


# Burlescombe

**Settlement: Burlescombe**  
**Site Reference and Name: E/BUR/01 Valley View**  
**Customer Reference Number: 6713lb1**

E/BUR/01



26/10/2022, 10:41:44

 Call For Sites Layer




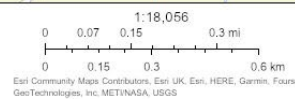
GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

E/BUR/01



26/10/2022, 10:40:39

 Call For Sites Layer



GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Burlescombe

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

**Site description:** The site is a part greenfield and part existing employment. The greenfield part of the site is located to the W, with the business use N part of the site, and scrubland in the E edge of the site. It is located between the A38 of which it lies immediately N and the M5. It falls approx. 2.4km S of Burlescombe. The site gently slopes (6.2% slope percentage) towards SW. The site falls within a Minerals Safeguarding Area. Land is subject to a restrictive covenant. This may need to be investigated further. The site has one landowner. During the HELAA panel it was agreed that site location would be unachievable for residential due to the isolated location however there may be scope for plots to provide homes for gypsies/travellers/travelling showpeople and small unit commercial scheme may also be achievable provided the constraints of the site can be overcome.

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

**Site Area:** Whole 1.69ha | Gross 1.69ha | Net 1.35ha

**Max Yield:** 47

**Min Yield:** 27

**Promoter Yield:** 60

**HELAA Assessed Yield:** None

**Site Suitability**

**Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Part greenfield and part existing employment.

**Access:** Devon County Council (DCC) Highways identifies access will be off the A38, a busy and fast road with no footway. They suggest that the site would not be suitable for non-motorised users. There are no PRoW within the site or in the vicinity. The closest bus stop is <1.6km to the N. Closest train station is Tiverton Parkway, approx. 3.6 km SW. Closest services and facilities are in Uffculme approx. 3 kilometres S.

**Natural Environment:** The site is within a Great Crested Newt Consultation Zone and within 2 km of Blackdown Hills National Landscape. Beavers are present in catchment. Natural England identify the Maiden Down SSSI within 500m of the site to the E and Blackdown Hills National Landscape within 2km. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify that the site appears to be an area of bare earth used for storage

surrounded by trees to the N and W. A small patch of what appears to be grassland and/or scrub is present to the SW of the plot which would require a site visit to check botanical value. The surrounding boundary hedges and trees 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 ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, 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. 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:** There are no listed buildings or conservation areas in the proximity to the site. Devon County Council archaeology specialists identify that there is some potential for prehistoric settlement and also early medieval iron smelting. Potential mitigation would require staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officers have no comments.

**Education Infrastructure:** The closest schools to the site are Burlescombe CofE Primary School and Uffculme secondary School. DCC education note that there is limited capacity at primary level and school difficult to expand, 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. 2km. 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-high sensitivity to residential development due to the distance from a settlement, proximity to the Blackdown Hills National Landscape and possible additional impact on the vistas. The site is part brownfield and lies in gently undulating landform that can accommodate development without any major change to the topographic character. However, nearest settlement is approx. 2.5 km N and any development on this site would be visible when viewed from the north.

**Health and Safety related constraints:** Approx. 300m to the M5 and adjoins the A38, possible noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line runs across the NW boundary.

**Soils and contamination:** Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site is located within Mineral Safeguarding Area for Aggregates (Sand and Gravel Pebblebeds formation), and as such, Policy M2: Mineral Safeguarding Areas of the adopted Devon Minerals Plan 2011-2033 is relevant. Mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. The site should only come forward if it can be demonstrated through a Mineral Resource Assessment and in consultation with the relevant mineral operators that the minerals resource is not of current or potential economic value; or the mineral resource can be extracted satisfactorily prior to the non-mineral development taking place under the provisions of Policy M3: Prior Extraction of Minerals of the Devon Minerals Plan 2011-2033.

**Topography:** Gentle slope (6.2% slope percentage) down towards SW.

**Open Space and Recreation:** The areas of open space and recreation are available in Burlescombe approx. 2.4km N.

**Potential Constraints to Delivery:** Access. Proximity of site to Maiden Down SSSI. Education infrastructure. Potential landscape impact. Proximity to M5 and A38 possible noise and pollution. Possible Grade 3a ALC site and within a minerals safeguarding area. 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 within the next 5 years.

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

***E/BUR/01b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople***

**Site Area:** Whole 1.69ha | Gross 1.69ha | Net 1.35ha

**HELAA Assessed Yield:** 15 (Max 15 pitches. DCC advice based on best practice across country).

**Site Suitability**

**Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None.

**Stage B**

**Land Status:** Part greenfield and part existing employment.

**Access:** Devon County Council (DCC) Highways identifies access will be off the A38, a busy and fast road with no footway. They suggest that the site would not be suitable for non-motorised users. There are no PRoW within the site or in the vicinity. The closest bus stop is <1.6km to the N. Closest train station is Tiverton Parkway, approx. 3.6 km SW. Closest services and facilities are in Uffculme approx. 3 kilometres S.

**Natural Environment:** The site is within a Great Crested Newt Consultation Zone and within 2 km of Blackdown Hills National Landscape. Beavers are present in catchment. Natural England identify the Maiden Down SSSI within 500m of the site to the E and Blackdown Hills National Landscape within 2km. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify that the site appears to be an area of bare earth used for storage surrounded by trees to the N and W. A small patch of what appears to be grassland and/or scrub is present to the SW of the plot which would require a site visit to check botanical value. The surrounding boundary hedges and trees 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 ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, 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. 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:** There are no listed buildings or conservation areas in the proximity to the site. Devon County Council archaeology specialists identify that there is some potential for prehistoric settlement and also early medieval iron smelting. Potential mitigation would require staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officers have no comments.

**Education Infrastructure:** The closest schools to the site are Burlescombe CofE Primary School and Uffculme secondary School. DCC education note that there is limited capacity at primary level and school difficult to expand, 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. 2km. 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-high sensitivity due to the distance from the settlement, proximity to the Blackdown Hills National Landscape and possible additional impact on the vistas. The site is brownfield and lies in gently undulating landform that can accommodate development without any major change to the topographic character. However, nearest settlement is approx. 2.5 km N and any development on this site would be visible when viewed from the north.

**Health and Safety related constraints:** Approx. 300m to the M5 and adjoins the A38, possible noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line runs across the NW boundary.

**Soils and contamination:** Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site is located within Mineral Safeguarding Area for Aggregates (Sand and Gravel Pebblebeds formation), and as such, Policy M2: Mineral Safeguarding Areas of the adopted Devon Minerals Plan 2011-2033 is relevant. Mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. The site should only come forward if it can be demonstrated through a Mineral Resource Assessment and in consultation with the relevant mineral operators that the minerals resource is not of current or potential economic value; or the mineral resource can be extracted satisfactorily prior to the non-mineral development taking place under the provisions of Policy M3: Prior Extraction of Minerals of the Devon Minerals Plan 2011-2033.

**Topography:** Gentle slope (6.2% slope percentage) down towards SW.

**Open Space and Recreation:** The areas of open space and recreation are available in Burlescombe approx. 2.4km N.

**Potential Constraints to Delivery:** Access. Proximity of site to Maiden Down SSSI. Education infrastructure. Potential landscape impact. Water quality and drainage. Proximity to M5 and A38 possible noise and pollution. Possible Grade 3a ALC site and within a minerals safeguarding area. 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 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/BUR/01c Office, industrial / warehouse, retail, mixed use***

**Site Area:** Whole 1.69ha | Gross 1.69ha | Net 0.42ha-1.35ha

**Max Yield:** 13,520 sqm

**Min Yield:** 4,225 sqm

**Promoter Yield:** 8,094 sqm

**HELAA Assessed Yield:** 4,225 – 13,520 sqm

**Site Suitability**

**Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Part greenfield and part existing employment.

**Access:** Devon County Council (DCC) Highways identifies access will be off the A38, a busy and fast road with no footway. They suggest that the site would not be suitable for non-motorised users. There are no PRow within the site or in vicinity. The closest bus stop is <1.6km to the N. Closest train station is Tiverton Parkway, approx. 3.6 km SW. Closest services and facilities are in Uffculme approx. 3 kilometres S.

**Natural Environment:** The site is within a Great Crested Newt Consultation Zone and within 2 km of Blackdown Hills National Landscape. Beavers are present in catchment. Natural England identify the Maiden Down SSSI within 500m of the site to the E and Blackdown Hills National Landscape within 2km. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify that the site appears to be an area of bare earth used for storage surrounded by trees to the N and W. A small patch of what appears to be grassland and/or scrub is present to the SW of the plot which would require a site visit to check botanical value. The surrounding boundary hedges and trees 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 ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, 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. 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:** There are no listed buildings or conservation areas in the proximity to the site. Devon County Council archaeology specialists identify that there is some potential for prehistoric settlement and also early medieval iron smelting. Potential mitigation would require staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officers have no comments.

**Landscape:** Blackdown Hills National Landscape lies to the E of the site approx. 2km. 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-high sensitivity to employment development due to the distance from the settlement, proximity to the Blackdown Hills National Landscape and possible additional impact on the vistas. The site is brownfield and lies in gently undulating landform that can accommodate development without any major change to the topographic character. However, nearest settlement is approx. 2.5km N and any development on this site would be visible when viewed from the north.

**Health and Safety related constraints:** Approx. 300m to the M5 and adjoins the A38, possible noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line runs across the NW boundary.

**Soils and contamination:** Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site is located within Mineral Safeguarding Area for Aggregates (Sand and Gravel Pebblebeds formation), and as such, Policy M2: Mineral Safeguarding Areas of the adopted Devon Minerals Plan 2011-2033 is relevant. Mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. The site should only come forward if it can be demonstrated through a Mineral Resource Assessment and in consultation with the relevant mineral operators that the minerals resource is not of current or potential economic value; or the mineral resource can be extracted satisfactorily prior to the non-mineral development taking place under the provisions of Policy M3: Prior Extraction of Minerals of the Devon Minerals Plan 2011-2033.

**Topography:** Gentle slope (6.2% slope percentage) down towards SW.

**Economic Development:** MDDC economic specialists comment that the site already has access to A38 and main road to M5. This site is already used for commercial purposes therefore no objections for light industrial, retail or leisure/hospitality.

**Potential Constraints to Delivery:** Access. Proximity of site to Maiden Down SSSI. Potential landscape impact. Proximity to M5 and A38 possible noise and pollution. Possible Grade 3a ALC site and within a minerals safeguarding area. 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 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: Burlescombe**


**Site Reference and Name: E/BUR/02 Land adjoining Old Beat farmhouse**

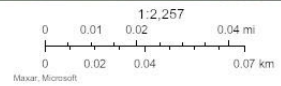
**Customer Reference Number: 5t13lue**

E/BUR/02



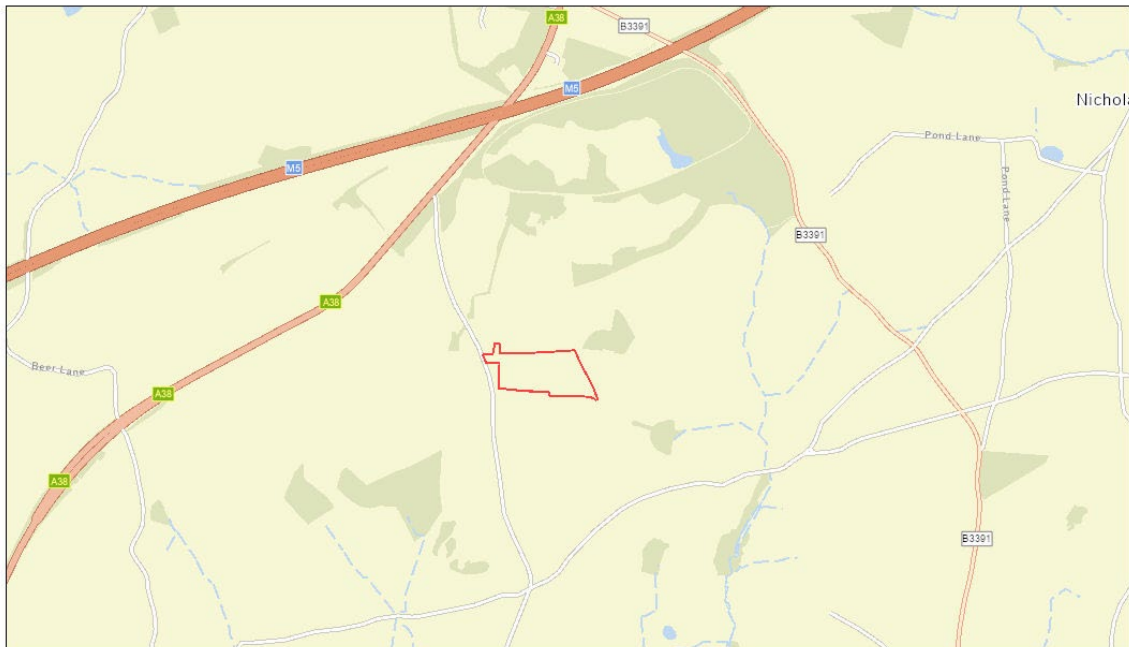
26/10/2022, 10:47:43

 Call For Sites Layer



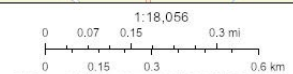
GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

E/BUR/02



26/10/2022, 10:48:50

 Call For Sites Layer



GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Culmstock

**Site Area:** Whole 2.98ha | Gross 2.98ha | Net 1.79ha

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

**Max Yield:** 63

**Min Yield:** 36

**Promoter Yield:** 9

**HELAA Assessed Yield:** None

**Site description:** Greenfield agricultural land that is gently sloping (6.7% slope percentage) down W-E. There are hedges and trees along the border of the site. The site adjoins an unnamed road to the West and there are two PRoWs along S and E boundaries. Buildings are outside the site to the E and W. The site is within a Great Crested Newt Consultation Zone and <100m S of the Maiden Down SSSI site. A small part of the site, the section that adjoins the unnamed road is a minerals safeguarding area and the majority of the remainder of the site is within a minerals consultation area. Blackdown Hills National Landscape is approx. 1.5km E. The site has one landowner. During the HELAA panel it was agreed that the site location would be unachievable for residential due to the isolated location and existing access issues. It was also noted that the site would be unachievable for sheltered housing and most forms of specialist accommodation for older persons as it is not close to a town centre with the necessary services needed to support retirement accommodation.

### Site Suitability

#### Stage A

**International/national designations:** None.

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield.

**Access:** Devon County Council (DCC) Highways identifies access is via narrow road with no footway or street lighting. 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 not be suitable for non-motorised users. PRoWs along E and S boundaries. The closest bus stop is <1.6km N on A38. Closest train station Tiverton parkway, approx. 4.2km SW. Nearest shops and other facilities are in Uffculme approx. 3 kilometres S.

**Natural Environment:** The site is within Great Crested Newt Consultation Zone and priority habitat is just off the site in the E, <400m N, SE and SW. Beavers are present in catchment. Legally protected species approx. 150m N (bats). Natural England identify the Maiden Down SSSI within 500m of the site to the E and Blackdown Hills National Landscape within 2km. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify the site 90m S of the Maiden Down SSSI site, designated for lowland wet and dry heathland. No obvious pollution pathways identified between the sites, however indirect impacts from development on the SSSI

could influence scheme design and siting. The site is identified as permanent grassland surrounded by hedges with trees. A site visit 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. 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 ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and 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. 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:** No listed buildings or conservation areas in the proximity of the site. Devon County Council archaeology specialists identify that there is some potential for prehistoric settlement and also early medieval iron smelting. Potential mitigation would require staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officers have no comments.

**Education Infrastructure:** The closest schools to the site are Culmstock Primary School and Uffculme secondary school. DCC education note that there is limited capacity at primary level and school difficult to expand, 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 approx. 1.5km E. The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site lies in gently undulating landform that can accommodate development without any major change to the topographic character. However, the site has no relationship to an existing settlement (nearest settlement is approx. 2.5 km N). Medium-high sensitivity for housing development due to no relationship to any settlement, proximity to the Blackdown Hills National Landscape and distinctive Mid Devon landscape of undulating green hills offering distant views.

**Health and Safety related constraints:** Less than 800m to the M5 possible noise and pollution. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). The majority of the site falls within a Mineral Consultation Area for Aggregates (Sand and Gravel Pebblebeds formation). A small proportion of the site to the W falls within a Mineral Safeguarding Area. As such, Policy M2: Mineral Safeguarding Areas of the adopted Devon Minerals Plan 2011-2033 is relevant. Mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. It is considered the existing mineral resource is already constrained by the existing development and it is unlikely to be of economic value. The Mineral Planning Authority, therefore, has no objections.

**Topography:** Gently sloping (6.7% slope percentage) down W-E.

**Open Space and Recreation:** The areas of open space and recreation are available in Burlescombe approx. 2.4km N.

**Potential Constraints to Delivery:** Access. Proximity of site to Maiden Down SSSI. Education infrastructure. Potential landscape impact. Proximity to M5 possible noise and pollution. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA.

**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 provided.