Areas of low risk of surface water flooding lie along the Eastern boundary and an area of medium risk of surface water flooding lies to the NE section of the site. 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: Uffculme Conservation area lies approx. 0.36km to the West. The Grade II listed buildings Old Parsonage listed lie to the South of the site approx. 0.14km. Bridwell Park a Grade II Registered Park and Garden lies approx. 1.2km West on the other side of Uffculme village. The site may be within an area of archaeological potential. Mitigation suggested includes a programme of archaeological work by condition. The MDDC Conservation Officer identified the site as likely to not have an adverse impact on the setting of the nearby heritage assets.

Education Infrastructure: The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

Landscape: The National Landscape Character type is the Devon Redlands. The Devon landscape character area is the Culm Valley Lowlands. The northern portion of the site lies within the sparsely settled farmed valley floors and the southern portion of the site lies within the Lower rolling farmed and settled valley slopes landscape character type. The site has some features typical of the landscape character types including many hedgerow trees, watercourses screened by vegetation and a variable field pattern. There is existing development to the East of the site and a wooden summerhouse within the site boundaries. The overall sensitivity to housing development is likely to be low to medium.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA.

Soils and contamination: Grade 4 agricultural land (DEFRA 2020 Provisional Land Classification Grade). The site lies within a Minerals Safeguarding area and Minerals Consultation area. Policy M2, of Devon Minerals Plan seeks to safeguard such resources against sterilisation by non-material development within MSA's, with the NPPF identifying that 'Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working'. The proposed housing development would sterilise the underlying mineral resource and restrict any potential future extraction. To proceed with this site, the Mineral Planning Authority requires a Minerals Resource Assessment, in line with Policy M2, demonstrating that the mineral resource is not of current or potential economic value (criterion a).

Topography: Very gentle slope (3% slope percentage).

Open Space and Recreation: Open space and recreation areas are available within Uffculme village approx. 0.9km W.

Potential Constraints to Delivery: Access, pedestrian and cycling access. Natural Environment. Education infrastructure. Flood Risk, water quality and drainage. Health and safety related constraints. Minerals safeguarding and consultation area.

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	5	-	-	-	-
Max	9	-	-	-	-
Promoter	3	-	-	-	-
HELAA	5	-	-	-	-

E/YON/01b Office, industrial / warehouse

Site Area: Whole 0.29ha | Gross 0.25ha | Net 0.6-0.20ha

Max Yield: 625 sqm

Min Yield: 2000 sqm

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.04ha

Stage B

Land Status: Majority Greenfield with what appears to be a wooden summer house on site.

Access: Access is likely to be via the C classified road to the South. The closest bus stop is approx. 360m SW at Wellands close. The nearest railway station is Tiverton Parkway (3.2km NW). Services and facilities are available within Uffculme village approx. 0.7km W. A PRow lies outside the site boundary approx. 37m N. Pedestrian/cycleway connection to local services and bus stops would be required.

Natural Environment: Beavers are present in catchment. The site falls within a Greater Crested Newt Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (snake). A priority habitat (coastal and floodplain grazing marsh) lies just outside of the northern boundary of the site. There are hedges and mature trees along the Western and Northern boundaries. 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 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.

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Health and Safety related constraints: May lead to increased traffic levels in an AQMA.

Soils and contamination: Grade 4 agricultural land (DEFRA 2020 Provisional Land Classification Grade). The site lies within a Minerals Safeguarding area and Minerals Consultation area. Policy M2, of Devon Minerals Plan seeks to safeguard such resources against sterilisation by non-material development within MSA's, with the NPPF identifying that 'Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working'. The proposed housing development would sterilise the underlying mineral resource and restrict any potential future extraction. To proceed with this site, the Mineral Planning Authority requires a Minerals Resource Assessment, in line with Policy M2, demonstrating that the mineral resource is not of current or potential economic value (criterion a).

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Potential Constraints to Delivery: Access, pedestrian and cycling access. Natural Environment. Education infrastructure. Flood Risk, water quality and drainage. Health and safety related constraints. Minerals safeguarding and consultation area.

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 find the site unachievable for commercial development no build out rate is provided.

E/YON/01c Plots to provide homes for Gypsies/Travellers/Travelling Showpeople

Site Area: Whole 0.29ha | Gross 0.25ha | Net 0.25ha

Max Yield: 9

Min Yield: 5

Promoter Yield: 1-6 (mid point 3)

HELAA Yield: 5

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.4ha

Stage B

Land Status: Majority Greenfield with what appears to be a wooden summer house on site.

Access: Access is likely to be via the C classified road to the South. The closest bus stop is approx. 360m SW at Wellands close. The nearest railway station is Tiverton Parkway (3.2km NW). Services and facilities are available within Uffculme village approx. 0.7km W. A PRoW lies outside the site boundary approx. 37m N. Pedestrian/cycleway connection to local services and bus stops would be required.

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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 the promoter has identified the site to be available within the next 5 years.