

Ashill

Settlement: Ashill

Site Reference and Name: E/ASH/01 Land at Southwood Farm

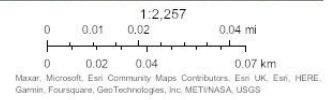
Customer Reference Number: el13qdu

E/ASH/01



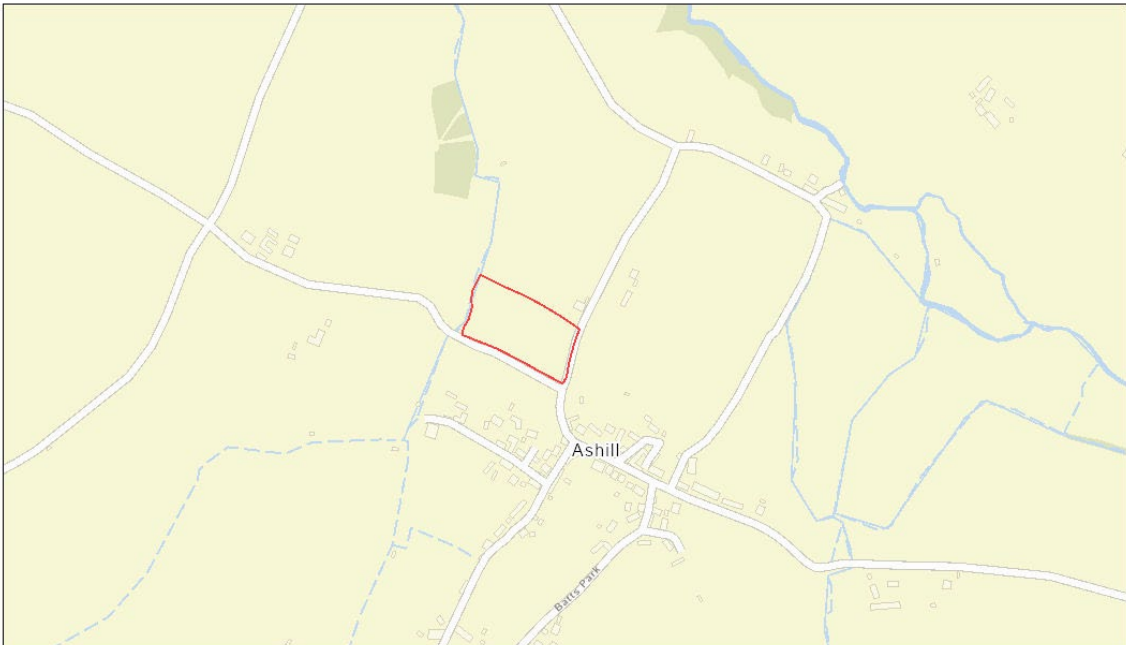
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 Call For Sites Layer



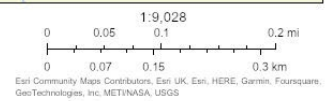
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E/ASH/01



18/10/2022, 09:55:25

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Parish: Uffculme

Site Area: Whole 1.32ha | Gross 1.32ha | Net 1.06ha

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

Max Yield: 37

Min Yield: 21

Promoter Yield: 10-15 (Mid point 12)

HELAA Assessed Yield: 5

Site description: The site is to the north of Ashill. An agricultural field that is gently undulating with a very gentle slope (3.2% slope percentage) from the centre of the site to E and W. The land E of the site is higher than the road, and the W side slopes to meet the road in the SW corner. The hedges are all around the boundary, some trees as well. The site is within Great Crested Newt Consultation Zone and legally protected species (snake) just outside of the site in the S. The site is within 2km of Blackdown Hills National Landscape. SE corner of the site is touching Ashill conservation area. This site has one landowner. During the HELAA panel it was agreed that due to the constraints of access, the site would likely only be achievable for a lower yield of approximately 5.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Access from an unnamed road from either S or E. Devon County Council (DCC) Highways identify the access via very narrow lane with no street lighting and footway. 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. DCC Highways suggests the site would be inappropriate for large development and would not be suitable for non-motorised users, but it could be an acceptable site for a much smaller scale of housing. There are no PRoW within the site, closest is approx. 240m W. The closest bus stop is in Uffculme, at the Uffculme cemetery approx. 1.6km NW. Closest train station is Tiverton Parkway, approx. 4.7km NW. Closest services and facilities are in Uffculme approx. 2.2km NW.

Natural Environment: The site is within a Great Crested Newt Consultation Zone and there are legally protected species outside of the site in S (snake). Beavers are present in catchment. Natural England identify the site to be within 2km of Blackdown Hills National Landscape. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify that the site appears to be in a rotation between permanent grassland and arable bordered by hedges with trees. The surrounding boundary hedges could support protected and priority species

such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges are likely to provide bat foraging habitat. The 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 ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges, trees and dark corridors for bats, dormice, badgers etc. 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 onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Risk of flooding from surface water is low-high along W boundary (approx. 0.1ha). A small watercourse along W boundary. 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: The site is just outside of the Ashill conservation area and several Grade II listed buildings are <100m SE. Devon County Council archaeology specialists identify some potential for Romano-British or medieval iron smelting. Potential mitigation suggested is a staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officer notes that the site is elevated above the road. The road form village is in the conservation area and there is a vista formed by the hollow way of the road towards the site. Any development of this site would need to take this vista into account and may need to step back from the junction to take account of this vista. A housing estate would be poorly located in relation to the settlement and any estate access is likely to be out of place on this narrow road from an elevated site in this rural location.

Education Infrastructure: The closest schools to the site are Uffculme Primary School and Uffculme secondary School. DCC education note the secondary school has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications for both primary and secondary schools.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 1.5km. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. Visually prominent site that contributes to the character and setting of a settlement including views to and from the settlement. Medium-high sensitivity to residential development due to proximity to the Blackdown Hills National Landscape and although the site is very gently sloping and could accommodate development without any major change in topographic character, the vista from the settlement contributes positively to the character and distinctiveness of the area and developing the site would result in uncharacteristic settlement landform. Additional assessment may be needed to help identify evidence of local landscape value.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV electric overhead line touches the SE corner of the site.

Soils and contamination: Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (3.2% slope percentage) from the centre of the site to E and W.

Open Space and Recreation: The areas of open space and recreation are available in Uffculme, approx. 1.5km NW.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Grade 2 ALC site. May lead to increased traffic levels 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.

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


Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	21	-	-	-	-
Max	25	12	-	-	-
Promoter	12	-	-	-	-
HELAA	5	-	-	-	-

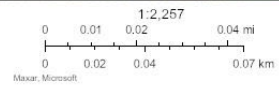
Settlement: Ashill
Site Reference and Name: E/ASH/02 The Old School House
Customer Reference Number: f613ob6

E/ASH/02



26/10/2022, 10:33:59

 Call For Sites Layer



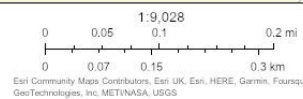
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E/ASH/02



26/10/2022, 10:35:22

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Parish: Uffculme

Site submitted for: E/ASH/02a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, E/ASH/02b Renewable energy.

Site description: Greenfield. The site is to the east of Ashill, along the main road through the settlement. It is nearly flat (2% slope percentage) with hedges around the boundary, some trees as well. Watercourses are along N and E boundaries, a pond is also found on site. The site is within Great Crested Newt Consultation Zone. Legally protected species just outside of the site in E and S. The site lies across from a listed building to the SE and less than 150m from Ashill conservation area in the west. This site has one landowner. During the HELAA panel it was agreed that due to the constraints of access, the site would likely only be achievable for a lower yield of approximately 5. The site may also be considered for renewable energy

E/ASH/02a Homes for sale, affordable homes, homes for private rent, custom and self-build homes

Site Area: Whole 0.75ha | Gross 0.75ha | Net 0.60ha

Max Yield: 21

Min Yield: 12

Promoter Yield: 5

HELAA Assessed Yield: 5

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Access from an unnamed road S of the site. Devon County Council (DCC) Highways identify the access via very narrow lane with no street lighting and footway. 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. DCC Highways suggests the site would be inappropriate for large development and would not be suitable for non-motorised users, but it could be an acceptable site for a much smaller scale of housing. No PRowWs on site, closest approx. 50m W. The closest bus stop is in Uffculme, Welland Close approx. 1.9km NW. Closest train station Tiverton parkway, approx. 5.3 km NW. Nearest shops and other facilities are in Uffculme approx. 2.7km NW.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species just outside of the site in E and S (butterflies). Beavers are present in catchment. Natural England identify the site to be within 2km of Blackdown Hills National Landscape. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify

the site as permanent grassland surrounded by hedges with trees. There are small watercourses along N and E boundaries which are likely to be habitats of greatest ecological importance. A site visit is needed prior to development to check botanical interest and whether any veteran trees on site. 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 to medium strategic ecological importance due to the number of watercourses on site. Protection and buffering of watercourses is vital. There are opportunities for enhancement, e.g. grassland creation. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges, trees and dark corridors for bats, dormice, badgers etc. Licences and compensation may be required if offences cannot be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. However, there are watercourses along the N and E boundaries. Medium-high groundwater vulnerability. Low risk of flooding from surface water in the SE corner of the site (approx. 0.05ha) where a small stream is. 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: Several listed buildings are about 150m to the W and a listed building to the SE. The Ashill Conservation area lies approx. 150m W. Devon County Council archaeology specialists identify possible Romano-British or medieval iron smelting in the area. Potential mitigation involves staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officer identifies the site to be across the road from listed building (SE). The curtilage of the listed building extends to W and is immediately across the road from the E end of the site. The house is viewable from the road when looking E adjacent to the W end of the site. Any development of this site would need to consider the setting of the listed building and is likely to restrict development at the E end of the site. The officer recommends linear form of the development, along the road, to replicate the vernacular form of development. A classic estate layout would be out of place.

Education Infrastructure: The closest schools to the site are Uffculme Primary School and Uffculme secondary School. DCC education note the secondary school has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications for both primary and secondary schools.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 1.5km. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. Medium to medium-high sensitivity to housing development. The site is flat and it could accommodate development without any major change in topographic character. Provided only the area next to the road was developed the development could relate well to the existing settlement. However, the site lies in close proximity to the Blackdown Hills National Landscape and opposite a listed building. Additional assessment may be needed to help identify evidence of local landscape value.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV electric overhead line touches the N of the site.

Soils and contamination: Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly flat/very gentle slope (2% slope percentage).

Open Space and Recreation: The areas of open space and recreation are available in Uffculme, approx. 2.4km NW.

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Water quality and drainage. Grade 2 ALC site. May lead to increased traffic levels 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.

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	12	-	-	-	-
Max	21	-	-	-	-
Promoter	5	-	-	-	-
HELAA	5	-	-	-	-

E/ASH/02b Renewable energy**Site Area:** Whole 0.75ha | Gross 0.75ha | Net 0.75ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.**Access:** Access from an unnamed road S of the site. Devon County Council Highways identifies access is via a narrow lane. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Legally protected species just outside of the site in E and S (butterflies). Beavers are present in catchment. Natural England identify the site to be within 2km of Blackdown Hills National Landscape. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify the site as permanent grassland surrounded by hedges with trees. There are small watercourses along N and E boundaries which are likely to be habitats of greatest ecological importance. A site visit is needed prior to development to check botanical interest/whether any veteran trees on site. 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 to medium strategic ecological importance due to the number of watercourses on site. Protection and buffering of watercourses is vital. There are opportunities for enhancement, e.g. grassland creation. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges, trees and dark corridors for bats, dormice, badgers etc. Licences and compensation may be required if offences cannot be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ1. However, there are watercourses along the N and E boundaries. Medium-high groundwater vulnerability. Low risk of flooding from surface water in the SE corner of the site (approx. 0.05ha) where a small stream is. 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:** Several listed buildings are about 150m to the W and a listed building to the SE. The Ashill Conservation area lies approx. 150m W. Devon County Council archaeology specialists identify possible Romano-British or medieval iron smelting in the area and potential mitigation involves staged programme of archaeological evaluation and recording by condition.

MDDC Conservation Officer identifies the site to be across the road from listed building. The curtilage of the listed building extends to W and is immediately across the road from the E end of the site. The house is viewable from the road when looking E adjacent to the W end of the site. Any development of this site would need to consider the setting of the listed building and is likely to restrict development at the E end of the site. The officer comments that solar panels may not be appropriate in the E end of the site and may need screening when approaching from E. The public view from S would present the panels in their most pleasing form that is seeing the face of the panels as opposed to the supporting structure.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 1.5km. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. In the Lower rolling farmed and settled valley slopes landscape character type the gently rolling nature of the landform, presence of intensively managed areas and tracks/roads, working nature of the agricultural landscape and presence of human activity could indicate a lower sensitivity to the principle of wind energy development. However, the presence of undeveloped hill summits, frequent human scale features, winding hedged and sunken lanes, and sense of relative remoteness all increase sensitivity. Areas close to the National Landscape are also likely to have a higher sensitivity. The small to medium scale of the hills, presence of varied land cover, human scale features and sunken, winding roads and the remote character means that this LCT would be highly sensitive to 'very large' (111-150m) wind turbines, and have medium to high sensitivity to 'medium' (51-75m) and 'large' (76-110m) turbines. 'Very small' (15-25m) wind turbines would have low to medium sensitivity and 'small' (26-50m) turbines would have medium sensitivity. This landscape is likely to be highly sensitive to any clusters greater than small (5 turbines). The presence of visually prominent slopes, some sense of openness, sensitive land cover types and high levels of remoteness indicates that this LCT would be progressively more sensitive to solar PV developments greater than 'medium' in scale. As the site is smaller than a hectare, it thus falls within 'very small' category. The impact would be low to medium.

Health and Safety related constraints: Falling distance of wind turbines (height +10%).

Soils and contamination: Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly flat/very gentle slope (2% slope percentage).

Potential Constraints to Delivery: Natural Environment. Heritage and Archaeology. Flood Risk, Water Quality and Drainage. Grade 2 ALC site. Potential landscape impact. Falling distance of wind turbines.

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

Build out rate: Years 1-5 based on availability of site identified by promoter.