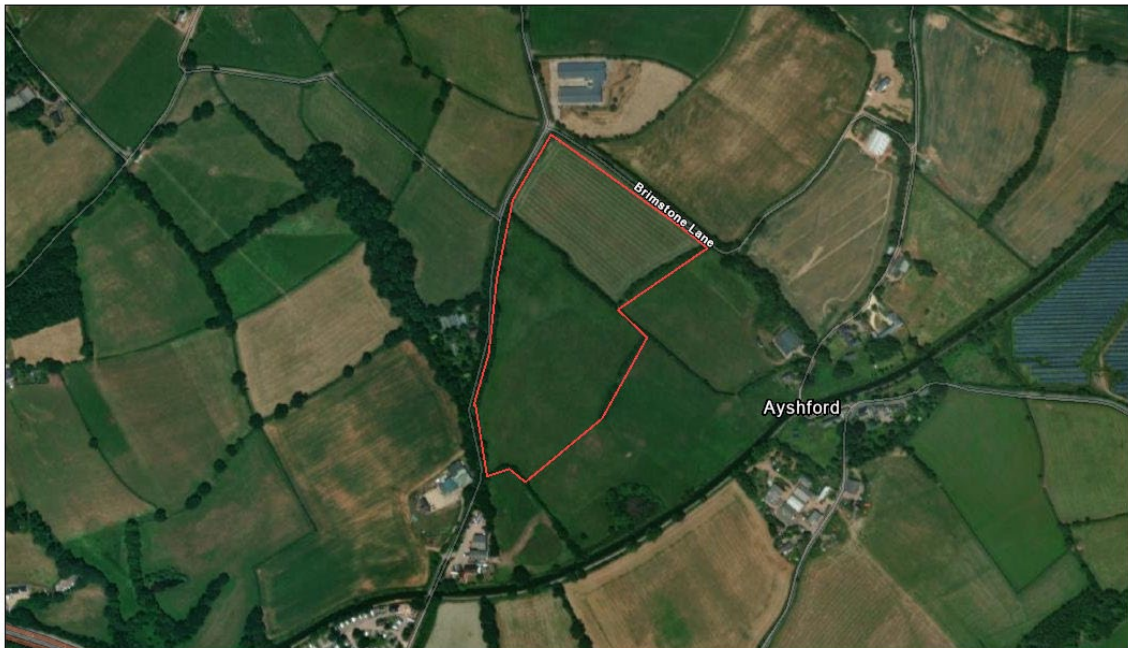


Ayshford

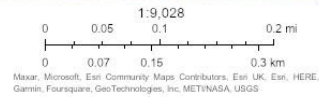
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Site Reference and Name: E/AY/01 Land at Higher Ayshford Farm
Customer Reference Number: t713v7r

E/AY/01



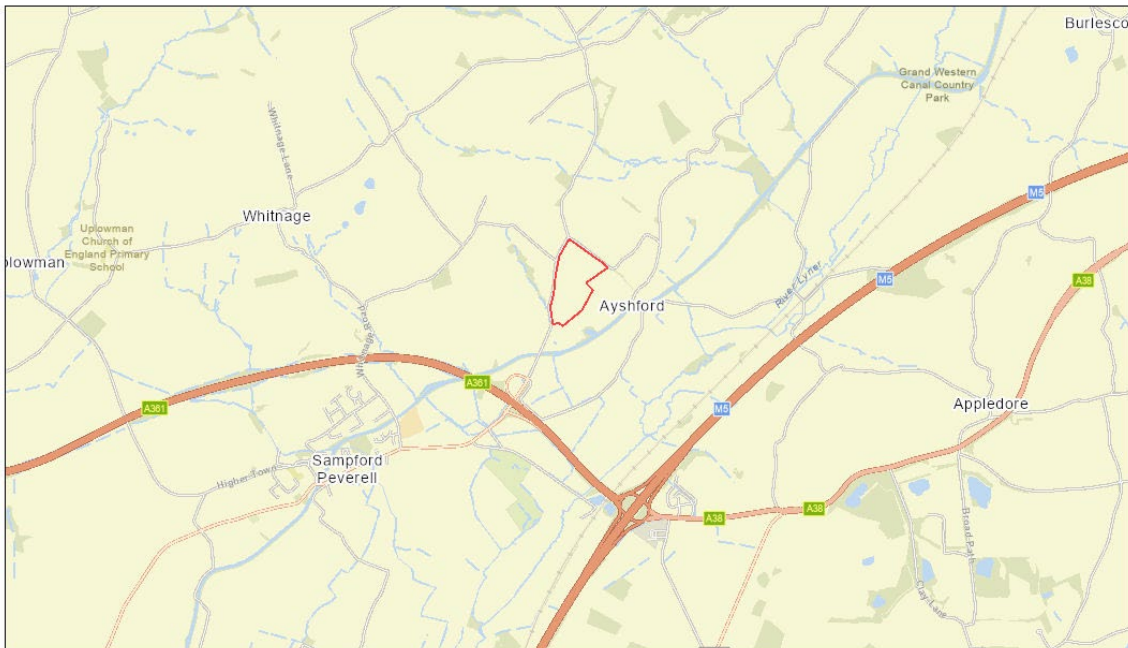
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-  District Boundary
-  Call For Sites Layer



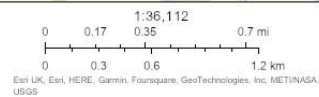
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E/AY/01



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-  District Boundary
-  Call For Sites Layer



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Parish: Burlescombe

Site submitted for: E/AY/01a Homes for sale, affordable homes, custom and self-build homes;
E/AY/01b Mixed use

Site description: Greenfield, currently in use as agricultural land on a gentle slope (6.7% slope percentage) N-S. The site lies to the NW of the village of Ayshford, is set amidst farmland and bordered to the west by an unnamed road, and to the north by Brimstone Lane. It lies approx. 90m NW of the Grand Western Canal Conservation Area and Country Park and is within a Great Crested Newt Consultation Zone. Legally protected species have been recorded N and E of the site. The title deed includes covenants. This may need to be investigated further. This site has one landowner. During the HELAA panel it was agreed that site location would be unachievable for residential due to viability if developed in isolation. However, the Panel identified the site as achievable for employment but would require comprehensive development, with a critical mass of units to ensure achievability and provided the constraints can be overcome including access.

E/AY/01a Homes for sale, affordable homes, custom and self-build homes

Site Area: Whole 8.43ha | Gross 8.43ha | Net 5.06ha

Max Yield: 177

Min Yield: 101

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: The site is off a C classified road. Devon County Council Highways are not sure where the access to this site will be, and commented that a site of this scale would require a full transport assessment and master planning exercise. No PROWs on site, closest <100m N. The closest bus stop is in Sampford Peverell, approx. 1.6km SW. Closest train station Tiverton parkway, approx. 1.1km SE. Nearest shops and other facilities are in Sampford Peverell, approx. 1.6km SW.

Natural Environment: The site lies approx. 90m NW of the Grand Western Canal Country Park, a county wildlife site and local nature reserve and within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species <20m N (moths) and <200m SE (otters) recorded on site. A swathe of priority habitat is located <30m W. Devon County Council ecology specialists identify the site to be arable with fields surrounded by hedgerows with trees, and currently unlit. The surrounding hedgerows and field margins could support protected and priority

species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. There are extensive moth records on site. The site may provide bat foraging habitat. Great Crested Newt may be present. 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 hedgerows, trees and field margins, protecting and enhancing hedgerows and trees for associated fauna and maintaining dark corridors and unlit areas for wildlife. 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. 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: The site lies <90m NW of the Grand Western Canal Conservation Area, approx. 180m NE of Grade II listed Holbrook Bridge and approx. 225m W of several listed buildings. Devon County Council archaeology specialists identify some archaeological potential. Possible prehistoric and/or Romano-British settlement enclosure to east. Former medieval strip fields recorded on historic mapping. Potential mitigation involves pre-determination assessment and evaluation of archaeological potential to inform any further mitigation. MDDC Conservation Officer identifies this site as having potential to impact the views from the canal to the north as the development may be close and may break the skyline.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary school. DCC education note Sampford Peverel CofE Primary is on a constrained site with very limited expansion and is forecast to remain at or around capacity and therefore has very limited ability to support growth. 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.

Landscape: The site falls within the Upper Farmed and Wooded Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has traditional rolling upper valley slopes. The landscape has relatively steep landform, very winding narrow lanes and is surrounded by hedges with no trees. Medium-high sensitivity to housing development due possible impact on Grand Western Canal conservation area and no relationship to a settlement.

Health and Safety related constraints: Traffic noise and pollution may affect the site as it is <500m N of A361 and <1km NW of M5. May lead to increased traffic levels in an AQMA. 11KV electric overhead line touches the NW border.

Soils and 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 Western boundary classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.7% slope percentage) down N-SE.

Open Space and Recreation: The areas of open space and recreation are available in Sampford Peverell, approx. 1.6km SW, Allotments (<800m SW).

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Water quality and drainage. Proximity to A361

and M5 potential noise and pollution. Grade 3a ALC. Covenants. 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 later than 15 years.

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

E/AY/01b Mixed use**Site Area:** Whole 8.43ha | Gross 8.43ha | Net 2.11ha-6.74ha**Max Yield:** 67,440 sqm**Min Yield:** 21,075 sqm**HELAA Assessed Yield:** 44,258 sqm (mid-point yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: The site is off a C classified road. Devon County Council Highways are not sure where the access to this site will be, and commented that a site of this scale would require a full transport assessment and master planning exercise. No PROWs on site, closest <100m N. The closest bus stop is in Sampford Peverell, approx. 1.6km SW. Closest train station Tiverton parkway, approx. 1.1km SE. Nearest shops and other facilities are in Sampford Peverell, approx. 1.6km SW.

Natural Environment: The site lies approx. 90m NW of the Grand Western Canal Local Nature Reserve and a Country Park, and within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species <20m N (moths) and <200m SE (otters) recorded on site. A swathe of priority habitat is located <30m W. Devon County Council ecology specialists identify the site to be arable with fields surrounded by hedgerows with trees, and currently unlit. The surrounding hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. There are extensive moth records on site. The site may provide bat foraging habitat. Great Crested Newt may be present. 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 ecological importance. Mitigation suggested includes protecting and enhancing hedgerows, trees and field margins, protecting and enhancing hedgerows and trees for associated fauna and maintaining dark corridors and unlit areas for wildlife. 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. 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: The site lies <90m NW of the Grand Western Canal Conservation Area, approx. 180m NE of Grade II listed Holbrook Bridge and approx. 225m W of several listed buildings. Devon County Council archaeology specialists identify some archaeological potential. Possible

prehistoric and/or Romano-British settlement enclosure to east. Former medieval strip fields recorded on historic mapping. Potential mitigation involves pre-determination assessment and evaluation of archaeological potential to inform any further mitigation. MDDC Conservation Officer identifies this site as having potential to impact the views from the canal to the north as the development may be close and may break the skyline.

Landscape: The site falls within the Upper Farmed and Wooded Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has traditional rolling upper valley slopes. The landscape has relatively steep landform, very winding narrow lanes and is surrounded by hedges with no trees. Medium-high sensitivity to employment development due to possible impact on Grand Western Canal conservation area and no relationship to a settlement.

Health and Safety related constraints: Traffic noise and pollution may affect the site as it is <500m N of A361 and <1km NW of M5. May lead to increased traffic levels in an AQMA. 11KV electric overhead line touches the NW border.

Soils and 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 Western boundary classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.7% slope percentage) down N-SE.

Economic Development: MDDC economic specialist s prefer land in E and S quadrants of J27. Sampford Peverell junction may need improvement to allow full use of this land. This site would require a full N and S exit junction on Link Road, adding significant costs.

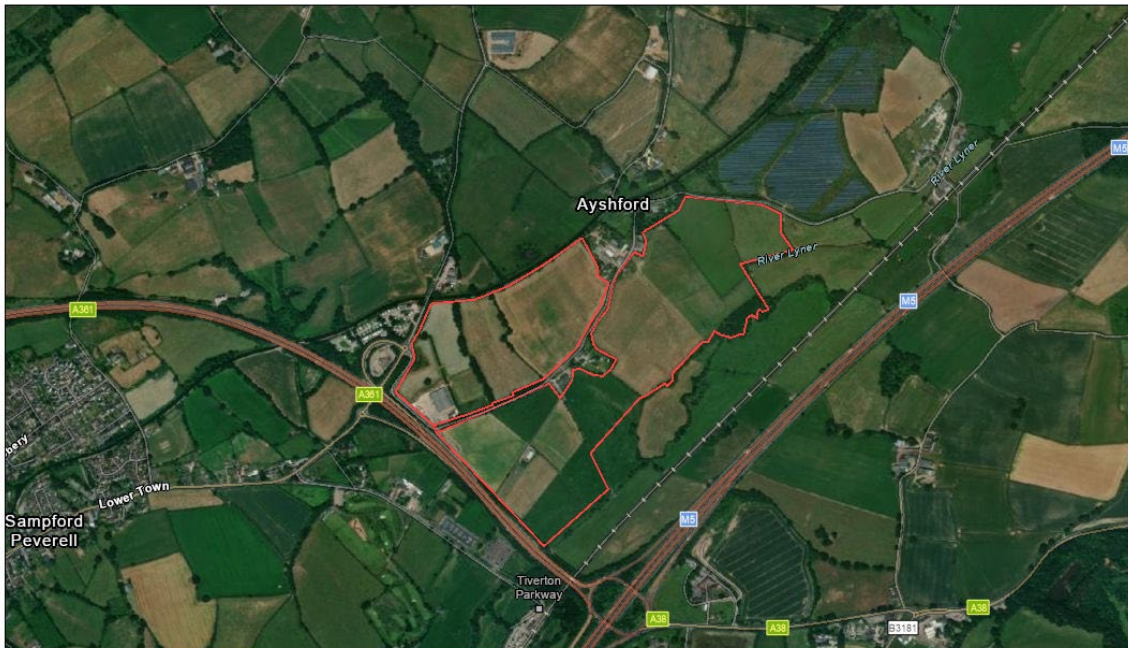
Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Potential landscape impact. Economic development. Water quality and drainage. Proximity to A361 and M5 potential noise and pollution. Grade 3a ALC. Covenants. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

Site Availability: The promoter has confirmed the site will be available for development later than 15 years.

Build out rate: Years 15-20 as promoter has confirmed the site is available later than 15 years. For the purposes of this report 'mixed use' is considered as commercial.

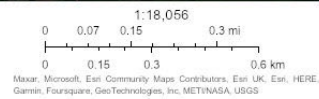
Settlement: Ayshford (NE of Sampford Peverell)
Site Reference and Name: E/AY/02 Land south of Ayshford
Customer Reference Number: js13o02

E/AY/02



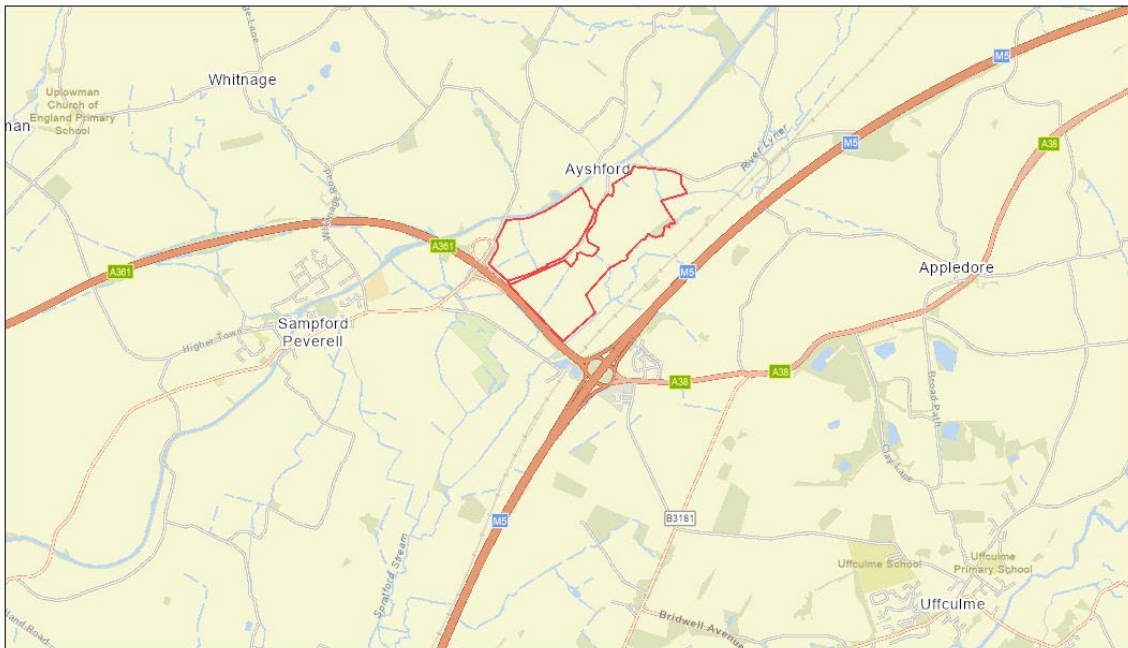
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- District Boundary
- Call For Sites Layer



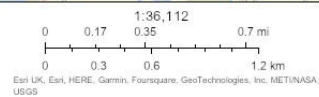
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- District Boundary
- Call For Sites Layer



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Parish: Burlescombe

Site submitted for: E/AY/02a Homes for sale, affordable homes; E/AY/02b Office, industrial / warehouse, retail.

Site description: Greenfield, currently in use as agricultural land which has small scale wooden pylons on site and is bisected by an unnamed road. The site is nearly level (2% slope percentage). Set amidst farmland, the site is bordered to the NW by an unnamed road and the Grand Western Canal, the River Lyner to the S/SE, and the A361 to the SW. A railway line and the M5 lie within approx. 200m of the SE border and the site is <170m of Junction 27. The promoter identifies that the proximity to the railway line and motorway could create noise of which they suggest buffers would be provided. An electric overhead line (33kV) and its suspension towers run through the site SW-NE. 11kV overhead lines also run in various fragments of the site in the NW. Unnamed watercourses are found throughout the site. A priority habitat lies within the E boundary with the River Lyner. A number of legally protected species have been recorded on site. The site submitted incorporates the majority of another submission, E/AY/03, however the site E/AY/03 does not fall fully within E/AY/02 and has a different site outline therefore a separate assessment is provided for that submission. The title deed includes covenants. This may need to be investigated further. Site is in multiple land ownership. In the latest update from the promoter, a smaller site area was promoted however the original larger area is still identified as available for development. During the HELAA panel it was agreed that site location would be unachievable for residential due to viability if developed in isolation. However, it was considered that the site would be achievable for employment but would require comprehensive development, with a critical mass of units to ensure achievability, provided that the constraints can be overcome including access.

E/AY/02a Homes for sale, affordable homes

Site Area: Whole 47.83ha | Gross 40.32ha | Net 24.19ha (changed flood zone)

Max Yield: 847

Min Yield: 484

Promoter Yield: 700

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 7.51ha

Stage B

Land Status: Greenfield agricultural land with some agricultural buildings.

Access: The site is off a C classified road. Devon County Council Highways are not sure where the access to this site will be, and comment that a site of this scale would require a full transport assessment and master planning exercise. PRoWs along N boundary. The closest bus stop is in Sampford Peverell, approx. 1.6km W. Closest train station Tiverton parkway, approx. 200m S. Nearest shops and other facilities are in Sampford Peverell, approx. 1 km SW.

Natural Environment: NW boundary lies against Grand Western Canal Country Park, Local Nature Reserve (LNR), and the site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. A TPO in NW corner of the site. A number of legally protected species (badgers, otters, moths) within the site, a priority habitat within the E boundary with the River Lyner and another priority habitat just outside of the NE corner of the site. Devon County Council ecology specialists identify the site to be mix of grassland and arable fields surrounded by mature hedgerows with trees. There are some agricultural buildings on site as well as several small ditches/watercourses that are running through the site. The trees, buildings, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. The site may provide bat foraging habitat. A further assessment of buildings is required to establish potential to support important bat roosts or barn owl roosts (proximity to A361 & M5 may reduce this likelihood). The canal is known to support numerous species with records of otter, grass snake & toads adjacent and lesser horseshoe bats and dormice as well as records of Odenata and Lepidoptera (moths only). Great Crested Newt may be present. 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 high strategic ecological importance due to the Grand Western Canal. Mitigation suggested includes protecting and enhancing hedgerows, woodland trees, watercourses and field margins. Protecting Grand Western Canal and woodland blocks and buffers, and retaining all mature trees. Protecting and enhancing hedgerows and trees for associated fauna, and maintaining dark corridors and unlit areas for wildlife. There is potential for habitat creation/enhancement. 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: FZ2 (1.78ha) and FZ3 (7.51ha) SW-NE. High groundwater vulnerability in N, medium in S. Risk of flooding from surface water is low to high along S boundary (approx. 1.5ha), and in smaller areas in the NW of the site (approx. 0.3ha). There are multiple unnamed watercourses across the site. There has been a diversion of a watercourse in the SW of the site, watercourse is now running N-S (Lock's Cottage to River Lyner). Devon County Council flood risk specialists note that NPPF 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: The site is bordering the Grand Western Canal Conservation Area in the NW. A Grade II listed Holbrook Bridge is close to the NW corner and several listed buildings approx. 260m N. Devon County Council archaeology specialists note that the site should not be developed without prior assessment of impacts on the Grand Western Canal and its setting. They further comment that development of a smaller footprint with green space provision may be possible. Value of historic watermeadows for habitat and water management also needs to be considered.

Additionally, there is medieval and post-medieval archaeology present with earthwork boundaries and artefact scatter. Potential mitigation required includes pre-determination assessment and evaluation of impact on setting of heritage assets and of archaeological potential, to inform masterplanning, provision of green space and to inform any further archaeological mitigation. MDDC Conservation Officers comment that the site is large, split in two by a public road. Development of this land is likely to impact the setting of the conservation area, and the impact will be higher the closer to the Grand Western Canal the development is. To the north the northern block is bounded by the canal which is on higher ground. Part of the southern block is adjacent to the canal conservation area which at this point includes Ayshford Cottage, not a listed building but could be considered an important unlisted building. There are views from the canal to the south past Ayshford Cottage. To the north of the canal at this point are listed buildings including the grade I Ayshford Chapel and II* Ayshford Court. Whilst the southern parts of the southern block could be developed without harm to the conservation area or the setting the listed buildings or non-designated heritage assets, there are good views that form part of the rural experience of the canal on the northern block, and this may also be in the more distant views from Ayshford Court. Those northern parts at the east end of the southern block are also likely to be harmful to the setting of the canal and of non-designated and designated heritage assets. Additionally, a heritage impact assessment is required and the Grand Western Canal conservation area management plan will also inform a decision. Any development is likely to impact the Grade II listed bridge as there are important views from the bridge along the canal and over the site. Part of the experience of the bridge is its rural setting and views out from it which are likely to be adversely affected by development over part of the site.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverell CofE Primary is on a constrained site with very limited expansion and is forecast to remain at or around capacity and therefore has very limited ability to support growth. 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.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has open flat landform with unenclosed fields although the field pattern is visible. Medium-high sensitivity to housing development due to the site not having a relationship to any settlement and the impact the development would have on the setting and conservation area of the grand western canal if the site was developed.

Health and Safety related constraints: Potential traffic noise and poor air quality due to proximity to both the A361 and the M5. The promoter identifies that the proximity to the railway line and motorway could create noise of which they suggest buffers would be provided. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site to the West. 33KV and a National Transmission Line crosses the Eastern portion of the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the northern segment of the site to be predominantly Grade 3a ALC (14.8ha) with marginal areas along the boundaries of that segment to be classed as 'Other' ALC. Of the southern segment this is made up of 7.5ha of Grade 3a ALC to the north, predominantly Grade 3b to the south (19.7ha), and the remaining marginal areas along the southern border identified as Grade 4 and 'Other' ALC. A small area to the

far East corner was not identified in this survey, this area based on the DEFRA 2020 Provisional Land Classification this is Grade 3 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (2% slope percentage).

Open Space and Recreation: The areas of open space and recreation are available in Sampford Peverell, approx. 1.3km SW, Allotments (<500m SW).

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Proximity to A361 and M5, possible noise and pollution. Electric overhead lines on site. Flood risk. Water Quality and Drainage. Grade 3a ALC site. Multiple ownership. Covenants. May lead to increased traffic levels in an AQMA. Electric overhead lines including National Transmission 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 unachievable no build out rate is considered.

E/AY/02b Office, industrial / warehouse, retail**Site Area:** Whole 47.83ha | Gross 47.83ha | Net 11.96ha-23.92ha**Max Yield:** 239,150 sqm**Min Yield:** 119,575 sqm**HELAA Assessed Yield:** 119,575 - 239,150 sqm**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 7.51ha (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 agricultural land with some agricultural buildings**Access:** The site is off a C classified road. Devon County Council Highways are not sure where the access to this site will be, and comment that a site of this scale would require a full transport assessment and master planning exercise. PRoWs along N boundary. The closest bus stop is in Sampford Peverell, approx. 1.6km W. Closest train station Tiverton parkway, approx. 200m S. Nearest shops and other facilities are in Sampford Peverell, approx. 1 km SW.**Natural Environment:** NW boundary lies against Grand Western Canal Country Park, Local Nature Reserve (LNR), and the site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. A TPO in NW corner of the site. A number of legally protected species (badgers, otters, moths) within the site, a priority habitat within the E boundary with the River Lyner and another priority habitat just outside of the NE corner of the site. Devon County Council ecology specialists identify the site to be a mix of grassland and arable fields surrounded by mature hedgerows with trees. There are some agricultural buildings on site as well as several small ditches/watercourses that are running through the site. The trees, buildings, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. The site may provide bat foraging habitat. A further assessment of buildings is required to establish potential to support important bat roosts or barn owl roosts (proximity to A361 & M5 may reduce this likelihood). The canal is known to support numerous species with records of otter, grass snake & toads adjacent and lesser horseshoe bats and dormice as well as records of Odenata and Lepidoptera (moths only). Great Crested Newt may be present. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Site is of high strategic ecological importance due to the Grand Western Canal. Mitigation suggested includes protecting and enhancing hedgerows, woodland trees, watercourses and field margins. Protecting Grand Western Canal and woodland blocks and buffers, and retaining all mature trees. Protecting and enhancing hedgerows and trees for associated fauna, and maintaining dark corridors and unlit areas for wildlife. There is potential for habitat creation/enhancement. 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: FZ2 (1.78ha) and FZ3 (7.51ha) SW-NE. High groundwater vulnerability in N, medium in S. Risk of flooding from surface water is low to high along S boundary (approx. 1.5ha), and in smaller areas in the NW of the site (approx. 0.3ha). There are multiple unnamed watercourses across the site. There has been a diversion of a watercourse in the SW of the site, watercourse is now running N-S (Lock's Cottage to River Lyner). Devon County Council flood risk specialists note that NPPF 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: The site is bordering the Grand Western Canal Conservation Area in the NW. A Grade II listed Holbrook Bridge is close to the NW corner and several listed buildings approx. 260m N. Devon County Council archaeology specialists note that the site should not be developed without prior assessment of impacts on the Grand Western Canal and its setting. They further comment that development of a smaller footprint with green space provision may be possible. Value of historic watermeadows for habitat and water management also needs to be considered. Additionally, there is medieval and post-medieval archaeology present with earthwork boundaries and artefact scatter. Potential mitigation required includes pre-determination assessment and evaluation of impact on setting of heritage assets and of archaeological potential, to inform masterplanning, provision of green space and to inform any further archaeological mitigation. MDDC Conservation Officers comment that the site is large, split in two by a public road. Development of this land is likely to impact the setting of the conservation area, and the impact will be higher the closer to the Grand Western Canal the development is. To the north the northern block is bounded by the canal which is on higher ground. Part of the southern block is adjacent to the canal conservation area which at this point includes Ayshford Cottage, not a listed building but could be considered an important unlisted building. There are views from the canal to the south past Ayshford Cottage. To the north of the canal at this point are listed buildings including the grade I Ayshford Chapel and II* Ayshford Court. Whilst the southern parts of the southern block could be developed without harm to the conservation area or the setting of the listed buildings or non-designated heritage assets, there are good views that form part of the rural experience of the canal on the northern block, and this may also be in the more distant views from Ayshford Court. Those northern parts at the east end of the southern block are also likely to be harmful to the setting of the canal and of non-designated and designated heritage assets. Additionally, a heritage impact assessment is required and the Grand Western Canal conservation area management plan will also inform a decision. Any development is likely to impact the Grade II listed bridge as there are important views from the bridge along the canal and over the site. Part of the experience of the bridge is its rural setting and views out from it which are likely to be adversely affected by development over part of the site.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has open flat landform with unenclosed fields although the field pattern is visible. Medium-high sensitivity to employment development due to the site not having a relationship to any settlement and the impact the

development would have on the setting and conservation area of the grand western canal if the site was developed.

Health and Safety related constraints: Potential traffic noise and poor air quality due to proximity to both the A361 and the M5. The promoter identifies that the proximity to the railway line and motorway could create noise of which they suggest buffers would be provided. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site to the West. 33KV and a National Transmission Line crosses the Eastern portion of the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the northern segment of the site to be predominantly Grade 3a ALC (14.8ha) with marginal areas along the boundaries of that segment to be classed as 'Other' ALC. Of the southern segment this is made up of 7.5ha of Grade 3a ALC to the north, predominantly Grade 3b to the south (19.7ha), and the remaining marginal areas along the southern border identified as Grade 4 and 'Other' ALC. A small area to the far East corner was not identified in this survey, this area based on the DEFRA 2020 Provisional Land Classification this is Grade 3 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (2% slope percentage).

Economic Development: MDDC economic specialists prefer land in E and S quadrants of J27. Sampford Peverell junction may need improvement to allow full use of this land. This site may require a full N and S exit junction on Link Road, adding significant costs.

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Potential landscape impact. Economic Development. Proximity to A361 and M5, possible noise and pollution. Electric overhead lines on site. Flood risk, Water Quality and Drainage. Grade 3a ALC. Multiple ownership. Covenants. May lead to increased traffic levels in an AQMA. Electric overhead lines including National Transmission 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.

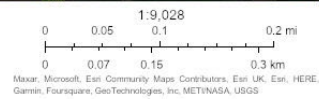
Settlement: Ayshford (NE of Sampford Peverell)
Site Reference and Name: E/AY/03 Land at Lower Ayshford, Junction 27
Customer Reference Number: q513rzu

E/AY/03



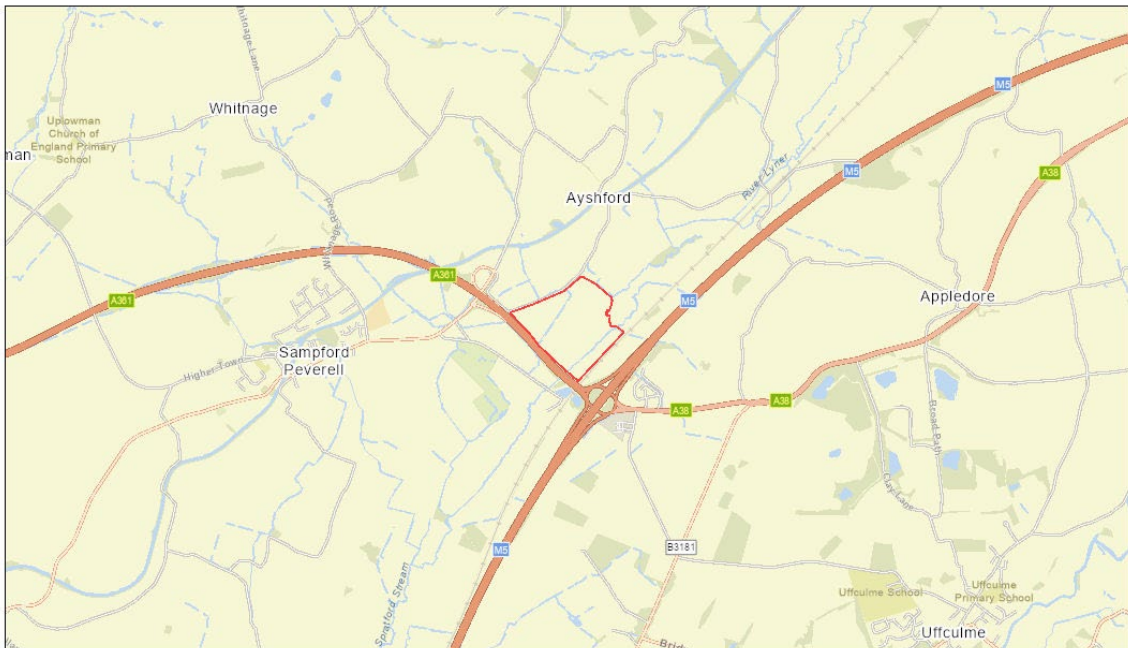
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- District Boundary
- Call For Sites Layer



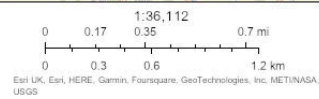
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E/AY/03



18/11/2022, 08:52:08

- District Boundary
- Call For Sites Layer



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Parish: Burlescombe

Site submitted for: E/AY/03a Office, industrial / warehouse, hotel, other, E/AY/03b Habitat creation/enhancement.

Site description: Greenfield site currently in use as agricultural land. The site is nearly level (2% slope percentage). Set amidst farmland, the site is bordered to the NW by an unnamed road, a railway line to the SE and the A361 to the SW. The River Lyner is to the NE of the site. J27 is approx. 70m to the SE of the site. A 33kV electric overhead line and its suspension towers run through the site SW-NE. Small scale wooden pylons on site as well. Multiple unnamed watercourses cross the site. Badgers and otters have been recorded on site and the plot falls within a Great Crested Newt Consultation Zone. The site submitted falls within E/AY/02, however the site E/AY/03 does not fall fully within E/AY/02 and has a different site outline therefore a separate assessment is provided for that submission. The site has one landowner. During the HELAA panel it was agreed that the site would be achievable for employment but would require comprehensive development, with a critical mass of units to ensure achievability and provided the constraints of the site can be overcome including access. The site may also be considered for habitat creation/enhancement.

E/AY/03a Office, industrial / warehouse, hotel, other

Site Area: Whole 19.31ha | Gross 19.31ha | Net 4.83ha-15.45ha

Max Yield: 154,480 sqm

Min Yield: 48,275 sqm

Promoter Yield: 16,258 sqm (175000 sq foot of commercial space)

HELAA Assessed Yield: 48,275 – 154,480 sqm

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 9.13ha(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 agricultural land with a agricultural building.

Access: Devon County Council Highways identify access from C Classified road with no footway or street lighting. Footway/cycleway connection to local services and bus stops would be required. They further comment that a site of this scale would require a full transport assessment and master planning exercise. No PRoWs on site, closest <500m N. The closest bus stop is in Sampford Peverell,

approx. 1.6km W. Closest train station Tiverton parkway, approx. 200m S. Nearest shops and other facilities are in Sampford Peverell, approx. 1 km SW.

Natural Environment: The site lies <280m S of Grand Western Canal Country Park, Local Nature Reserve (LNR), and is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (badgers, otters) on site. Devon County Council ecology specialists identify the site is mix of arable and grassland fields and is surrounded by network of hedgerows, some with trees. There's an agricultural building on site as well as watercourses that are running through the site. The trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors and foraging habitat. Great Crested Newt may be present. Impact of development on site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise etc.) on habitats and species. Site is of medium strategic ecological importance close to the River Lyner, rest of the site is low. Mitigation suggested includes protecting and enhancing hedgerows, trees, watercourses and field margins and protection of River Lyner corridor buffers. Protecting and enhancing hedgerows and trees for associated fauna, maintaining dark corridors and unlit areas for wildlife, and protecting and retaining any important bat roosts. 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: FZ2 (1.54ha) and FZ3 (9.13ha) SW-NE the remainder is FZ1. High groundwater vulnerability in N, medium in the rest of the site. Risk of flooding from surface water is low to high along S boundary (approx. 1.5ha). There has been a diversion of a watercourse, watercourse now bisecting the site N-S (Lock's Cottage to River Lyner). Devon County Council flood risk specialists note that NPPF 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: The site lies <280m S of the Grand Western Canal Conservation Area, and approx. 350m NE of Grade II listed Holbrook Bridge. Devon County Council archaeology specialists identify consideration of the value of historic watermeadows for habitat and water management. Potential mitigation requires pre-determination assessment and evaluation of impact on setting of heritage assets and of archaeological potential, to inform masterplanning, allocation of green space and to inform any further archaeological mitigation. The MDDC Conservation officer identifies that this site is unlikely to have the same impacts on heritage sites as E/AY/02 given this is largely the southern portion of that site which has greater distance from those affected heritage assets. A heritage impact assessment may required and the Grand Western Canal conservation area management plan will also inform a decision.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has open flat landform with unenclosed fields although the field pattern is visible. The site is in close proximity to the M5, A361 and J27 however the site has no relationship to any settlement, overall a medium sensitivity to landscape is considered.

Health and Safety related constraints: Potential traffic noise and pollution due to proximity to both the A361 and the M5. May lead to increased traffic levels in an AQMA. 33KV and National Transmission electric overhead lines run across the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 5.5ha of the site to the north as Grade 3a ALC, 10.5ha to the centre of the site as Grade 3b ALC, 2.5ha to the SE of the site as Grade 4 and the remaining areas along the boundaries of the site to be 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: nearly level (2% slope percentage).

Economic Development: MDDC economic specialists prefer land in E and S quadrants of J27. Sampford Peverell junction may need improvement to allow full use of this land. This site may require a full N and S exit junction on Link Road, adding significant costs.

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Potential landscape impact. Economic Development. Proximity to A361 and M5. Electric overhead line on site. Flood risk, Water Quality and Drainage. Grade 3a ALC. May lead to increased traffic levels in an AQMA. Electric overhead lines including a National Transmission 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.

E/AY/03b Habitat creation/enhancement

Site Area: Whole 19.31ha | Gross 19.31ha | Net 19.31ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 9.13ha (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 agricultural land with a agricultural building.

Access: Access would be from C classified road adjoining the northern boundary.

Natural Environment: The site lies <280m S of Grand Western Canal Country Park, Local Nature Reserve (LNR), and is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (badgers, otters) on site. Devon County Council ecology specialists identify the site is mix of arable and grassland fields and is surrounded by network of hedgerows, some with trees. There's an agricultural building on site as well as watercourses that are running through the site. The trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors and foraging habitat. Great Crested Newt may be present. DCC ecology specialists identify the site to be of medium strategic ecological importance. The site is a mix of arable and grassland fields with some ecological connectivity into wider landscape via River Lyner and railway corridor to south. Unknown grassland type – potential to enhance. A further survey required to assess existing habitats present and inform optimal habitat creation. Access to nature is limited due to isolated located from village beyond A361 and lack of PRoWs on or adjacent to site. There is potential enhancement/habitat creation opportunities especially to buffer river habitat and bolster hedgerow connectivity and potential to create wetland habitats and ponds.

Flood Risk, Water Quality and Drainage: FZ2 (1.54ha) and FZ3 (9.13ha) SW-NE the remainder is FZ1. High groundwater vulnerability in N, medium in the rest of the site. Risk of flooding from surface water is low to high along S boundary (approx. 1.5ha). There has been a diversion of a watercourse, watercourse now bisecting the site N-S (Lock's Cottage to River Lyner).

Heritage and Archaeology: The site lies <280m S of the Grand Western Canal Conservation Area, and approx. 350m NE of Grade II listed Holbrook Bridge. Devon County Council archaeology specialists identify consideration of the value of historic watermeadows for habitat and water management. Potential mitigation requires pre-determination assessment and evaluation of impact on archaeological potential. MDDC Conservation Officer has no objection in principle.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors landscape character type. The Devon landscape character area is Culm Valley Lowlands.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 5.5ha of the site to the north as Grade 3a ALC, 10.5ha to the centre of the site as Grade 3b ALC, 2.5ha to the SE of the site as

Grade 4 and the remaining areas along the boundaries of the site to be 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (2% slope percentage).

Potential Constraints to Delivery: Flood risk, water quality and drainage. Historic watermeadows. Grade 3a ALC.

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.