

Appendix 3B – East

Contents

Cullompton

Ashill

Ayshford

Burlescombe

Clayhidon

Culmstock

Halberton

Hemyock

Holcombe Rogus

Junction 27

Kentisbeare

Sampford Peverell

Uffculme

Uplowman

Westcott

Westleigh

Willand

Yondercott

Cullompton

Settlement: Cullompton

Site Reference and Name: E/CU/01 Land to the east of Cullompton / Culm Garden Village

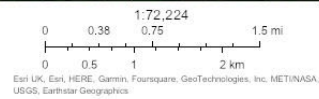
Customer Reference Number: t613ljz

E/CU/01



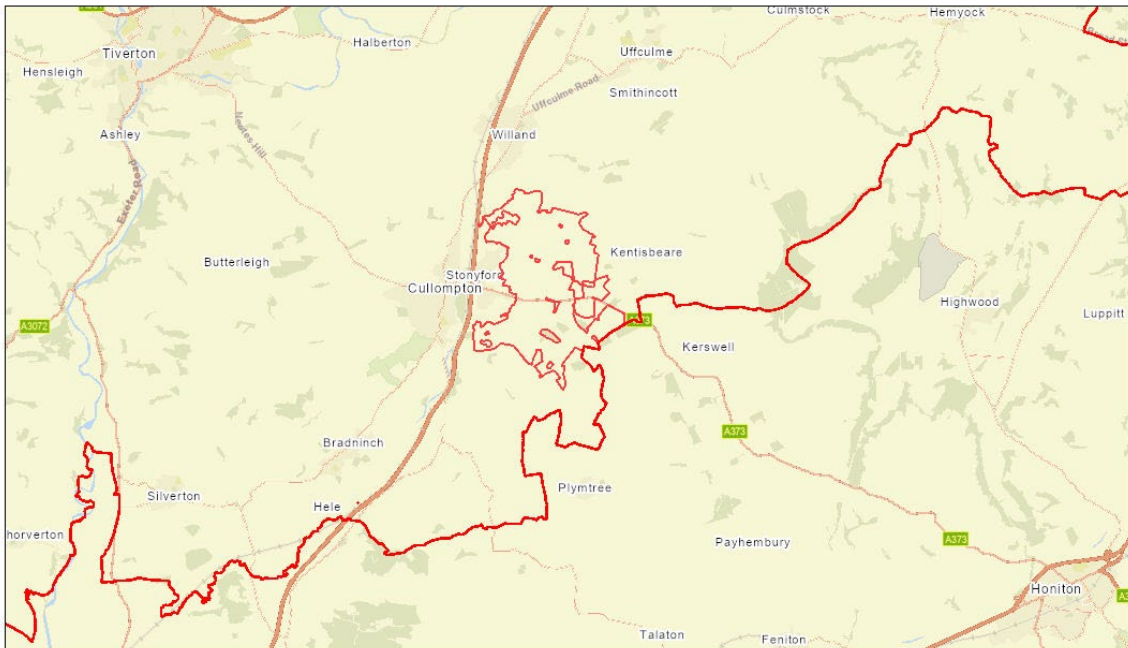
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- District Boundary
- Call For Sites Layer



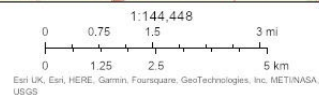
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E/CU/01



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- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/01a Housing; E/CU/01b Plots to provide homes for Gypsies / Travellers / Travelling Showpeople; E/CU/01c Employment; E/CU/01d Habitat creation / enhancement, E/CU/01e Renewable energy

Site description: Mostly greenfield. This is a large site in the east of Cullompton (east of M5), covering the area of the current adopted East Cullompton (CU1-CU6) allocation, the northern part of CU17 and the area indicated by the Culm Garden Village, as well as the area between Moorhayes, Lower Kingsford, Long Moor and Horn Road, and a large area south of Honiton Road. It is mostly agricultural land with several dwellings, farms and farm buildings within it. The majority of the agricultural fields are separated by hedgerows and hedgerow trees, some with roads, smaller lanes or dirt roads, and some with fences. There are several watercourses on site as well as ponds and reservoirs. The site has approx. 144ha in Flood Zone 3 with majority in the N of the site and around Long Drag road. The site is within a Great Crested Newt Consultation Zone and has a number of legally protected species on site. Within the site there are Nature Areas and Core Nature Areas as well as priority habitats, which are in NW and N. The site borders the East Devon Business Park in the W and has Honiton Road running through the site W-E. SE boundary runs along East Devon District border. A National Transmission and 132KV electric overhead line run through the site. The site submitted incorporates three other submissions E/CU/04, E/CU/25 and E/CU/26, and the majority of another submission, E/CU/27, these sites have been subject to separate assessments as their impacts would be appreciably different should they be considered in isolation. E/CU/02, E/CU/28 and E/CU/29 border the site to the W, E/CU/24 borders the site to the SW. Site has multiple landowners submitting the site together. The Panel noted issues with a reliance on access from the A373 and the need for improvements to Junction 28 of the M5, with particular reference to the north-bound slip road. Panel members agreed that the site would be achievable for both employment and residential development but noted that the presence of high voltage electricity cables and related infrastructure may reduce the developable area of land. It was also noted that it may be beneficial for a proportion of dwellings to be delivered as lifetime homes and homes specifically for older persons. The Panel further agreed that triggers for delivery of employment land would be necessary. The Panel agreed with the proposed build out rate of 150 dwellings per annum. The total yields reflect the mid-point yield when following the HELAA methodology however it is likely the potential yields will be much lower given the context of the site. The site may also be considered for renewable energy and habitat creation/enhancement. There are a number of planning applications waiting decision covering the existing allocated area, however the whole site including the existing allocated area is considered in the HELAA this case as the site would need to be considered as a whole in its impacts.

E/CU/01a Housing

Site Area: Whole 743.95ha | Gross 590.87ha | Net 354.52ha

Max Yield: 17726

Min Yield: 12408

HELAA Assessed Yield: 15067 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 144.08ha

Stage B

Land Status: Greenfield/brownfield.

Access: The East Cullompton allocation and area indicated for the Culm Garden Village forms a part of this submitted site. Devon County Council (DCC) Highway comments on access for Culm Garden Village were incorporated in its Masterplan and they are as follows: Honiton Road has limited amount of suitable access points, and new junctions should be established. There is some potential for this to connect to Castleman Way and then to Brunel Road, Saunders Way and Kingsmill Road. Brunel Way is within the allocation, thus offering a vehicular, walking and cycling access point to the areas of employment in the west. Vehicular access and movement at Cullompton as a whole is constrained by the limited capacity of Junction 28 of the M5. Junction 28 of the M5 in its current form does not have sufficient capacity to enable all of the East Cullompton allocation to be developed. This is contingent on the delivery of a new strategic solution to motorway access. Public Footpaths are limited to the immediate west of the allocation where a footpath runs next to the River Culm and connects to Stoneyford and to Old Hill Bridge, connecting to the High Street via a PRoW network across the CCA fields or the College and sport centre via Meadow Lane. Bus stops along Honiton Road and nearest train station is Tiverton parkway, approx. 5km N. As the submitted site is bigger than Culm Garden Village area, DCC Highways further comment that a site of this scale would require a full transport assessment and master planning exercise. HELAA Panel members agreed that the site would need to be more permeable, to reduce reliance on access off the A373. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species (hare, bats, Great Crested Newt, badgers, polecat, bluebell) on site and species off site (moths, bats, Great Crested Newt, otters, owls, sparrows, badgers). Priority habitats are in NW and N. Ancient woodland can be found adjacent (Aller Wood PAWS) and within (Unnamed PAWS) the site. Japanese Knotweed is at Higher Kingsford and Rhododendron in the W of the site. Nature Areas and Core Nature Areas lie within the site. Beavers are present in catchment. Natural England comments that the existing green infrastructure is a significant constraint and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Issues relating to habitat connectivity, the protection of natural resources, including air quality, ground and surface water and soils within urban design plans also need to be considered. Devon County ecology specialists identify priority habitats in the NW of the site, in the S section of the site and on the W boundary. A stretch of River Culm is along the western boundary. A network of hedgerows may include 'Important' hedges. The site is likely to support a range of

protected and priority species, including reptiles and amphibians, breeding birds (barn owl in association with farm structures within site boundary) hedgehogs, badgers, invertebrates and riparian species e.g., otter and water vole. On the site bats are likely to use hedges and watercourses for foraging and commuting, and hedgerows are likely to be a home to hazel dormice. There is a record for Whiskered and Lesser horseshoe bat roosts at Newland Farm in SE of site. Impact of development on the site is likely to cause direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs etc.). The site is of high strategic ecological importance. A survey is required prior to development to establish extent of required Priority Habitats buffer, value of grassland in wider site and presence of any veteran trees. Mitigation suggested includes protecting and enhancing hedgerows, margins and trees. Pollution Control Mitigation Measures required in association with the watercourse. The main river will require min. 20 metres buffer and Priority Habitats will require buffering which may impact on developable area. Protecting and enhancing watercourses, hedges, dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite. The HELAA Panel noted that the biodiversity net gain requirement would be considerable and would require early focus.

Flood Risk, Water Quality and Drainage: River Culm runs through the NW part of the site. FZ2 (19.75ha), FZ3 (144.08ha) with the remainder in FZ1. Flooding occurs predominantly within the northern and western parts of the site. Groundwater vulnerability: the majority of the site is classed as either 'high' or 'medium-high'. Areas of 'medium' risk within the SW and E parts of the site. Areas to the W and E of Old Goodiford Farm are categorised as 'medium-low', with areas to the N and S of the farm rated as 'low'. The area around Aller Barton Farm is within a Groundwater Source Protection Zone (Zone 2 – outer protection zone). Risk of flooding from surface water is high around Aller Barton Farm area and low around Moorhayes area. Critical drainage area (CDA) covers central-west part of the Culm Garden Village area. Devon County Council flood risk specialist 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. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. Since a part of the site is within a CDA, there is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. The HELAA Panel advised that foul water drainage infrastructure issues would need addressing.

Heritage and Archaeology: Grade II listed buildings on site (Lower Kingsford Moorhayes and Little Hackland) and several off site. Devon County Council archaeology specialists comment that the site contains a range of known heritage assets, some designated, from prehistoric to modern date. There is a high potential for further archaeology to be identified, as well as significant historic landscape character interest. Impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets, including Bradfield House, need to be assessed and evaluated to inform master planning and further mitigation. Potential mitigation requires a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, enhancement of the setting of heritage assets, and understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation

Officers identify a number of listed buildings and other undesignated heritage assets. Any proposal to develop this land would need to be accompanied by a report based on the Historic England guidance on the setting of heritage assets. With regard to wider views, this land is looked down on from the Blackdown Hills National Landscape and the high land to the west of Cullompton. It is important that colour of roof covering, walls and lighting are carefully considered and may need to be recessive colours for the buildings. The listed buildings on or near this land derive part of their significance from their rural setting, especially true of the farms, and the wider designed landscape to Bradfield House. Any development would need to respect this significance and allow for open space around the heritage assets and have regard to views from and to them.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland. Medium sensitivity to development over the majority of the site, with exception of some areas of high or med-high sensitivity: a) In SW corner, south of Upton Lakes - due to steep undulating topography combined with ancient intact field pattern of small-scale irregular fields, and likely high local value of countryside providing setting to Upton Lakes holiday park, and accessible for Cullompton residents potentially offering views towards the Blackdown Hills; b) In SE on hillside including fragmented ancient woodlands at Aller Wood- irreplaceable habitat to protect; c) Riparian corridors throughout the area and historic watermeadows in NW. Devon Character Area guideline to protect the area's low-lying wetland character associated with streams. This site is in the wider setting of the Blackdown Hills National Landscape. There is uncertainty over the likely effects on the tranquillity, dark skies and countryside views enjoyed from the scarp slopes. These are noted special qualities of the National Landscape. Harm could result from a large-scale change at the site from rural to urban character, especially if combined with other adjacent sites being assessed. The degree/significance of harm is uncertain.

Health and Safety related constraints: Western most part of the site is within 1 km of M5. Central part of the site lies adjacent A373. 11KV overhead electric lines run throughout the site. A 132KV electric overhead line runs through the centre of the site and a National Transmission Electric Overhead line runs through the West of the site. May lead to increased traffic in an AQMA.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which surveyed the Western portion of the site. Within this area it identified 10.4ha Grade 2 ALC to the far West, north of the A373, various areas of Grade 3a ALC amounting to approximately 128ha and the remaining area identified as Grade 3b, 4 or 'Other' ALC. Of the Eastern area that did not have this survey, based on the DEFRA 2020 Provision Land Classification Grade this identifies 6.7ha towards the centre of the section of the site to the north of the A373 as Grade 1 with the remainder of the site as Grade 3. Two small pockets of contaminated land from quarrying along the SW boundary (0.06 ha and 0.36 ha). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute

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

Topography: The site is on a rolling plane and due to its size, it goes between nearly flat in the N (between Moorhayes, Long Drag and Hayne Barton) and S (south of Aller Barton and around Five Cross Way) of the site, has moderate slope (9.5% slope percentage) at Lower Upton and very gentle/gentle slope (2-9% slope percentage) at Kentis Moor, Aller Wood, Aller, S of Honiton Road at Newland Farm and N of Honiton Road.

Open Space and Recreation: Areas of open space and recreation will be developed as a part of Culm Garden Village.

Potential Constraints to Delivery: Access and transport infrastructure. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Proximity to A361 and M5. Flood Risk, water quality and drainage. Topography. Grade 1, Grade 2 and Grade 3a ALC site. Contaminated land. May lead to increased traffic levels in an AQMA. 11KV, 132KV and National Transmission overhead electric lines. Multiple land ownership.

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 110 years. Year 6 start as unconsented site. HELAA Panel members agreed with the proposed build out rate, noting that an assumption of 50 dwellings per annum per developer was appropriate with 3 developers on site. Note the total yields reflect the HELAA methodology however it is likely the total yields would be much lower given the context of the site.

Min Yield: Year 6 = 25
 Years 7 - 89 = 150 per year
 Year 90 = 67

Max Yield: Year 6 = 25
 Years 7 - 125 = 150 per year
 Year 126 = 149

HELAA Yield: Year 6 = 25
 Years 7 - 107 = 150 per year
 Year 108 = 108

E/CU/01b Plots to provide homes for Gypsies / Travellers / Travelling Showpeople**Site Area:** Whole 743.95ha | Gross 590.87ha | Net 354.52ha**HELAA Assessed Yield:** 8 (Advice from DCC – As part of a mixed development of this size, suggest 2 smaller 3-5 pitch sites spaced out over the site or if not feasible a 8-10 pitch)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 144.08ha**Stage B****Land Status:** Greenfield / brownfield.

Access: The East Cullompton allocation and area indicated for the Culm Garden Village forms a part of this submitted site. Devon County Council (DCC) Highways comments on access for Culm Garden Village were incorporated in its Masterplan and they are as follows: Honiton Road has limited amount of suitable access points, and new junctions should be established. There is some potential for this to connect to Castleman Way and then to Brunel Road, Saunders Way and Kingsmill Road. Brunel Way is within the allocation, thus offering a vehicular, walking and cycling access point to the areas of employment in the west. Vehicular access and movement at Cullompton as a whole is constrained by the limited capacity of Junction 28 of the M5. Junction 28 of the M5 in its current form does not have sufficient capacity to enable all of the East Cullompton allocation to be developed. This is contingent on the delivery of a new strategic solution to motorway access. Public Footpaths are limited to the immediate west of the allocation where a footpath runs next to the River Culm and connects to Stoneyford and to Old Hill Bridge, connecting to the High Street via a PRoW network across the CCA fields or the College and sport centre via Meadow Lane. Bus stops along Honiton Road and nearest train station is Tiverton parkway, approx. 5km N. As the submitted site is bigger than Culm Garden Village area, DCC Highways further comment that a site of this scale would require a full transport assessment and master planning exercise. HELAA Panel members agreed that the site would need to be more permeable, to reduce reliance on access off the A373. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

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Heritage and Archaeology: Grade II listed buildings on site (Lower Kingsford Moorhayes and Little Hackland) and several off site. Devon County Council archaeology specialists comment that the site contains a range of known heritage assets, some designated, from prehistoric to modern date. There

is a high potential for further archaeology to be identified as well as significant historic landscape character interest. Impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets, including Bradfield House, need to be assessed and evaluated to inform master planning and further mitigation. Potential mitigation requires a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, enhancement of the setting of heritage assets, and understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers identify a number of listed buildings and other undesignated heritage assets. Any proposal to develop this land would need to be accompanied by a report based on the Historic England guidance on the setting of heritage assets. With regard to wider views, this land is looked down on from the Blackdowns Hills National Landscape and the high land to the west of Cullompton. It is important that colour of roof covering, walls and lighting are carefully considered and may need to be recessive colours. The listed buildings on or near this land derive part of their significance from their rural setting, especially true of the farms, and the wider designed landscape to Bradfield House. Any development would need to respect this significance and allow for open space around the heritage assets and have regard to views from and to them.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland. Medium sensitivity to development over the majority of the site, with exception of some areas of high or med-high sensitivity: a) In SW corner, south of Upton Lakes - due to steep undulating topography combined with ancient intact field pattern of small-scale irregular fields, and likely high local value of countryside providing setting to Upton Lakes holiday park, and accessible for Cullompton residents potentially offering views towards the Blackdown Hills; b) In SE on hillside including fragmented ancient woodlands at Aller Wood- irreplaceable habitat to protect; c) Riparian corridors throughout the area and historic watermeadows in NW. Devon Character Area guideline to protect the area's low-lying wetland character associated with streams. This site in the wider setting of the Blackdown Hills National Landscape. There is uncertainty over the likely effects on the tranquillity, dark skies and countryside views enjoyed from the scarp slopes. These are noted special qualities of the National Landscape. Harm could result from a large-scale change at the site from rural to urban character, especially if combined with other adjacent sites being assessed. The degree/significance of harm is uncertain.

Health and Safety related constraints: Western most part of the site is within 1 km of M5. Central part of the site lies adjacent A373. 11KV overhead electric lines run throughout the site. A 132KV electric overhead line runs through the centre of the site and a National Transmission Electric Overhead line runs through the West of the site. May lead to increased traffic in an AQMA.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which surveyed the Western portion of the site. Within this area it identified 10.4ha Grade 2 ALC to the far West, north of the A373, various areas of Grade 3a ALC amounting to approximately 128ha and the remaining area identified as Grade 3b, 4 or 'Other' ALC. Of the Eastern area that did not have this survey, based on

the DEFRA 2020 Provision Land Classification Grade this identifies 6.7ha towards the centre of the section of the site to the north of the A373 as Grade 1 with the remainder of the site as Grade 3. Two small pockets of contaminated land from quarrying along the SW boundary (0.06 ha and 0.36 ha). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site is on a rolling plane and due to its size, it goes between nearly flat in the N (between Moorhayes, Long Drag and Hayne Barton) and S (south of Aller Barton and around Five Cross Way) of the site, has moderate slope (9.5% slope percentage) at Lower Upton and very gentle/gentle slope (2-9% slope percentage) at Kentis Moor, Aller Wood, Aller, S of Honiton Road at Newland Farm and N of Honiton Road.

Open Space and Recreation: Areas of open space and recreation will be developed as a part of Culm Garden Village.

Potential Constraints to Delivery: Access and transport infrastructure. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Proximity to A361 and M5. Flood Risk, water quality and drainage. Topography. Grade 1, 2 and 3a ALC site. Contaminated land. May lead to increased traffic levels in an AQMA. 11KV, 132KV and National Transmission overhead electric lines. Multiple land ownership.

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

Build out rate: Years 1-5 as the promoter has identified the site to be available within the next 5 years.

E/CU/01c Employment

Site Area: Whole 743.95ha | Gross 743.95ha | Net 185.99ha - 595.16ha

Max Yield: 5,951,600 sqm

Min Yield: 1,859,875 sqm

HELAA Assessed Yield: 1,859,875 – 5,951,600 sqm

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 144.08 ha (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. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b)

Stage B

Land Status: Greenfield / brownfield.

Access: The East Cullompton allocation and area indicated for the Culm Garden Village forms a part of this submitted site. Devon County Council (DCC) Highways comments on access for Culm Garden Village were incorporated in its Masterplan and they are as follows: Honiton Road has limited amount of suitable access points, and new junctions should be established. There is some potential for this to connect to Castleman Way and then to Brunel Road, Saunders Way and Kingsmill Road. Brunel Way is within the allocation, thus offering a vehicular, walking and cycling access point to the areas of employment in the west. Vehicular access and movement at Cullompton as a whole is constrained by the limited capacity of Junction 28 of the M5. Junction 28 of the M5 in its current form does not have sufficient capacity to enable all of the East Cullompton allocation to be developed. This is contingent on the delivery of a new strategic solution to motorway access. Public Footpaths are limited to the immediate west of the allocation where a footpath runs next to the River Culm and connects to Stoneyford and to Old Hill Bridge, connecting to the High Street via a PRow network across the CCA fields or the College and sport centre via Meadow Lane. Bus stops along Honiton Road and nearest train station is Tiverton parkway, approx. 5km N. As the submitted site is bigger than Culm Garden Village area, DCC Highways further comment that a site of this scale would require a full transport assessment and master planning exercise. HELAA Panel members agreed that the site would need to be more permeable, to reduce reliance on access off the A373. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species (hare, bats, Great Crested Newt, badgers, polecat, bluebell) on site and species off site (moths, bats, Great Crested Newt, otters, owls, sparrows, badgers). Priority habitats are in NW and N. Ancient woodland can be found adjacent (Aller Wood PAWS) and within (Unnamed PAWS) the

site. Japanese Knotweed is at Higher Kingsford and Rhododendron in the W of the site. Nature Areas and Core Nature Areas lie within the site. Beavers are present in catchment. Natural England comments that the existing green infrastructure is a significant constraint and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Issues relating to habitat connectivity, the protection of natural resources, including air quality, ground and surface water and soils within urban design plans also need to be considered. Devon County Council ecology specialists identify priority habitats in the NW of the site, in the S section of the site and on the W boundary. A stretch of River Culm along the western boundary. The network of hedgerows may include 'Important' hedges. The site is likely to support a range of protected and priority species, including reptiles and amphibians, breeding birds (barn owl in association with farm structures within site boundary) hedgehogs, badgers, invertebrates and riparian species e.g., otter and water vole. On the site bats are likely to use hedges and watercourses for foraging and commuting, and hedgerows are likely to be a home to hazel dormice. There is a record for Whiskered and Lesser horseshoe bat roosts at Newland Farm in SE of site. Impact of development on the site is likely to cause direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc.). The site is of high strategic ecological importance. A survey is required prior to development to establish extent of required Priority Habitats buffer, value of grassland in wider site and presence of any veteran trees. Mitigation suggested includes protecting and enhancing hedgerows, margins and trees. Pollution Control Mitigation Measures required in association with the watercourse. The main river will require min. 20 metres buffer and Priority Habitats will require buffering which may impact on developable area. Protecting and enhancing watercourses, hedges, dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite. The HELAA Panel noted that the biodiversity net gain requirement would be considerable and would require early focus.

Flood Risk, Water Quality and Drainage: River Culm runs through the NW part of the site. FZ2 (19.75ha), FZ3 (144.08ha) with the remainder in FZ1. Flooding occurs predominantly within the northern and western parts of the site. Groundwater vulnerability: the majority of the site is classed as either 'high' or 'medium-high'. Areas of 'medium' risk within the SW and E parts of the site. Areas to the W and E of Old Goodiford Farm are categorised as 'medium-low', with areas to the N and S of the farm rated as 'low'. The area around Aller Barton Farm is within a Groundwater Source Protection Zone (Zone 2 – outer protection zone). Risk of flooding from surface water is high around Aller Barton Farm area and low around Moorhayes area. Critical drainage area (CDA) covers central-west part of the Culm Garden Village area. Devon County Council flood risk specialist 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. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. Since a part of the site is within CDA, there is a need for surface water to be managed to a higher standard than normal, to

ensure any new development will contribute to a reduction in flood risks in line with NPPF. The HELAA Panel advised that foul water drainage infrastructure issues would need addressing.

Heritage and Archaeology: Grade II listed buildings on site (Lower Kingsford Moorhayes and Little Hackland) and several off site. Devon County Council archaeology specialists comment that the site contains a range of known heritage assets, some designated, from prehistoric to modern date. There is a high potential for further archaeology to be identified as well as significant historic landscape character interest. Impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets, including Bradfield House, need to be assessed and evaluated to inform master planning and further mitigation. Potential mitigation requires a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, enhancement of the setting of heritage assets, and understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers identify a number of listed buildings and other undesignated heritage assets. Any proposal to develop this land would need to be accompanied by a report based on the Historic England guidance on the setting of heritage assets. With regard to wider views, this land is looked down on from the Blackdown Hills National Landscape and the high land to the west of Cullompton. It is important that colour of roof covering, walls and lighting are carefully considered and may need to be recessive colours for the buildings. The listed buildings on or near this land derive part of their significance from their rural setting, especially true of the farms, and the wider designed landscape to Bradfield House. Any development would need to respect this significance and allow for open space around the heritage assets and have regard to views from and to them.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland. Medium sensitivity to development over the majority of the site, with exception of some areas of high or med-high sensitivity: a) In SW corner, south of Upton Lakes - due to steep undulating topography combined with ancient intact field pattern of small-scale irregular fields, and likely high local value of countryside providing setting to Upton Lakes holiday park, and accessible for Cullompton residents potentially offering views towards the Blackdown Hills; b) In SE on hillside including fragmented ancient woodlands at Aller Wood- irreplaceable habitat to protect; c) Riparian corridors throughout the area and historic watermeadows in NW. Devon Character Area guideline to protect the area's low-lying wetland character associated with streams. This site is in the wider setting of the Blackdown Hills National Landscape. There is uncertainty over the likely effects on the tranquillity, dark skies and countryside views enjoyed from the scarp slopes. These are noted special qualities of the National Landscape. Harm could result from a large-scale change at the site from rural to urban character, especially if combined with other adjacent sites being assessed. The degree/significance of harm is uncertain.

Health and Safety related constraints: Western most part of the site is within 1 km of M5. Central part of the site lies adjacent A373. 11KV overhead electric lines run throughout the site. A 132KV electric overhead line runs through the centre of the site and a National Transmission Electric Overhead line runs through the West of the site. May lead to increased traffic in an AQMA.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which surveyed the Western portion of the site. Within this area it identified 10.4ha Grade 2 ALC to the far West, north of the A373, various areas of Grade 3a ALC amounting to approximately 128ha and the remaining area identified as Grade 3b, 4 or 'Other' ALC. Of the Eastern area that did not have this survey, based on the DEFRA 2020 Provision Land Classification Grade this identifies 6.7ha towards the centre of the

section of the site to the north of the A373 as Grade 1 with the remainder of the site as Grade 3. Two small pockets of contaminated land from quarrying along the SW boundary (0.06 ha and 0.36 ha). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is on a rolling plane and due to its size, it goes between nearly flat in the N (between Moorhayes, Long Drag and Hayne Barton) and S (south of Aller Barton and around Five Cross Way) of the site, has moderate slope (9.5% slope percentage) at Lower Upton and very gentle/gentle slope (2-9% slope percentage) at Kentis Moor, Aller Wood, Aller, S of Honiton Road at Newland Farm and N of Honiton Road.

Economic development: MDDC economic specialists comment that the site may be suitable for commercial or mixed usage subject to CGV Masterplan and Employment and Skills Strategy. HELAA Panel members noted that triggers for delivery of employment land would be necessary and that a consortium approach would be preferable.

Potential Constraints to Delivery: Access and transport infrastructure. Natural environment. Heritage and Archaeology. Potential landscape impact. Proximity to A361 and M5. Flood Risk, water quality and drainage. Topography. Grade 1, 2 and 3a ALC site. Contaminated land. May lead to increased traffic levels in an AQMA. 11KV, 132KV and National Transmission overhead electric lines. Multiple land ownership.

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. However the HELAA Panel did note that triggers would be necessary for the delivery of employment land, specific detail of triggers were not suggested. For the purposes of this report 'mixed use' is considered as commercial.

E/CU/01d Habitat creation / enhancement**Site Area:** Whole 743.95ha | Gross 743.95ha | Net 743.95ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** approx. 144.08 ha (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 / brownfield.**Access:** Off Honiton Road.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species (hare, bats, Great Crested Newt, badgers, polecat, bluebell) on site and species off site (moths, bats, Great Crested Newt, otters, owls, sparrows, badgers). Priority habitats are in NW and N. Ancient woodland can be found adjacent (Aller Wood PAWS) and within (Unnamed PAWS) the site. Japanese Knotweed is at Higher Kingsford and Rhododendron in the W of the site. Nature Areas and Core Nature Areas lie within the site. Beavers are present in catchment. Natural England (NE) comments that the existing green infrastructure and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Issues relating to habitat connectivity, the protection of natural resources, including air quality, ground and surface water and soils within urban design plans also need to be considered. Devon County Council ecology specialists identify the site to be of high strategic ecological importance. Priority habitats are in the NW of the site, in the S section of the site and on the W boundary. A stretch of main river (River Culm) is along the western boundary. The network of hedgerows may include 'Important' hedges. The site is likely to support a range of protected and priority species, including reptiles and amphibians, breeding birds (barn owl in association with farm structures within site boundary) hedgehogs, badgers, invertebrates and riparian species e.g. otter and water vole. On the site, bats are likely to use hedges and watercourses for foraging and commuting, and hazel dormice are likely to be in hedgerows. Record for Whiskered and Lesser horseshoe bat roosts at Newland Farm in SE of site. This site could provide improved access to nature for the village community due to its location. Multi-functional SuDS and possible wetland creation, and allotments. A site assessment and discussion with the community would be needed to identify appropriate habitats e.g. wet woodland / orchard / meadow.

Flood Risk, Water Quality and Drainage: River Culm runs through the NW part of the site. FZ2 (19.75ha), FZ3 (144.08ha) with the remainder in FZ1. Flooding occurs predominantly within the northern and western parts of the site. Groundwater vulnerability: the majority of the site is classed as either 'high' or 'medium-high'. Areas of 'medium' risk within the SW and E parts of the site. Areas

to the W and E of Old Goodiford Farm are categorised as ‘medium-low’, with areas to the N and S of the farm rated as ‘low’. The area around Aller Barton Farm is within a Groundwater Source Protection Zone (Zone 2 – outer protection zone). Risk of flooding from surface water is high around Aller Barton Farm area and low around Moorhayes area. Critical drainage area (CDA) covers central-west part of the Culm Garden Village area.

Heritage and Archaeology: Grade II listed buildings on site (Lower Kingsford Moorhayes and Little Hackland) and several off site. Devon County Council archaeology specialists comment that the site contains a range of known heritage assets, some designated, from prehistoric to modern date. There is a high potential for further archaeology to be identified as well as significant historic landscape character interest. MDDC Conservation Officers identify a number of listed buildings and other undesignated heritage assets. MDDC Conservation Officers comment that there is a potential to plan the habitat creation and green infrastructure to work with protecting the setting of the listed buildings and heritage assets.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which surveyed the Western portion of the site. Within this area it identified 10.4ha Grade 2 ALC to the far West, north of the A373, various areas of Grade 3a ALC amounting to approximately 128ha and the remaining area identified as Grade 3b, 4 or ‘Other’ ALC. Of the Eastern area that did not have this survey, based on the DEFRA 2020 Provision Land Classification Grade this identifies 6.7ha towards the centre of the section of the site to the north of the A373 as Grade 1 with the remainder of the site as Grade 3. Two small pockets of contaminated land from quarrying along the SW boundary (0.06 ha and 0.36 ha). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is on a rolling plane and due to its size, it goes between nearly flat in the N (between Moorhayes, Long Drag and Hayne Barton) and S (south of Aller Barton and around Five Cross Way) of the site, has moderate slope (9.5% slope percentage) at Lower Upton and very gentle/gentle slope (2-9% slope percentage) at Kentis Moor, Aller Wood, Aller, S of Honiton Road at Newland Farm and N of Honiton Road.

Potential Constraints to Delivery: Archaeology. Flood risk, water quality and drainage. Grade 1, 2 Grade 3a ALC site. Contaminated land. Multiple land ownership.

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.

E/CU/01e Renewable energy**Site Area:** Whole 743.95ha | Gross 743.95ha | Net 743.95ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 144.08 ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)**Stage B****Land Status:** Greenfield / brownfield.**Access:** Off Honiton Road. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan. They note the development for solar should avoid the existing allocated area in the current Local Plan.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Legally protected species (hare, bats, Great Crested Newt, badgers, polecat, bluebell) on site and species off site (moths, bats, Great Crested Newt, otters, owls, sparrows, badgers). Priority habitats are in NW and N. Ancient woodland can be found adjacent (Aller Wood PAWS) and within (Unnamed PAWS) the site. Japanese Knotweed is at Higher Kingsford and Rhododendron in the W of the site. Nature Areas and Core Nature Areas lie within the site. Beavers are present in catchment. Natural England (NE) comments that the existing green infrastructure is a significant constraint and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Issues relating to habitat connectivity, the protection of natural resources, including air quality, ground and surface water and soils within urban design plans also need to be considered. Devon County Council ecology specialists identify priority habitats in the NW of the site, in the S section of the site and on the W boundary. A stretch of River Culm is along the western boundary. The network of hedgerows may include 'important' hedges. Potential for enhancement on site if species rich grassland / other habitats can be created / improved management introduced. The site is likely to support a range of protected and priority species, including reptiles and amphibians, breeding birds (barn owl in association with farm structures within site boundary) hedgehogs, badgers, invertebrates and riparian species e.g., otter and water vole. On the site, bats are likely to use hedges and watercourses for foraging and commuting, and hazel dormice are likely to be in hedgerows. There is a record for Whiskered and Lesser horseshoe bat roosts at Newland Farm in SE of site. Impact of development on the site is may cause direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc.). Site is of high strategic ecological importance. A survey is required prior to development to establish extent of required Priority Habitats buffer, value of grassland in wider site and presence of any veteran trees. Mitigation suggested includes protecting and enhancing hedgerows, margins and trees. Pollution

Control Mitigation Measures required in association with the watercourse. The main river will require min. 20 metres buffer and Priority Habitats will require buffering which may impact on developable area. Protecting and enhancing watercourses, hedges, dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: River Culm runs through the NW part of the site. FZ2 (19.75ha), FZ3 (144.08ha) with the remainder in FZ1. Flooding occurs predominantly within the northern and western parts of the site. Groundwater vulnerability: the majority of the site is classed as either 'high' or 'medium-high'. Areas of 'medium' risk within the SW and E parts of the site. Areas to the W and E of Old Goodiford Farm are categorised as 'medium-low', with areas to the N and S of the farm rated as 'low'. The area around Aller Barton Farm is within a Groundwater Source Protection Zone (Zone 2 – outer protection zone). Risk of flooding from surface water is high around Aller Barton Farm area and low around Moorhayes area. Critical drainage area (CDA) covers central-west part of the Culm Garden Village area. Devon County Council flood risk specialist 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. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. Since a part of the site is within a CDA, there is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF.

Heritage and Archaeology: Grade II listed buildings on site (Lower Kingsford Moorhayes and Little Hackland) and several off site. Devon County Council archaeology specialists comment that the site contains a range of known heritage assets, some designated, from prehistoric to modern date. There is high potential for further archaeology to be identified as well as significant historic landscape character interest. Impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets, including Bradfield House, need to be assessed and evaluated to inform master planning and further mitigation. Potential mitigation requires a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, enhancement of the setting of heritage assets and understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers comment that freestanding solar power (farms) would need to be carefully considered with regard to the long views from the higher ground including the Blackdowns National Landscape, and the more local settings of the listed buildings. They further comment that wind power is likely to be more problematic regarding the long views from the National Landscape and the setting of listed buildings.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland. The Lowland plains landscape character type has medium-large scale rolling landform. There are modern field patterns and presence of existing modern development and infrastructure may indicate a lower sensitivity to the principle of wind energy development. The presence of frequent human scale features and varied land cover, including mixed agriculture, areas of Culm Grassland, traditional orchards and historic smaller-scale field patterns increases sensitivity. The special qualities noted for the landscape, particularly its strong patchwork

agricultural character and historic vistas relating to the area's parkland estates heighten its level of sensitivity. This landscape character type is likely to be highly sensitive to 'large' and 'very large' turbines (76-150m). For small to medium scale turbines (26-75m) it is likely to have a medium sensitivity and for those turbines that are categorised as very small (15-25m) there is likely to be a low-medium sensitivity. This landscape character type is also likely to be highly sensitive to any clusters of turbines greater than 5. The landscape would be highly sensitive to 'very large' (>15ha) solar PV development, would have medium-high sensitivity to 'large' (10-15ha) and medium sensitivity for 'medium' (5-10ha), 'small' (1-5ha) and 'very small' (<1ha) scale solar PV development.

Health and Safety related constraints: 11KV overhead electric lines run throughout the site. A 132KV electric overhead line runs through the centre of the site and a National Transmission Electric Overhead line runs through the West of the site. Falling distance of turbines could (height + 10%).

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which surveyed the Western portion of the site. Within this area it identified 10.4ha Grade 2 ALC to the far West, north of the A373, various areas of Grade 3a ALC amounting to approximately 128ha and the remaining area identified as Grade 3b, 4 or 'Other' ALC. Of the Eastern area that did not have this survey, based on the DEFRA 2020 Provision Land Classification Grade this identifies 6.7ha towards the centre of the section of the site to the north of the A373 as Grade 1 with the remainder of the site as Grade 3. Two small pockets of contaminated land from quarrying along the SW boundary (0.06 ha and 0.36 ha). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is on a rolling plane and due to its size, it goes between nearly flat in the N (between Moorhayes, Long Drag and Hayne Barton) and S (south of Aller Barton and around Five Cross Way) of the site, has moderate slope (9.5% slope percentage) at Lower Upton and very gentle/gentle slope (2-9% slope percentage) at Kentis Moor, Aller Wood, Aller, S of Honiton Road at Newland Farm and N of Honiton Road.

Potential Constraints to Delivery: Natural environment. Heritage and Archaeology. Potential landscape impact. 11KV, 132KV and National Transmission Electric Overhead line runs through the site. Grade 1, 2 and 3a ALC site. Falling distance of turbines (height + 10%). Contaminated land. Flood risk, water quality and drainage. Multiple land ownership.

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

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

Settlement: Cullompton

Site Reference and Name: E/CU/02 Land East of Culm, Honiton Road

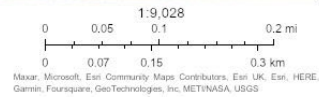
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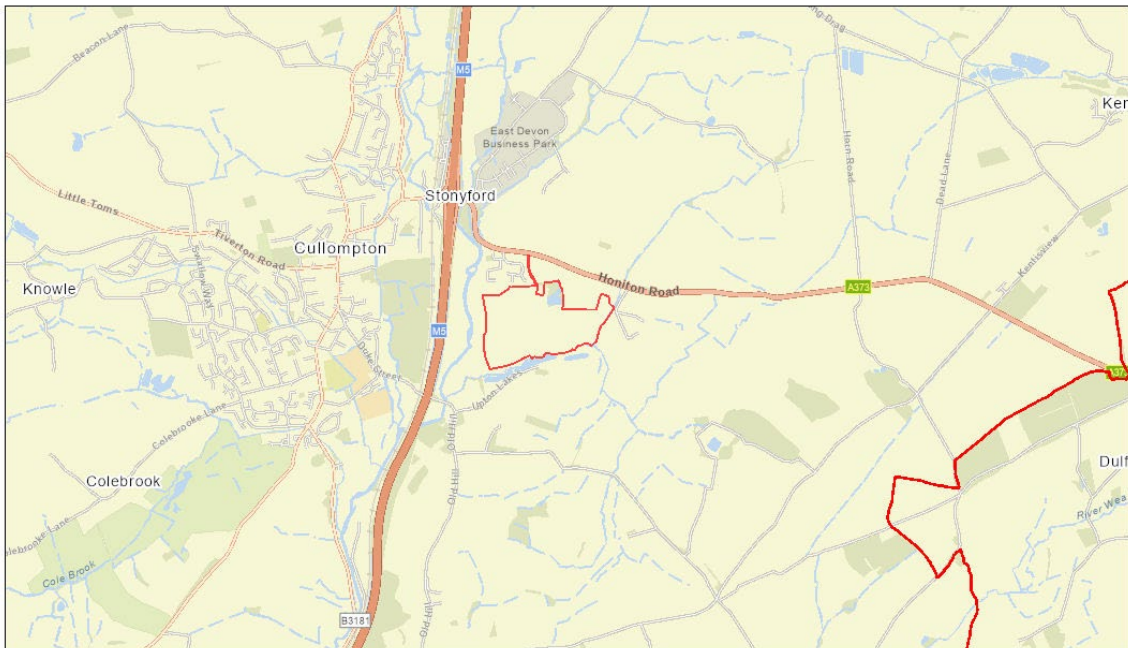
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- District Boundary
- Call For Sites Layer



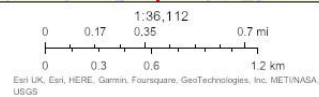
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E/CU/02



30/11/2022, 12:45:46

- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/02a Homes for sale, affordable homes, homes for private rent; E/CU/02b Mixed use.

Site Area: Whole 23ha

Site description: Greenfield, partial brownfield land to the south of Honiton Road. The site is already allocated in the current local plan (CU7-CU12) and is also safeguarded for a future linking road between Honiton Road and new J28 (CU19). There is a planning permission for Construction of Cullompton Town Centre Relief Road (20/00876/MFUL) but it doesn't cover the area of E/CU/02. As the works haven't started yet, the area of E/CU/02 will remain safeguarded for a future linking road. The site is on a very gentle slope E-W (2.3% slope percentage) and gentle slope N-S (5.4% slope percentage). Within the site there is a plant nursery, Culme Cottage and East Culme House. The site has small areas of FZ2 and FZ3 on the boundaries and the M5 and railway run N-S approx. 0.2ha from the W boundary. There are trees on the field boundaries and ponds on the site. E/CU/01 borders the site to the E. As the site falls entirely within an existing allocated area and the proposed uses for the site are the same as what is allocated the site does not need to be considered further in the HELAA as the site within CU7-CU12 is already considered suitable, available and achievable.

Settlement: Cullompton

Site Reference and Name: E/CU/03 Land at NGR 301832 106244, Padbrook Hill

Customer Reference Number: v413qni

E/CU/03



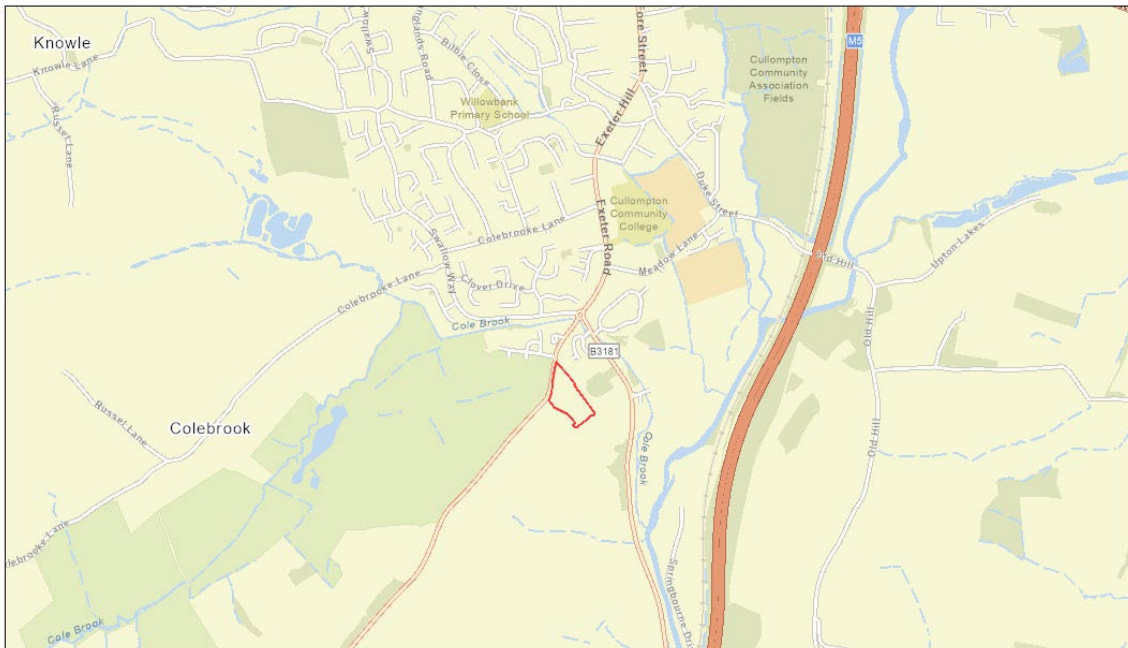
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- Call For Sites Layer



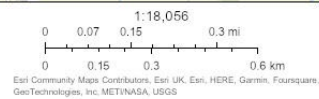
GMS Units
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E/CU/03



01/12/2022, 09:59:19

- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site Area: Whole 1.08ha | Gross 1.08ha | Net 0.86ha

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

Max Yield: 30

Min Yield: 17

Promoter Yield: 10-15 (12 mid-point yield)

HELAA Assessed Yield: 23 (mid-point yield)

Site description: Greenfield. The site is located along the southern edge of Cullompton just outside of the settlement area and has a moderate slope (11.3%). It is adjacent to Heyridge Meadow residential area (local plan allocation CU15) and is opposite Padbrooke Park which is a sport and recreational area. The site is within walking distance of a local shop but there is no footpath. The site is currently used for agricultural purposes and is bounded by established hedgerows. The site is within Great Crested Newt Consultation Zone. E/CU/22 borders the site to the NW (across Cullompton Hill road) and E/CU/23 borders the site to the SW. Third party rights to enter the site due to a gas pipe along the road in the NW of the site. The site has one landowner. The latest update from the promoter identifies a yield of approximately 10-15 dwellings due to the topography of the site. Provided the constraints could be overcome the site is considered achievable by the Panel.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None.

Stage B

Land Status: Greenfield.

Access: In the latest update from the promoter, they identify primary access would be from 'Cullompton Hill'. Devon County Council Highways identify access off a B Classified road, and would require pedestrian and cycle connection to existing ones in order for the site to become achievable. However, it may not be possible for this site to come forward until the Cullompton Relief road is in use and occupation of the site may be restricted until infrastructure improvements to J28 are carried out. No PRoWs on site or vicinity. The closest bus stop is <200m N. Closest train station Tiverton Parkway, approx. 8km N. Nearest shops and other facilities are approx. 1 km N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species (bats) <100m E. Priority habitats approx. 150m SE. Beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland with boundary hedgerows and trees. A site assessment is needed prior to development to confirm botanical interest of grassland. The site is likely to support a range of protected species including reptiles and amphibians, hazel dormice, badgers, breeding birds, invertebrates, hedgehogs. The bats are likely to use site for foraging - record of Brown long-eared breeding roost about 70m offsite to north. The site is likely to be within Core Sustainment Zone for the roost and commuting and bats may use trees for roosting. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. An area along the NE boundary is within the Cullompton Critical Drainage Area (0.27 ha). There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for prehistoric and Roman settlement evidence. The main road is presumed to have Roman origin. A prehistoric ring ditch in field to the south. Potential mitigation will require pre-determination archaeological evaluation to inform layout and further mitigation. MDDC Conservation Officer raise no objections other than the need to carefully consider the colour of the external roof and wall materials and lighting.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Upper Farmed and Wooded Valley Slopes landscape character type. The Devon landscape character area is Butterleigh Rolling Farmland. The site is on a relatively steep slope, has views over Cullompton towards N and almost no field boundary loss. The site is just outside of the settlement, and if developed it would relate well to the existing settlement as there is a high proportion of modern development and urban land uses in the vicinity. The site has medium sensitivity to housing development due to its potential for visual impact.

Health and Safety related constraints: Potential traffic noise and poor air quality due to proximity to M5 (<400m E). May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the majority of the site to be Grade 4 ALC 0.9ha, with a small proportion of the remainder of the site as Grade 3a ALC in the Northern corner. Contaminated land just outside of NE boundary. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste

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

Topography: Moderate slope (11.3% slope percentage) down towards NE.

Open Space and Recreation: Recreation grounds (350m N). Play area (400m N) Allotments (<1.6km N). Cemetery (1.1km N).

Potential Constraints to Delivery: Access. Natural environment. Education Infrastructure. Potential landscape impact. Proximity to M5. Flood risk, water quality and drainage. Topography. Adjacent contaminated land. Small area of Grade 3a ALC site. Covenant. 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: 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	17	-	-	-	-
Max	25	5	-	-	-
Promoter	12	-	-	-	-
HELAA	23	-	-	-	-

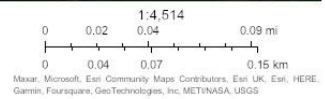
Settlement: Cullompton
Site Reference and Name: E/CU/04 Kingsford Manor Farm
Customer Reference Number: zu13v68

E/CU/04



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- District Boundary
- Call For Sites Layer



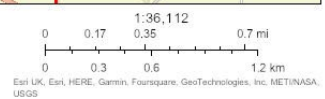
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E/CU/04



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- District Boundary
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Parish: Cullompton

Site Area: Whole 7.2ha | Gross 7.2ha | Net 1.80ha-2.88ha

Site submitted for: Industrial / warehouse

Max Yield: 28,800 sqm

Min Yield: 18,000 sqm

HELAA Assessed Yield: 18,000 - 28,800 sqm (mid-point yield)

Site description: Greenfield. The site is to the north east of Cullompton. Nearly level (0.8% slope percentage) grade 3 agricultural land adjacent to the existing Kingsford employment site. It is in a countryside location with no public transport. The site is within Great Crested Newt Consultation Zone. 2.82ha of the site is in FZ3. A pond is just outside of the SW boundary. 11KV electric overhead lines run through the site. The entire site falls within another submission, E/CU/01 (Land to the east of Cullompton / Culm Garden Village) however as the site has been submitted independently of the larger submission and the impacts would be appreciably different if developed in isolation, the site has been considered in a separate assessment here. The site has one landowner. During the HELAA Panel with respect to commercial use, the Panel considered if the site was considered in conjunction with other sites in the area the site may be achievable. It was noted that there would be demand for external storage use, smaller start up units and industrial purposes, and that it would be preferable to collate commercial use.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 2.82 ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3b 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.

Access: Devon County Council Highways does not identify a footway or street lights. Although among existing industrial estate, connection to local bus stops is required in order for the site to be acceptable. No nearby public transport or PRoWs, potential to be part of Culm Garden Village with associated accessibility. Closest train station is Tiverton parkway, approx. 5.2km N. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats <300m W. Beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland with tree line/hedgerow on eastern boundary. The site could support protected species such as hazel dormice, breeding birds, badgers, reptiles, hedgehogs and bats. Bats are likely to use site for foraging - record of Brown long-eared breeding roost about 70m offsite to north. A full assessment for all is required at DM stage and a site assessment is needed prior to development to confirm botanical interest of grassland. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting or noise. Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.14 ha NW). FZ3 (2.82ha NW) the remainder of the site is in FZ1. High groundwater vulnerability. Risk of flooding from surface water is high along S boundary (approx. 0.2ha). A watercourse along SE boundary and a pond just outside of SW boundary. 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: Devon County Council archaeology specialists identify this area as a historic parish boundary. There is potential for prehistoric archaeology with barrow site just of the N which requires assessment and evaluation. Also assessment of the impact on setting of Bradfield House is need. Potential mitigation will require pre-determination archaeological assessment and evaluation to inform layout and further mitigation. MDDC Conservation Officer raise no objections other than the need to carefully consider the colour of the external roof and wall materials and lighting.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland. The site has flat landform and can accommodate development without any major change to the topographic character. Field pattern is medium to large scale, and there is notable field boundary loss (OS 1st Edition maps). The site is adjacent to a commercial area which, given its submission for as an employment site, would relate well to its surroundings. However, the entire area is outside of any settlement. Medium-low sensitivity for employment development.

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

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (0.8% slope percentage).

Economic Development: MDDC economic specialists comment that suitability will depend on findings of Culm Garden Village (CGV) Masterplan and Employment and Skills Strategy. They would

also want to see any commercial use east of Cullompton to be strategically placed and in relation to land already identified within the CGV. HELAA Panel members noted that there would be demand for external storage use, smaller start up units and industrial purposes, and that it would be preferable to collate commercial use.

Potential Constraints to Delivery: Access. Natural environment. Flood Risk. Water Quality and Drainage. Economic development comments. Possible Grade 3a ALC site. 11KV electric overhead line. 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: Years 1-5 as promoter has confirmed the site is available within the next 5 years.

Settlement: Cullompton

Site Reference and Name: E/CU/05 Merrimead Farm, Five Bridges

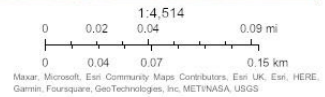
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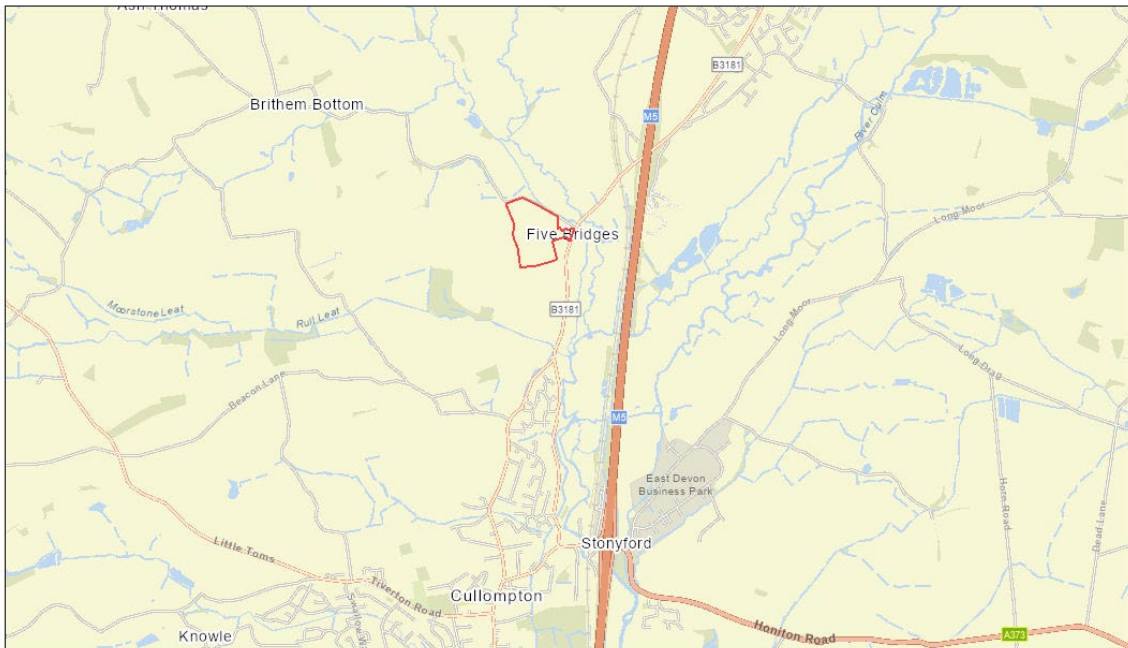
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- District Boundary
- Call For Sites Layer



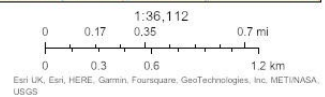
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E/CU/05



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Parish: Cullompton

Site submitted for: E/CU/05a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/05b Plots to provide homes for Gypsies / Travellers / Travelling Showpeople; E/CU/05c Industrial / warehouse, mixed use

Site description: The site is north of Cullompton. Two agricultural fields on a very gentle slope (2.7% slope percentage) divided by a hedgerow with trees. N and NE boundary along C classified road and part of the W boundary lies along Five Bridges road. E/CU/35 lies approx. 120m south of the site and E/CU/34 and E/CU/06 lie opposite five bridges road to the SE of the site. There are several buildings to the east of the site with a track/road off C classified road leading to the buildings. S W, N and NE boundaries formed by hedges with trees. 11KV electric overhead line crosses the site. The site is within a Great Crested Newt Consultation Zone. Priority habitats <50m off NE boundary. Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. During the HELAA panel meeting it was agreed that the site is not achievable for sustainable, residential development, or sheltered housing and most forms of specialist accommodation for older persons due to its separated location from Cullompton. DCC specialists for gypsy and traveller sites advised that as part of a mixed development on a site it may be possible to accommodate up to 10 pitches possibly more with best practice site design however given that the HELAA Panel advise they they consider the site as unachievable for other uses this may also make the site unachievable for gypsy and traveller pitches if this could not be provided independently, this may need to be investigated further.

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

Site Area: Whole 8.46ha | Gross 8.46ha | Net 5.08ha

Max Yield: 178

Min Yield: 102

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land / brownfield in E (small part).

Access: Devon County Council Highways identify an access off a B road and suggest the site would not be suitable for non-motorised users, pedestrian and cycle access would need to be provided. No PRoWs on site, or vicinity. The closest bus stop is just outside of the site in the E. Closest train station Tiverton parkway, approx. 4.8km N. Nearest shops and other facilities are in Cullompton, approx.

1.6km S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats <50m off NE boundary. Beavers are present in catchment. Devon County Council ecology specialists identify the site as arable with boundary and central hedgerows. A site assessment is needed prior to development to confirm botanical interest of grassland. The site is likely to support a range of protected and priority species including hazel dormice, reptiles and amphibians, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates. Bats are likely to use hedges/trees for commuting, and trees may be used for roosting. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. However, Flood Zones 2 and 3 abut the easternmost boundary. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify medieval to post medieval settlement site, including a mill. Adjacent land contains prehistoric stone artefact scatter. Potential mitigation requires a staged programme of assessment and evaluation by condition to inform further mitigation. MDDC Conservation Officers have no comments to make.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. Med-high sensitivity to housing development type due to poor relationship with nearest settlements (Willand and Cullompton) and potential loss of countryside that could be locally valued and helps maintain the separate character and identity of these. Development could be visually intrusive in countryside views from local lane to west.

Health and Safety related constraints: The site is <400m of M5. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute

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

Topography: Very gentle slope (2.7% slope percentage)

Open Space and Recreation: Areas of open space and recreation approx. 1km S. Allotments (about 2.1km S). Cemetery (about 2.4km S).

Potential Constraints to Delivery: Access. Education infrastructure. Potential landscape impact. Water quality and drainage. Proximity to M5. 11KV electric overhead lines. Possible Grade 3a ALC site. Covenants. 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 is provided.

E/CU/05b Plots to provide homes for Gypsies / Travellers / Travelling Showpeople**Site Area:** Whole 8.46ha | Gross 8.46ha | Net 5.08ha**HELAA Assessed Yield:** None (DCC comments: As part of a mixed development on a site this size, suggest one site which could accommodate up to 10 pitches. Possibly more with best practice site design. However, as the HELAA Panel identify the site as unachievable for other uses this may also make the site unachievable for gypsy and traveller pitches if this could not be provided independently, this may need to be investigated further)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land / brownfield in E (small part).**Access:** Devon County Council Highways identify an access off a B road and suggest the site would not be suitable for non-motorised users, pedestrian and cycle access would need to be provided. No PRowS on site, or vicinity. The closest bus stop is just outside of the site in the E. Closest train station Tiverton parkway, approx. 4.8km N. Nearest shops and other facilities are in Cullompton, approx. 1.6km S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Priority habitats <50m off NE boundary. Beavers are present in catchment. Devon County Council ecology specialists identify the site as arable with boundary and central hedgerows. A site assessment is needed prior to development to confirm botanical interest of grassland. The site is likely to support a range of protected and priority species including hazel dormice, reptiles and amphibians, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates. Bats are likely to use hedges/trees for commuting, and trees may be used for roosting. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ1. However, Flood Zones 2 and 3 abut the easternmost boundary. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify medieval to post medieval settlement site, including a mill. Adjacent land contains prehistoric stone artefact scatter. Potential mitigation requires a staged programme of assessment and evaluation by condition to inform further mitigation. MDDC Conservation Officers have no comments to make.

Education Infrastructure: DCC education anticipate that there will be significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. Med-high sensitivity to Gypsy and Traveller housing development type due to poor relationship with nearest settlements (Willand and Cullompton) and potential loss of countryside that could be locally valued and helps maintain the separate character and identity of these. Development could be visually intrusive in countryside views from local lane to west.

Health and Safety related constraints: The site is <400m of M5. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Very gentle slope (2.7% slope percentage)

Open Space and Recreation: Areas of open space and recreation approx. 1km S. Allotments (about 2.1km S). Cemetery (about 2.4km S).

Potential Constraints to Delivery: Access. Education infrastructure. Potential landscape impact. Water quality and drainage. Proximity to M5. 11KV electric overhead line crosses the site. Possible Grade 3a ALC site. Covenants. 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: Years 1-5 as promoter has confirmed the site is available within the next 5 years. Year 6 start as unconsented site.

E/CU/05c Industrial / warehouse, mixed use**Site Area:** Whole 8.46ha | Gross 8.46ha | Net 2.12ha-6.77ha**Max Yield:** 67,680 sqm**Min Yield:** 21,150 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land / brownfield in E (small part).

Access: Devon County Council Highways identify an access off a B road and suggest the site would not be suitable for non-motorised users, pedestrian and cycle access would need to be provided. No PRowS on site, or vicinity. The closest bus stop is just outside of the site in the E. Closest train station Tiverton parkway, approx. 4.8km N. Nearest shops and other facilities are in Cullompton, approx. 1.6km S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats <50m off NE boundary. Beavers are present in catchment. Devon County Council ecology specialists identify the site as arable with boundary and central hedgerows. A site assessment is needed prior to development to confirm botanical interest of grassland. The site is likely to support a range of protected and priority species including hazel dormice, reptiles and amphibians, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates. Bats are likely to use hedges/trees for commuting, and trees may be used for roosting. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc.). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. However, Flood Zones 2 and 3 abut the easternmost boundary. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify medieval to post medieval settlement site, including a mill. Adjacent land contains prehistoric stone artefact scatter. Potential mitigation requires a staged programme of assessment and evaluation by condition to inform further mitigation. MDDC Conservation Officers have no comments to make.

Landscape: The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. Med-high sensitivity to employment development type due to poor relationship with nearest settlements (Willand and Cullompton) and potential loss of countryside that could be locally valued and helps maintain the separate character and identity of these. Development could be visually intrusive in countryside views from local lane to west.

Health and Safety related constraints: The site is <400m of M5. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (2.7% slope percentage)

Economic development: MDDC economic specialists comment that the site is not in relation to any current development and is equally distant from both motorway junctions and accessed off a small lane.

Potential Constraints to Delivery: Access. Potential landscape impact. Water quality and drainage. Proximity to M5. Economic development comments. 11KV electric overhead line crosses the site. Possible Grade 3a ALC site. Covenants. 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 as unachievable no build out is provided.

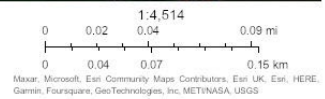
Settlement: Cullompton
Site Reference and Name: E/CU/06 Herons Bank, 5 Bridges
Customer Reference Number: 69130ih

E/CU/06



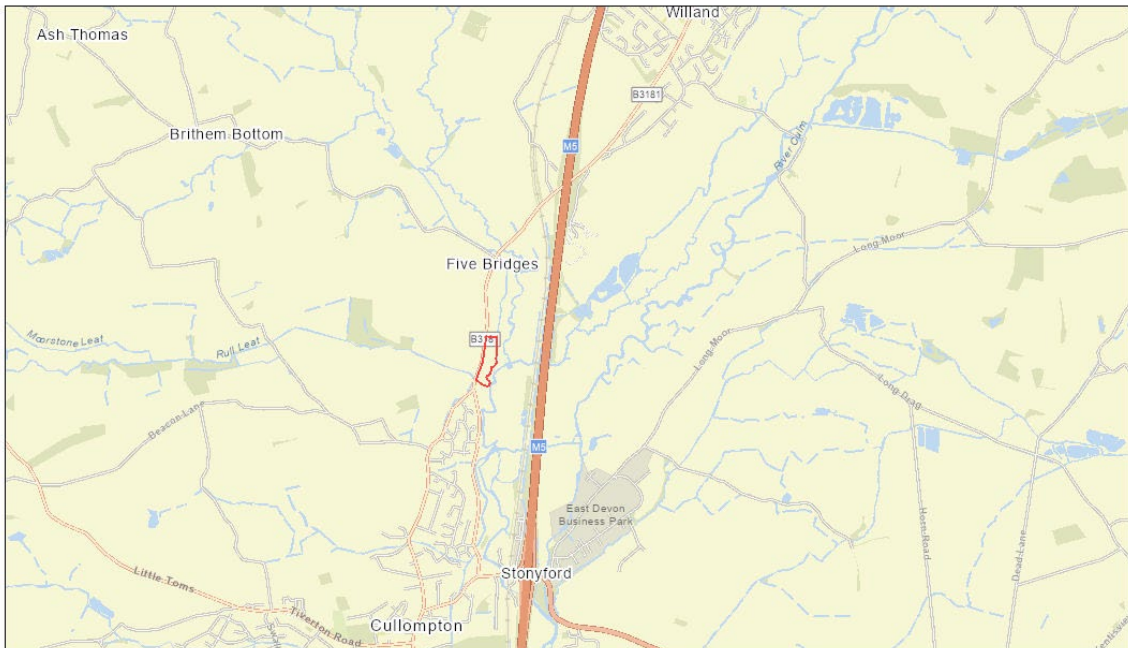
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- District Boundary
- Call For Sites Layer



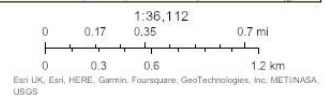
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Parish: Cullompton

Site submitted for: E/CU/06a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/06b Plots to provide homes for Gypsies / Travellers / Travelling Showpeople; E/CU/06c Industrial / warehouse, mixed use; E/CU/06d Habitat creation / enhancement; E/CU/06e Renewable energy

Site description: Greenfield. The site is to the north of Cullompton along Five Bridges road. Site E/CU/34 adjoins the site to the north and site E/CU/35 is to the West on the opposite side of Five Bridges Road. A stream along E and SE border. This is a level site (0.2% slope percentage). The site is within Great Crested Newt Consultation Zone, with trees along the boundary with the road and priority habitats just outside of the E boundary. This site has one landowner. The promoter identifies that they would wish to develop outside of the floodplain. The floodplain covers the majority of the site area (1.45ha). During the HELAA panel meeting the HELAA Panel suggested that the site would not be achievable for either residential, plots for gypsy and travellers due to flooding issues and enabling costs. The site however may be considered for Habitat creation/enhancement and Renewable Energy. There may be scope for the site to be achievable for small scale commercial development.

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

Site Area: Whole 1.82ha | Gross 0.37ha | Net 0.30ha

Max Yield: 10

Min Yield: 6

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 1.45ha

Stage B

Land Status: Greenfield.

Access: Potential access from Five Bridges road (Class B), which may afford adequate visibility. The potential access on the Western boundary of the site could be linked to an existing walking linkage leading to Millenium Road and B3181 road providing access to the Northern edge of Cullompton. DCC Highways identifies that the site faces major highways and transport challenges. There is currently no direct access to the public highway, and any connection via Five Bridges Road would likely require hedgerow removal and possible realignment to achieve adequate visibility, with careful design needed to ensure safety. The site lacks safe, continuous walking and cycling routes to Cullompton town centre, and the surrounding network has no street lighting or segregated

pedestrian/cycle facilities. The Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP) identifies improvements in this area, and development should either deliver or contribute financially to these measures to mitigate its impacts. A comprehensive Transport Assessment (TA) will be required to assess cumulative effects on the local and strategic network, particularly at the Five Bridges junction and along the B3181 corridor. Depending on the findings, mitigation such as junction upgrades may be necessary to maintain safety and capacity. In summary, while access from Five Bridges Road may be technically achievable, the site's poor sustainable transport links and challenging access constraints must be addressed through on-site works, off-site improvements, and/or financial contributions. Without these, the site would be unsuitable from a highways perspective. No PROWs on site, or vicinity. The closest bus stop is just outside of the site in the W. Closest train station Tiverton parkway, approx. 5.3km N. Nearest shops and other facilities are in Cullompton, approx. 1.6km S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats just outside of E boundary. Beavers are present in catchment. Devon County Council ecology specialists identify a main river (Spratford Stream) along the E boundary with associated priority habitat. Hedgerow on E boundary may be 'Important' under the Hedgerow Regulations. Trees along watercourse and on other boundaries. A survey is required prior to development to establish extent of required Priority Habitat buffer, value of grassland in wider site and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, dormice, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates and riparian species e.g., otter and water vole. The bats are likely to use trees, watercourse and hedges. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting priority habitat area. The main river will require min. 20m buffer which may impact on developable area. Pollution Control Mitigation Measures also required. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Majority of the site is FZ3 (1.45ha), FZ2 (0.2ha) with the remainder of the site, a thin strip along the W boundary as FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the E half of the site and along S boundary (approx. 0.7ha). The SW corner of the site abuts the Cullompton Critical Drainage Area. Halberton Stream runs along the East of the site. 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: Devon County Council archaeology specialists identify some potential for archaeology and palaeoenvironmental evidence. The site is adjacent to possible Roman Road. Roman and prehistoric finds to SW. Potential mitigation requires a staged programme of assessment and evaluation to inform further mitigation. MDDC Conservation Officers have no objection other than to note that the adjoining water courses are part of the important network that feeds the historic mill leat that passes through Cullompton and is noted as being at risk in the Cullompton Conservation Area Management Plan.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors (LCT 3C) landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has open flat landform with distinct vegetated floodplain edge overlooked by steep valley sides. The watercourse is partially screened by riparian vegetation, otherwise views over the river. The site is just outside of the settlement area and has a major road along the western boundary. Due to the site having several important characteristics in line with LCT 3C, the site has medium-high sensitivity to housing development.

Health and Safety related constraints: The site is <360m of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified land to the West of the site as Grade 2 ALC (0.62ha) and the remaining land to the East of the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Level (0.2% slope percentage)

Open Space and Recreation: Areas of open space and recreation approx. 1km S. Play area (approx. 400m S). Allotments (about 1.6km S). Cemetery (about 1.8km S).

Potential Constraints to Delivery: Access. Natural Environment. Education infrastructure. Flood Risk, Water Quality and Drainage. Potential landscape impact. Proximity to M5. Grade 2 ALC. 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 as unachievable no build out is provided.

E/CU/06b Plots to provide homes for Gypsies / Travellers / Travelling Showpeople**Site Area:** Whole 1.82ha | Gross 0.37ha | Net 0.30ha**Max Yield:** 10**Min Yield:** 6**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 1.45ha**Stage B****Land Status:** Greenfield.

Access: Potential access from Five Bridges road (Class B), which may afford adequate visibility. The potential access on the Western boundary of the site could be linked to an existing walking linkage leading to Millenium Road and B3181 road providing access to the Northern edge of Cullompton. DCC Highways identifies that the site faces major highways and transport challenges. There is currently no direct access to the public highway, and any connection via Five Bridges Road would likely require hedgerow removal and possible realignment to achieve adequate visibility, with careful design needed to ensure safety. The site lacks safe, continuous walking and cycling routes to Cullompton town centre, and the surrounding network has no street lighting or segregated pedestrian/cycle facilities. The Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP) identifies improvements in this area, and development should either deliver or contribute financially to these measures to mitigate its impacts. A comprehensive Transport Assessment (TA) will be required to assess cumulative effects on the local and strategic network, particularly at the Five Bridges junction and along the B3181 corridor. Depending on the findings, mitigation such as junction upgrades may be necessary to maintain safety and capacity. In summary, while access from Five Bridges Road may be technically achievable, the site's poor sustainable transport links and challenging access constraints must be addressed through on-site works, off-site improvements, and/or financial contributions. Without these, the site would be unsuitable from a highways perspective. No PRoWs on site, or vicinity. The closest bus stop is just outside of the site in the E. Closest train station Tiverton parkway, approx. 5.3km N. Nearest shops and other facilities are in Cullompton, approx. 1.6km S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats just outside of E boundary. Beavers are present in catchment. Devon County Council ecology specialists identify a main river (Spratford Stream) along the E boundary with associated priority habitat. Hedgerow on E boundary may be 'Important' under the Hedgerow Regulations. Trees along

watercourse and on other boundaries. A survey is required prior to development to establish extent of required Priority Habitat buffer, value of grassland in wider site and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, dormice, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates and riparian species e.g., otter and water vole. The bats are likely to use trees, watercourse and hedges. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting priority habitat area. The main river will require min. 20m buffer which may impact on developable area. Pollution Control Mitigation Measures also required. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Majority of the site is FZ3 (1.45ha), FZ2 (0.2ha) with the remainder of the site, a thin strip along the W boundary as FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the E half of the site and along S boundary (approx. 0.7ha). The SW corner of the site abuts the Cullompton Critical Drainage Area. Halberton Stream runs along the East of the site. 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: Devon County Council archaeology specialists identify some potential for archaeology and palaeoenvironmental evidence. The site is adjacent to possible Roman Road. Roman and prehistoric finds to SW. Potential mitigation requires a staged programme of assessment and evaluation to inform further mitigation. MDDC Conservation Officers have no objection other than to note that the adjoining water courses are part of the important network that feeds the historic mill leat that passes through Cullompton and is noted as being at risk in the Cullompton Conservation Area Management Plan.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors (LCT 3C) landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has open flat landform with distinct vegetated floodplain edge overlooked by steep valley sides. The watercourse is partially screened by riparian vegetation, otherwise views over the river. The site is just outside of the settlement area and has a major road along the western boundary. Due to the site having

several important characteristics in line with LCT 3C, the site has medium-high sensitivity to gypsy and traveller housing development.

Health and Safety related constraints: The site is <360m of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified land to the West of the site as Grade 2 ALC (0.62ha) and the remaining land to the East of the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Level (0.2% slope percentage).

Open Space and Recreation: Areas of open space and recreation approx. 1km S. Play area (approx. 400m S). Allotments (about 1.6km S). Cemetery (about 1.8km S).

Potential Constraints to Delivery: Access. Natural Environment. Education infrastructure. Flood Risk. Water Quality and Drainage. Potential landscape impact. Proximity to M5. Grade 2 ALC. 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: Years 1-5 as promoter has confirmed the site is available within the next 5 years. Year 6 start as unconsented site.

E/CU/06c Industrial / warehouse, mixed use**Site Area:** Whole 1.82ha | Gross 1.82ha | Net 0.46ha-1.46ha**Max Yield:** 14,560 sqm**Min Yield:** 4,550 sqm**HELAA Assessed Yield:** 4,550 – 14,560 sqm**Site Suitability****Stage A****International/national designations:** None

Flood Zone 3b: 1.45ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B**Land Status:** Greenfield.

Access: Potential access from Five Bridges road (Class B), which may afford adequate visibility. The potential access on the Western boundary of the site could be linked to an existing walking linkage leading to Millenium Road and B3181 road providing access to the Northern edge of Cullompton. DCC Highways identifies that the site faces major highways and transport challenges. There is currently no direct access to the public highway, and any connection via Five Bridges Road would likely require hedgerow removal and possible realignment to achieve adequate visibility, with careful design needed to ensure safety. The site lacks safe, continuous walking and cycling routes to Cullompton town centre, and the surrounding network has no street lighting or segregated pedestrian/cycle facilities. The Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP) identifies improvements in this area, and development should either deliver or contribute financially to these measures to mitigate its impacts. A comprehensive Transport Assessment (TA) will be required to assess cumulative effects on the local and strategic network, particularly at the Five Bridges junction and along the B3181 corridor. Depending on the findings, mitigation such as junction upgrades may be necessary to maintain safety and capacity. In summary, while access from Five Bridges Road may be technically achievable, the site's poor sustainable transport links and challenging access constraints must be addressed through on-site works, off-site improvements, and/or financial contributions. Without these, the site would be unsuitable from a highways perspective. No PRowS on site, or vicinity. The closest bus stop is just outside of the site in the E. Closest train station Tiverton parkway, approx. 5.3km N. Nearest shops and other facilities are in Cullompton, approx. 1.6km S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats just outside of E boundary. Beavers are present in catchment. Devon County Council ecology specialists identify a main river (Spratford Stream) along the E boundary with associated priority habitat. Hedgerow on E boundary may be 'Important' under the Hedgerow Regulations. Trees along watercourse and on other boundaries. A survey is required prior to development to establish extent of required Priority Habitat buffer, value of grassland in wider site and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, dormice, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates and riparian species e.g., otter and water vole. The bats are likely to use trees, watercourse and hedges. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc.). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting priority habitat area. The main river will require min. 20m buffer which may impact on developable area. Pollution Control Mitigation Measures also required. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Majority of the site is FZ3 (1.45ha), FZ2 (0.2ha) with the remainder of the site, a thin strip along the W boundary as FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the E half of the site and along S boundary (approx. 0.7ha). The SW corner of the site abuts the Cullompton Critical Drainage Area. Halberton Stream runs along the East of the site. 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: Devon County Council archaeology specialists identify some potential for archaeology and palaeoenvironmental evidence. The site is adjacent to possible Roman Road. Roman and prehistoric finds to SW. Potential mitigation requires a staged programme of assessment and evaluation to inform further mitigation. MDDC Conservation Officers have no objection other than to note that the adjoining water courses are part of the important network that feeds the historic mill leat that passes through Cullompton and is noted as being at risk in the Cullompton Conservation Area Management Plan.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors (LCT 3C) landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has open flat landform with distinct vegetated floodplain edge overlooked by steep valley sides. The watercourse is partially screened by riparian vegetation, otherwise views over the river. The site is just outside of the settlement area and has a major road along the western boundary. Due to the site having several important characteristics in line with LCT 3C, the site has medium-high sensitivity to employment development.

Health and Safety related constraints: The site is <360m of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified land to the West of the site as Grade 2 ALC (0.62ha) and the remaining land to the East of the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Level (0.2% slope percentage).

Economic development: The site has a similar context to site E/CU/34 in which DCC economic development specialists query how the site may fit with the Culm Garden Village plan and town centre regeneration, given many vacant premises. DCC highlighted proximity to the Stream and the need to assess run-off and pollution risks on site and downstream. They note the site is a potentially good strategic location next to the main road, but said development should align with wider Cullompton growth plans and maintain strategic breaks between settlements. DCC would require future-proofed broadband, energy efficiency, and renewable generation from the outset. MDDC economic development specialists note that the location is accessible and may suit smaller-scale commercial development.

Potential Constraints to Delivery: Access. Natural Environment. Economic development comments. Flood Risk, Water Quality and Drainage. Potential landscape impact. Proximity to M5. Grade 2 ALC. 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 as unachievable no build out is provided.

E/CU/06d Strategic habitat creation / enhancement**Site Area:** Whole 1.82ha | Gross 1.82ha | Net 1.82ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 1.45ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Greenfield.**Access:** Devon County Council Highways identify an access off a B road.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats just outside of E boundary. Beavers are present in catchment. Devon County Council ecology specialists identify the site of a high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). The main river (Spratford Stream) along the E boundary with associated priority habitat. Hedgerow on E boundary may be 'Important' under the Hedgerow Regulations. Trees along watercourse and on other boundaries. A survey would be required to establish extent of required Priority Habitat buffer, value of grassland in wider site and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, dormice, badgers, breeding birds e.g. barn owl in association with farm structures within site boundary, and hedgehogs, invertebrates and riparian species e.g., otter and water vole. The bats are likely to use trees, watercourse and hedges. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS and possible wetland. A site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / orchard / meadow.

Flood Risk, Water Quality and Drainage: Majority of the site is FZ3 (1.45ha), FZ2 (0.2ha) with the remainder of the site, a thin strip along the W boundary as FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the E half of the site and along S boundary (approx. 0.7ha). The SW corner of the site abuts the Cullompton Critical Drainage Area. Halberton Stream runs along the East of the site.

Heritage and Archaeology: Devon County Council archaeology specialists identify some potential for archaeology and palaeoenvironmental evidence. The site is adjacent to possible Roman Road. Roman and prehistoric finds to SW. Potential mitigation requires a staged programme of assessment and evaluation to inform further mitigation. MDDC Conservation Officers have no objection other than to note that the adjoining water courses are part of the important network that feeds the historic mill leat that passes through Cullompton and is noted as being at risk in the Cullompton Conservation Area Management Plan.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors (LCT 3C) landscape character type. The Devon landscape character area is Culm Valley Lowlands.

Health and Safety related constraints: None.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified land to the West of the site as Grade 2 ALC (0.62ha) and the remaining land to the East of the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Level (0.2% slope percentage).

Potential Constraints to Delivery: Heritage and Archaeology. Flood Risk, Water Quality and Drainage. Grade 2 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.

E/CU/06e Renewable energy

Site Area: Whole 1.82ha | Gross 1.82haha | Net 1.82ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 1.45ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways identify an access off a B road. DCC Highways suggest the site could be suitable for renewables but would require a construction and deconstruction management plan, with regard to wind turbines there would need to be enough space to fall without affecting the highway.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Priority habitats just outside of E boundary. Beavers are present in catchment. Devon County Council ecology specialists identify a main river (Spratford Stream) along the E boundary with associated priority habitat. Hedgerow on E boundary may be 'Important' under the Hedgerow Regulations. Trees along watercourse and on other boundaries. Survey is required prior to development to establish extent of required Priority Habitat buffer, value of grassland in wider site and presence of any veteran trees. There is potential for enhancement on site if species rich grassland / other habitats can be created / improved management introduced. The site is likely to support a range of protected and priority species including reptiles and amphibians, dormice, badgers, breeding birds (barn owl in association with farm structures within site boundary and hedgehogs, invertebrates and riparian species e.g., otter and water vole). The bats are likely to use trees, watercourse and hedges. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc.). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting priority habitat area. The main river will require min. 20m buffer which may impact on developable area. Pollution Control Mitigation Measures also required. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Majority of the site is FZ3 (1.45ha), FZ2 (0.2ha) with the remainder of the site, a thin strip along the W boundary as FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the E half of the site and along S boundary (approx. 0.7ha). The SW corner of the site abuts the Cullompton Critical Drainage Area. Halberton Stream runs along the East of the site. 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: Devon County Council archaeology specialists identify some potential for archaeology and palaeoenvironmental evidence. The site is adjacent to possible Roman Road. Roman and prehistoric finds to SW. Potential mitigation requires a staged programme of assessment and evaluation to inform further mitigation. MDDC Conservation Officers have no objection to solar in principle, but wind power is likely to more impact over a larger area and would need to be more fully assessed.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors landscape character type (LCT 3C). The Devon landscape character area is Culm Valley Lowlands. In the Sparsely Settled Farmed Valley Floors landscape character type the flat landform, presence of main roads, and non-prominent skylines might indicate a lower sensitivity to the principle of wind energy development. However, the relatively small-scale narrow and often intimate landscape, overlooked by steep valley sides, highly tranquil character away from main roads, presence of diverse land cover patterns including areas of watermeadow and other semi-natural habitats, locations of small-scale medieval fields and important scenic qualities heighten sensitivity. Due to small-scale landscape with intimate areas, high levels of enclosure, isolation and tranquillity the landscape has medium-high sensitivity to 'very small' (15-25m), 'small' (26-50m) and 'medium' (51-75m) turbines, and high sensitivity to 'large' (75-110m) and 'very large' (111-150m). The narrow intimate nature of the valley floors, high levels of enclosure, isolation and tranquillity means that this landscape would be highly sensitive to any clusters of wind turbines. Very small scale (<1ha) of solar PV development would have low to medium sensitivity while small scale (1-5ha) development would have medium sensitivity.

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

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified land to the West of the site as Grade 2 ALC (0.62ha) and the remaining land to the East of the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Level (0.2% slope percentage).

Potential Constraints to Delivery: Natural Environment. Heritage and Archaeology. Flood risk, water Quality and Drainage. Potential landscape impact. Grade 2 ALC. Falling distance of turbines (height +10%). MDDC environmental health specialists note that wind is unlikely to be deliverable close to residents.

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

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

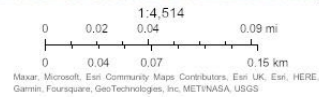
Settlement: Cullompton
Site Reference and Name: E/CU/07 Part of Rull House
Customer Reference Number: 7n13kbj

E/CU/07



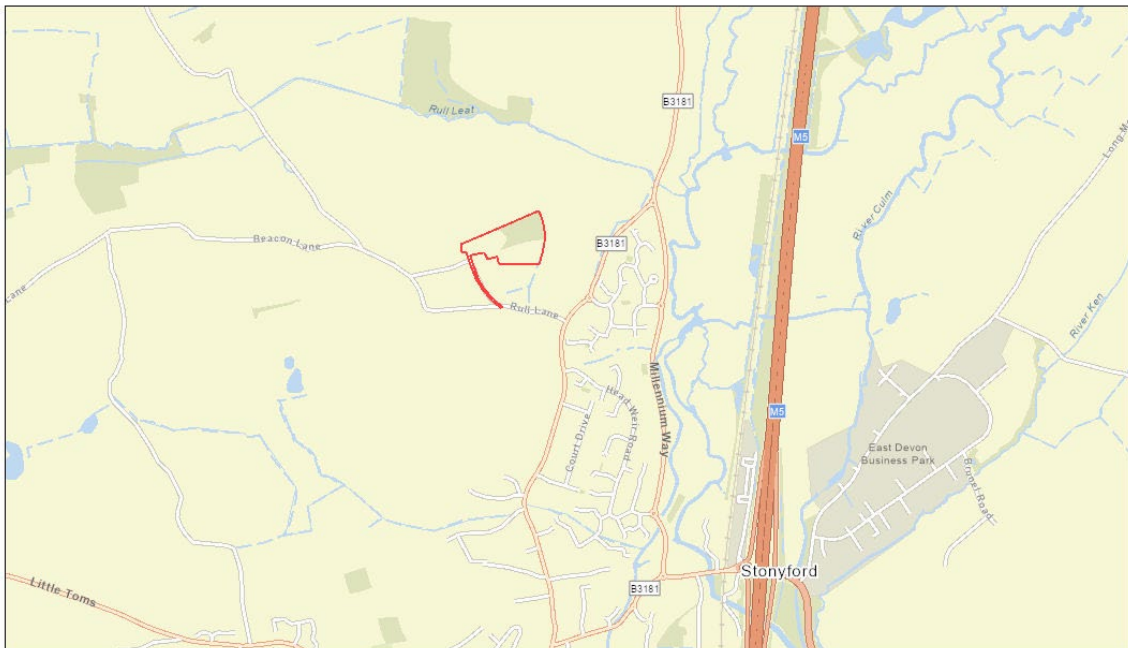
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- District Boundary
- Call For Sites Layer



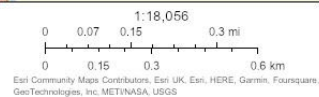
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E/CU/07



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- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/07a Homes for sale, affordable homes, custom and self-build homes, homes for older people; E/CU/07b Habitat creation / enhancement

Site description: The site is to the west of Cullompton, just outside of the settlement boundary and is gently sloping towards the S (5.5% slope percentage). A house and a field are within the site boundary. The site is within the Great Crested Newt Consultation Zone, has TPOs along the E boundary and a Nature Area covering the NE part of the site (top half). There is a Grade II listed building about 100m W of the site. The site is surrounded by land allocated in the current local plan (CU1-CU6). E/CU/08 borders the site to the S and the promoters suggest that discussions have been held with the owners of that site. Third party right of way and right to enter the site, right to use water pipes and sewage, electricity and telephone cables. This site has one landowner. During the HELAA panel meeting it was considered that due to the constraints of the site, access issues and the cost of enabling works, this would likely reduce the yield to below the threshold to be considered as part of the HELAA process for residential development. The site may be considered for habitat creation/enhancement.

E/CU/07a Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Area: Whole 2.24ha | Gross 2.24ha | Net 1.34ha

Max Yield: 47

Min Yield: 27

HELAA Assessed Yield: <5

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways comment that the site is adjacent to approved development, and thus access would be required through this new development. They further note that access would be onto Rull Lane which is narrow and would be inappropriate and is in separate, private ownership. No PRoWs on site, closest about 240m SW. The closest bus stop approx. 240m E. Closest train station Tiverton parkway, approx. 5.7km N. Nearest shops and other facilities are approx. 800m S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. TPOs along the eastern boundary. A woodland and forest Nature Area covers the NE part of the site. Beavers are

present in catchment. Devon County Council ecology specialists identify the site as grassland with wooded area in the northern section. Mature tree lines / hedges on remaining boundaries may include 'Important' hedgerows. TPO trees on eastern boundary. As wooded area is not mapped as priority habitat, a site visit prior to development is recommended to confirm value of woodland; botanical interest of grassland. The site is likely to support a range of protected and priority species including reptiles and amphibians, badgers, breeding birds, hedgehogs and invertebrates. Hazel dormice are likely to be present. Bats are likely to use hedges, trees and wooded areas for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of medium strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes retaining TOP trees, protecting and enhancing hedges, margins, trees and woodland. Protecting and enhancing badgers, dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The site is within Cullompton Critical Drainage Area. 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF.

Heritage and Archaeology: Grade II listed building about 100m W of the site. Devon County Council archaeology specialists comment that previous finds and survey suggest archaeological potential for prehistoric and Romano-British settlement evidence. Potential mitigation requires a staged programme of archaeological recording mitigation. MDDC Conservation Officers identify that the listed Little Rull and farm buildings (converted) to the north form a historic group. This proposal requires access across the front of the listed building and is immediately to the north of the farm buildings. Development of this land and use of this access for residential is likely to be harmful to the setting of this listed building.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: 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 is on a valley slope facing SE. While not in the settlement area, the site is on all sides encompassed by it. Hedgerow trees form the boundaries and there is a woodland area covering the NE corner of the site. The site is within a setting of a listed building. Medium-low sensitivity to housing development if the development takes note of the listed building setting and retains hedgerow trees.

Health and Safety related constraints: The site is <700m of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified that the majority of

the site is Grade 2 ALC to the East and West (1.6ha) with a small area of Grade 3a along the northern boundary (0.3ha) with the remainder of the site to the East classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (5.5% slope percentage) down towards S.

Open Space and Recreation: Areas of open space and recreation approx. 300m SE. Play area (approx. 240m E). Allotments (about 1km S). Cemetery (about 1.3km S).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Water Quality and Drainage. Proximity to M5 and railway track. Grade 2 and 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 to be below the threshold for the HELAA no build out is provided.

E/CU/07b Habitat creation / enhancement**Site Area:** Whole 2.24ha | Gross 2.24ha | Net 2.24ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.**Access:** Devon County Council Highways comment that the site is adjacent to approved development, and thus access would be required through this new development.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. TPOs along the eastern boundary. A woodland and forest Nature Area covers the NE part of the site. Devon County Council ecology specialists identify the site as medium strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). The site is a grassland with wooded area in the northern section. Mature tree lines / hedges on remaining boundaries may include 'Important' hedgerows. TPO trees on eastern boundary. As wooded area is not mapped as priority habitat, a site visit is recommended to confirm value of woodland; botanical interest of grassland. The site is likely to support a range of protected and priority species including reptiles and amphibians, badgers, breeding birds, hedgehogs, invertebrates. Hazel dormice are likely to be present. Bats are likely to use hedges, trees and wooded areas for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / orchard / meadow.**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site is within Cullompton Critical Drainage Area.**Heritage and Archaeology:** Grade II listed building about 100m W of the site. Devon County Council archaeology specialists comment that previous finds and survey suggest archaeological potential for prehistoric and Romano-British settlement evidence. Potential mitigation requires a staged programme of archaeological recording mitigation. MDDC Conservation Officers have no objections in principle.**Landscape:** The site falls within the Lower Rolling Farmed and Settled Valley Slopes 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 1996 published in February 2016 by Natural England identified that the majority of the site is Grade 2 ALC to the East and West (1.6ha) with a small area of Grade 3a along the northern

boundary (0.3ha) with the remainder of the site to the East classed as 'Other'ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (5.5% slope percentage) down towards S.

Potential Constraints to Delivery: Archaeology. Water Quality and Drainage. Grade 2 and 3a ALC site.

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.

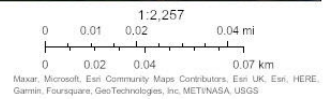
Settlement: Cullompton
Site Reference and Name: E/CU/08 Rull Lane
Customer Reference Number: 9912odf

E/CU/08



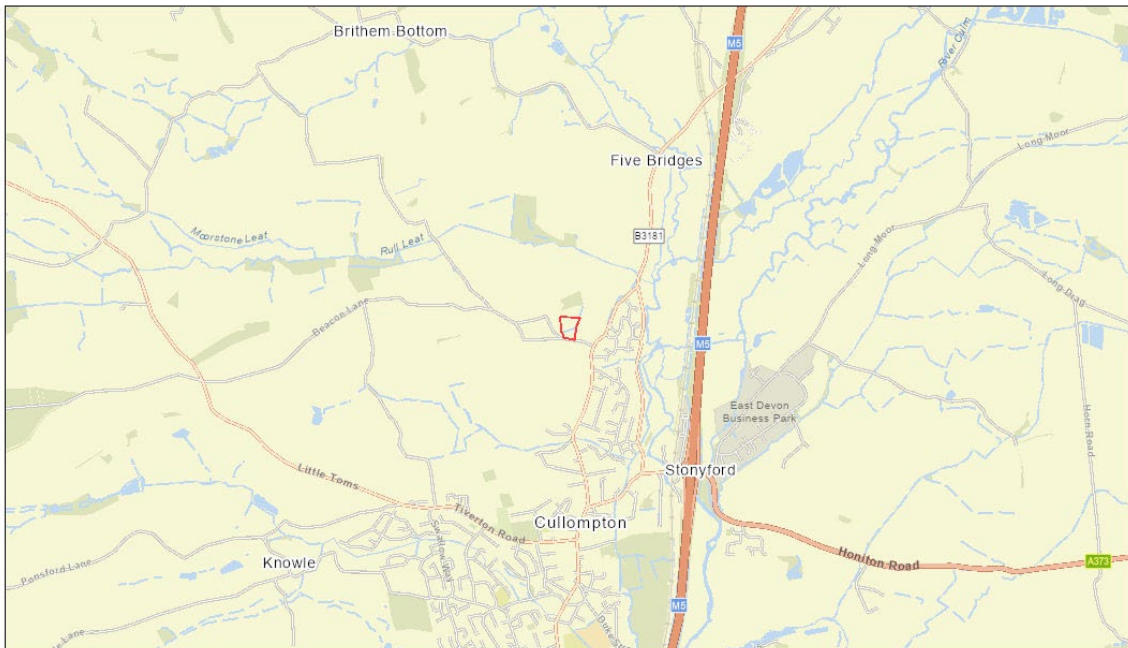
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- District Boundary
- Call For Sites Layer



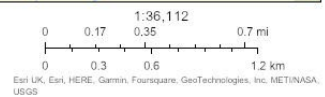
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E/CU/08



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- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site Area: Whole 1.03ha | Gross 1.03ha | Net 0.82ha

Site submitted for: Homes for sale

Max Yield: 29

Min Yield: 16

Promoter Yield: 26

HELAA Assessed Yield: None

Site description: Greenfield. The site is to the north-west of Cullompton, along Rull Lane, just outside of the settlement boundary in E and S. It is a field, gently sloping towards the south (5.5% slope percentage). A barn in the south of the site. There are trees in the hedges and some small fruit trees on site. Grade II listed building about 100m W of the site. 11KV electric overhead line crosses the SE corner of the site. The land that surrounds this site is allocated in current local plan (CU1-CU6). E/CU/07 borders the site to the N. This site has one landowner. During the HELAA panel it was considered that due to access issues including the likely loss of mature trees to gain access, and the cost of enabling works for the yield this would render this site unachievable for the purposes of the HELAA.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: none

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways comment that the site is adjacent to approved development, access would be required through this new development. They further note that access would be onto Rull Lane which is narrow and would be inappropriate. No PRoWs on site, closest <200m W. The closest bus stop is 240m SE or NE. Closest train station Tiverton parkway, approx. 5.8km N. Nearest shops and other facilities are approx. 800m S. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. A woodland and forest Nature Area approx. 50m N. Beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland with boundary hedgerows and trees on boundaries. Further hedgerow dissecting site and a standalone tree in the centre of the site. A site assessment is needed

during spring / summer to confirm botanical interest of grassland, importance of hedgerows and trees. The site is likely to support a range of protected species including reptiles and amphibians, breeding birds, hedgehogs, invertebrates. Hazel dormice are likely to be present. Bats may use trees for roosting and are likely to use hedges, trees and wooded areas for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcel. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of medium strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The site is within the Cullompton Critical Drainage Area. Drains along E boundary and across the site. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Grade II listed building about 100m W of the site. Devon County Council archaeology specialists comment that previous finds and surveys suggest archaeological potential for prehistoric and Romano-British settlement evidence. Potential mitigation will require staged programme of archaeological recording. MDDC Conservation Officer comment that this site is well screened from the rear of the listed building and slopes away. If the screening is retained there is potential regarding the land. Officers identify an issue regarding the formation of an estate road entrance onto the minor road, which would alter the approach to and experience of the listed building and change the nature of this rural lane.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: 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 is on a valley slope facing SE. While not in the settlement area, the site is on all sides encompassed by it. Hedgerow trees form the boundaries and the site is within a setting of a listed building. Medium-low sensitivity to housing development if the development takes note of the listed building setting and retains hedgerow trees.

Health and Safety related constraints: Potential traffic noise and poor air quality due to proximity to M5 and railway track (<400m E). May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the SE corner of the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site as Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and

Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (5.5% slope percentage) down N-S.

Open Space and Recreation: Areas of open space, recreation and play area are available. Recreation grounds (500m SE). Play area (240m E). Allotments (1.2km S). Cemetery (1.3km S).

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Education infrastructure. Water Quality and Drainage. 11KV electric overhead line. Proximity to M5 and railway. Grade 2 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 to be unachievable no build out is provided.

Settlement: Cullompton

Site Reference and Name: E/CU/09 Grown Farm

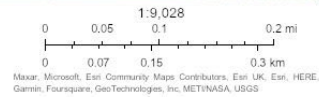
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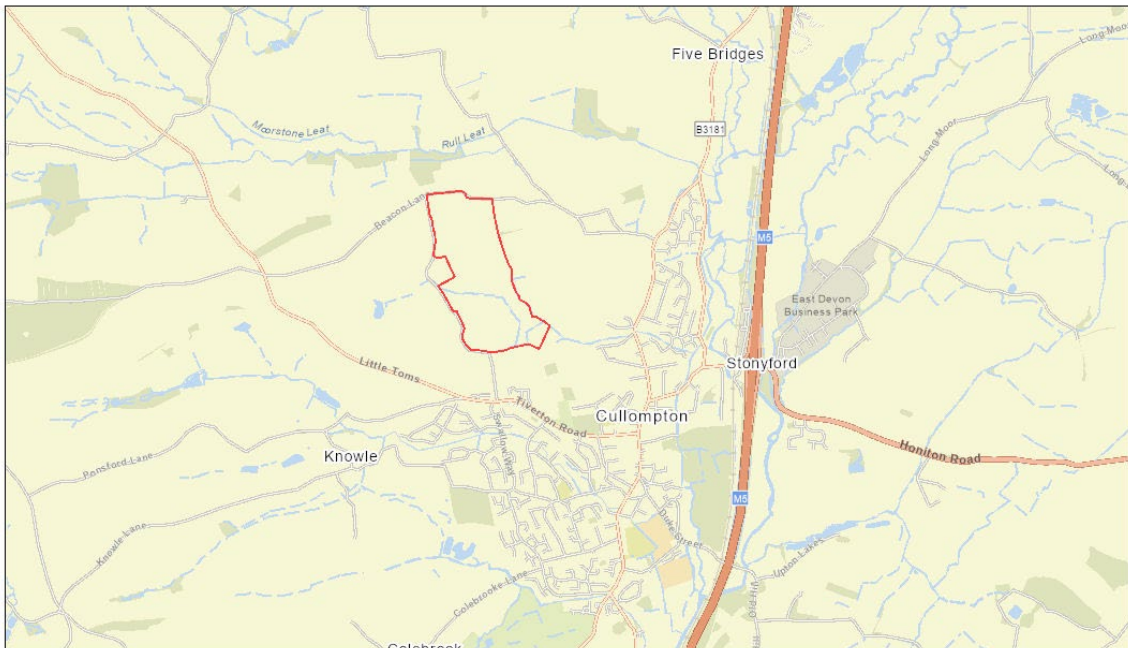
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- District Boundary
- Call For Sites Layer



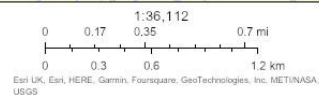
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Parish: Cullompton

Site submitted for: E/CU/09a Homes for sale, affordable homes, custom and self-build homes, homes for older people; E/CU/09b Residential institution, office, retail, mixed use; E/CU/09c Habitat creation / enhancement; E/CU/09d Renewable energy

Site description: Greenfield. The site is on the west side of Cullompton, southern part within the settlement boundary and allocated in the current Local Plan as CU1-CU6 for mixed use and Green Infrastructure. The site is amidst agricultural fields and has a seasonal stream (known as St George's Well) along E boundary. The site very gently/gently slopes down to the SE (2%-7.1% slope percentage) with steeper topography in areas to the North, consisting of several agricultural fields divided by hedges. There are trees along the eastern boundary. The northern boundary along Beacon Lane, western boundary along Grown Lane (private road). 33KV electric overhead line crosses the site. The area of the allocated portion of the site is awaiting decision on a planning application 22/01562/MOUT mixed use development including housing (approx. 250 dwellings), care home (approx. 65 beds), commercial and/or local community uses for the S part of the site (11.79ha). Site in multiple land ownership. The promoter noted the current application for the southern portion of the site and proposed the next phase (central portion) of the site would be available for 300 dwellings. Although part of the site is allocated, given a wider area is promoted the site has been assessed as part of this HELAA. During the HELAA panel meeting it was agreed that the delivery of consented highways infrastructure which is currently unbuilt could affect the achievability of development on this site. The timings of development linked with highways would need to be considered however provided this can be resolved the site could be achievable. The site would not be appropriate for commercial use in isolation due to its location although DCC Social Care identify their support for residential institution sites which are centrally located near towns or strategically relevant and therefore the site may be achievable for commercial use if considered in conjunction with other sites in the area. The site may also be considered for habitat creation/enhancement and renewable energy.

E/CU/09a Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Area: Whole 33.98ha | Gross 33.98ha | Net 20.39ha

Max Yield: 714

Min Yield: 408

Promoter: 550 (250 in application, 300 proposed for next phase)

HELAA Assessed Yield: 561 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: In their outline planning application the promoter states that the site's primary vehicular access point is from the NW Cullompton link road and is enhanced by a high quality arrival space with the local centre, but also proposes secondary vehicular access point from the south. Highway Authority's comment on the outline planning application (22/01562/MOUT) is that the proposal does not have secured access to the existing public highway and that Beacon Lane is very narrow. Devon County Council Highways comment that the site is adjacent to allocated development, and that the access would be required through this new development. PRow's along W boundary. The closest bus stop is approx. 800m SE. Closest train station Tiverton parkway, approx. 6.2km N. Nearest shops and other facilities are approx. 1.6km E. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) just outside of the site to the W. Devon County Council ecology specialists identify the site's NW corner to be just outside of the SSSI Impact Risk Zone for Tidcombe Lane Fen, but note that the impacts are unlikely and no mitigation is required. The site is comprised of series of fields, appearing to be mostly arable with a network of hedgerows and trees. Hedgerows may qualify as 'Important'. There are several ditches / small watercourses in the central and S section. Offsite but adjacent on E boundary is an area of marshy grassland and water bodies. This area was subject to survey for the adjacent NW Cullompton urban extension land parcel. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, hazel dormice, breeding birds (including barn owl and farmland birds), hedgehogs and invertebrates. Bats could use trees for roosting and are likely to use hedges and trees for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc.). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Part of the site (1.67 ha) along the S and SE boundaries falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low in the E and SE of the site due to the St George's Well watercourse (approx. 0.4ha). The 2014 SFRA identifies that there is potential for fluvial flood risk due to the overtopping of the unnamed watercourses. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Grade II listed buildings <150m W and <300m E of the boundary. Scheduled monument 250m SE. Devon County Council archaeology specialists identify archaeological potential. Proximity to Scheduled Roman fort and finds of prehistoric and Roman date on land nearby. This needs to be assessed and evaluated, including impacts on settings of designated heritage assets. Potential mitigation requires pre-determination assessment and evaluation of archaeological potential and impacts on setting of designated heritage assets. MDDC Conservation Officers identify the site to be within a valley and climbing up both sides towards listed buildings on both sides. It is also clearly viewed looking north from the scheduled ancient monument (SAM) on St Andrews Hill. It is highly sensitive and more work needs to be done on the setting and significance of the listed building and the SAM and long views from these. The position, height, design and materials of any building, open space, roads and lighting will have to respond to this including the views to and from the heritage assets.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is mostly within the Lower rolling farmed and settled valley slopes landscape character type, apart from the NW corner which is Upper farmed and wooded valley slopes. The Devon landscape character area is mostly Culm Valley Lowlands, but a small part in the north is Butterleigh Rolling Farmland. The site has medium sensitivity to residential development as it is in countryside that may be locally valued for its intrinsic rural character, beauty and tranquillity as experienced from Cullompton Bridleway 10 on its western boundary. A site appraisal is required to address uncertainty over the contribution of the more elevated NW part to the town's rural backdrop.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 33KV electric overhead line crosses the site.

Soils and contamination: The majority of the site benefits from an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England apart from the far NW segment of the site. This survey identified 17.6ha of the site to the north and south is Grade 2 ALC with the centre of the site running down to the SE corner as Grade 3a (13.4ha), the remainder of the site in the NW corner was not surveyed. Based on the DEFRA 2020 Provisional Land Classification Grade for the land not surveyed this area of the site is expected to be predominantly Grade 2 (1.9ha), a small segment Grade 1 (0.5ha) and the remainder of this area along the northern boundary Grade 4. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (7.1% slope percentage) down NW-SE in the northern part of the site, nearly level/very gentle slope (2% slope percentage) in the centre of the site and very gentle slope (2.8% slope percentage) down NW-SE in the southern part of the site.

Open Space and Recreation: Areas of open space, recreation and play area approx. 1.1km S. Allotments (about 1km S). Cemetery (about 1km S).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Education infrastructure. Flood Risk, Water Quality and Drainage. Grade 1, 2 and 3a ALC site. 33KV electric overhead line crosses the 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: Based on HELAA market conditions model 7 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Min	25	50	50	50	50	50	50	50	33
Max	25	100	100	100	100	100	100	89	-
Promoter	25	100	100	100	100	100	25	-	-
HELAA	25	100	100	100	100	100	36	-	-

E/CU/09b Residential institution, office, retail, mixed use**Site Area:** Whole 33.98ha | Gross 33.98ha | Net 8.5ha-27.18ha**Max Yield:** 135,920 sqm**Min Yield:** 84,950 sqm**HELAA Assessed Yield:** 84,950-135,920 sqm**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None.**Stage B****Land Status:** Greenfield agricultural land.

Access: In their outline planning application the promoter states that the site's primary vehicular access point is from the NW Cullompton link road and is enhanced by a high quality arrival space with the local centre, but also proposes secondary vehicular access point from the south. Highway Authority's comment on the outline planning application (22/01562/MOUT) is that the proposal does not have secured access to the existing public highway and that Beacon Lane is very narrow. Devon County Council Highways comment that the site is adjacent to allocated development, and that the access would be required through this new development. PRow's along W boundary. The closest bus stop is approx. 800m SE. Closest train station Tiverton parkway, approx. 6.2km N. Nearest shops and other facilities are approx. 1.6km E. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) just outside of the site to the W. Devon County Council ecology specialists identify the site's NW corner to be just outside of the SSSI Impact Risk Zone for Tidcombe Lane Fen, but note that the impacts are unlikely and no mitigation required. The site is comprised of series of fields, appearing to be mostly arable with a network of hedgerows and trees. Hedgerows may qualify as 'Important'. There are several ditches / small watercourses in the central and S section. Offsite but adjacent on E boundary is an area of marshy grassland and water bodies. This area was subject to survey for the adjacent NW Cullompton urban extension land parcel. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, hazel dormice, breeding birds (including barn owl and farmland birds), hedgehogs and invertebrates. Bats could use trees for roosting and are likely to use hedges and trees for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact

from lighting and other urban impacts (lighting, noise, etc.). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Part of the site (1.67 ha) along the S and SE boundaries falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low in the E and SE of the site due to the St George's Well watercourse (approx. 0.4ha). The 2014 SFRA identifies that there is potential for fluvial flood risk due to the overtopping of the unnamed watercourses. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Grade II listed buildings <150m W and <300m E of the boundary. Scheduled monument 250m SE. Devon County Council archaeology specialists identify archaeological potential. Proximity to Scheduled Roman fort and finds of prehistoric and Roman date on land nearby. This needs to be assessed and evaluated, including impacts on settings of designated heritage assets. Potential mitigation requires pre-determination assessment and evaluation of archaeological potential and impacts on setting of designated heritage assets. MDDC Conservation Officers identify the site to be within a valley and climbing up both sides towards listed buildings on both sides. It is also clearly viewed looking north from the scheduled ancient monument (SAM) on St Andrews Hill. It is highly sensitive and more work needs to be done on the setting and significance of the listed building and the SAM and long views from these. The position, height, design and materials of any building, open space, roads and lighting will have to respond to this including the views to and from the heritage assets.

Landscape: The site is mostly within the Lower rolling farmed and settled valley slopes landscape character type (LCT3B), apart from the NW corner which is Upper farmed and wooded valley slopes (LCT3A). The Devon landscape character area is mostly Culm Valley Lowlands, but a small part in the north is Butterleigh Rolling Farmland. The Northern field in LCT3A has high-medium sensitivity to larger employment buildings due to its more elevated position and possible skyline location. The remainder of the site has medium sensitivity to employment development as it is in countryside that may be locally valued for its intrinsic rural character, beauty and tranquillity as experienced from Cullompton Bridleway 10 on its western boundary. A site appraisal is required to address uncertainty over the contribution of the more elevated NW part to the town's rural backdrop.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 33KV electric overhead line crosses the site.

Soils and contamination: The majority of the site benefits from an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England apart from the far NW segment of the site. This survey identified 17.6ha of the site to the north and south is Grade 2 ALC with the centre of the site running down to the SE corner as Grade 3a (13.4ha), the remainder of the site in the NW corner was not surveyed. Based on the DEFRA 2020 Provisional Land Classification Grade for the land not surveyed this area of the site is expected to be

predominantly Grade 2 (1.9ha), a small segment Grade 1 (0.5ha) and the remainder of this area along the northern boundary Grade 4. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (7.1% slope percentage) down NW-SE in the northern part of the site, nearly level/very gentle slope (2% slope percentage) in the centre of the site and very gentle slope (2.8% slope percentage) down NW-SE in the southern part of the site.

Economic Development: MDDC economic specialists identify the site to not suitable for major commercial development but may be suitable for office / retail / leisure in relation to NW Cullompton development.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Flood Risk, Water Quality and Drainage. Economic Development. Grade 1, 2 and 3a ALC site. 33KV electric overhead line crosses the 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: 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/CU/09c Habitat creation / enhancement

Site Area: Whole 33.98ha | Gross 33.98ha | Net 33.98ha

Site Suitability**Stage A**

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways comment that the site is adjacent to allocated development, and access would be required through this new development.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) just outside of the site to the W. Devon County Council ecology specialists identify the site to be of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). NW corner of the site is just outside of the SSSI Impact Risk Zone for Tidcombe Lane Fen, but note that the impacts are unlikely and no mitigation is required. The site is comprised of series of field, appearing to be mostly arable with a network of hedgerows and trees. Hedgerows may qualify as 'Important'. There are several ditches / small watercourses in the central and S section. Offsite but adjacent on E boundary is an area of marshy grassland and water bodies. This area was subject to survey for the adjacent NW Cullompton urban extension land parcel. A site assessment is needed to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, hazel dormice, breeding birds (including barn owl and farmland birds), hedgehogs and invertebrates. Bats could use trees for roosting and are likely to use hedges and trees for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS and possible wetland creation. Allotments. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / orchard / meadow.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Part of the site (1.67 ha) along the S and SE boundaries falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low in the E and SE of the site due to the St George's Well watercourse (approx. 0.4ha).

Heritage and Archaeology: Grade II listed buildings <150m W and <300m E of the boundary. Scheduled monument 250m SE. Devon County Council archaeology specialists identify archaeological potential. Proximity to Scheduled Roman fort and finds of prehistoric and Roman date on land nearby. This needs to be assessed and evaluated, including impacts on settings of designated heritage assets. Potential mitigation requires pre-determination assessment and

evaluation of archaeological potential and impacts on setting of designated heritage assets. MDDC Conservation Officers have no objections in principle.

Landscape: The site is mostly Lower rolling farmed and settled valley slopes landscape character type, apart from the NW corner which is Upper farmed and wooded valley slopes. The Devon landscape character area is mostly Culm Valley Lowlands, but a small part in the north is Butterleigh Rolling Farmland.

Health and Safety related constraints: None identified.

Soils and contamination: The majority of the site benefits from an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England apart from the far NW segment of the site. This survey identified 17.6ha of the site to the north and south is Grade 2 ALC with the centre of the site running down to the SE corner as Grade 3a (13.4ha), the remainder of the site in the NW corner was not surveyed. Based on the DEFRA 2020 Provisional Land Classification Grade for the land not surveyed this area of the site is expected to be predominantly Grade 2 (1.9ha), a small segment Grade 1 (0.5ha) and the remainder of this area along the northern boundary Grade 4. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (7.1% slope percentage) down NW-SE in the northern part of the site, nearly level/very gentle slope (2% slope percentage) in the centre of the site and very gentle slope (2.8% slope percentage) down NW-SE in the southern part of the site.

Potential Constraints to Delivery: Archaeology. Grade 1, 2 and 3a ALC site.

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.

E/CU/09d Renewable energy

Site Area: Whole 33.98ha | Gross 33.98ha | Net 33.98ha

Site Suitability**Stage A**

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways comment that the site is adjacent to allocated development, and access would be required through this new development. 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. Beavers are present in catchment. Legally protected species (bats) just outside of the site to the W. Devon County Council ecology specialists identify the site's NW corner to be just outside of the SSSI Impact Risk Zone for Tidcombe Lane Fen, but note that the impacts are unlikely and no mitigation is required. The site is comprised of series of fields, appearing to be mostly arable with a network of hedgerows and trees. Hedgerows may qualify as 'Important'. There are several ditches / small watercourses in the central and S section. Offsite but adjacent on E boundary is an area of marshy grassland and water bodies. This area was subject to survey for the adjacent NW Cullompton urban extension land parcel. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, hazel dormice, breeding birds (including barn owl and farmland birds), hedgehogs and invertebrates. Bats could use trees for roosting and are likely to use hedges and trees for foraging and commuting. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc.). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. Potential for enhancement on site if species rich grassland / other habitats can be created / improved management introduced. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Part of the site (1.67 ha) along the S and SE boundaries falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low in the E and SE of the site due to the St George's Well watercourse (approx. 0.4ha). The 2014 SFRA identifies that there is potential for fluvial flood risk due to the overtopping of the unnamed watercourses. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. There is a need for surface water to be

managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Grade II listed buildings <150m W and <300m E of the boundary. Scheduled monument 250m SE. Devon County Council archaeology specialists identify archaeological potential. Proximity to Scheduled Roman fort and finds of prehistoric and Roman date on land nearby. This needs to be assessed and evaluated, including impacts on settings of designated heritage assets. Potential mitigation requires pre-determination assessment and evaluation of archaeological potential and impacts on setting of designated heritage assets. MDDC Conservation Officers note that renewables will have to take into the account the setting of the listed buildings and the scheduled monument. Wind power is an unlikely option given the topography.

Landscape: The site is mostly Lower rolling farmed and settled valley slopes landscape character type, apart from the NW corner which is Upper farmed and wooded valley slopes. The Devon landscape character area is mostly Culm Valley Lowlands, but a small part in the north is Butterleigh Rolling Farmland. 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 (including main roads and the M5), 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. This landscape character type 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' (>10ha) in scale. In Upper farmed and wooded valley slopes landscape character type the large scale landform of many of the hills, largely medium-scale field patterns, presence of existing roads and tracks, and existing locations of modern development and human activity may indicate a lower sensitivity to the principle of wind energy development. However, the small scale valleys, presence of semi-natural habitats, narrow lanes, frequent human scale features, historic skyline features, strong rural character and important scenic qualities increase sensitivity. The difference in scale between the hills and the valleys indicates that sensitivity of wind turbines will be higher in the more intricate valleys. The landscape would be highly sensitive to 'very large' (111-150m) wind turbines as well as those within the upper end of the 'large' (76-110m) category. 'Very small' (15-25m) wind turbines would have low to medium sensitivity, 'small' (26-50m) and 'medium' (51-75m) turbines would have medium sensitivity. This landscape is likely to be highly sensitive to any clusters greater than 'small' in size. As a result of the varied landform with some visually prominent slopes, strong rural character and sensitive land cover types, this LCT will have a high sensitivity to larger-scale (>10ha) solar PV developments.

Health and Safety related constraints: Falling distance of turbines (height + 10%). 33KV electric overhead line crosses the site.

Soils and contamination: The majority of the site benefits from an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England apart from the far NW segment of the site. This survey identified 17.6ha of the site to the north and south is Grade 2 ALC with the centre of the site running down to the SE corner as Grade 3a (13.4ha), the remainder of the site in the NW corner was not surveyed. Based on the DEFRA 2020 Provisional Land Classification Grade for the land not surveyed this area of the site is expected to be predominantly Grade 2 (1.9ha), a small segment Grade 1 (0.5ha) and the remainder of this area along the northern boundary Grade 4. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (7.1% slope percentage) down NW-SE in the northern part of the site, nearly level/very gentle slope (2% slope percentage) in the centre of the site and very gentle slope (2.8% slope percentage) down NW-SE in the southern part of the site.

Potential Constraints to Delivery: Natural Environment. Heritage and Archaeology. Potential landscape impact. Flood Risk, Water Quality and Drainage. Grade 1, 2 and 3a ALC site. Falling distance of turbines (height + 10%). 33KV electric overhead line crosses the site.

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

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

Settlement: Cullompton

Site Reference and Name: E/CU/10 Higher Orchard, Goblin Lane

Customer Reference Number: r913k9s

E/CU/10



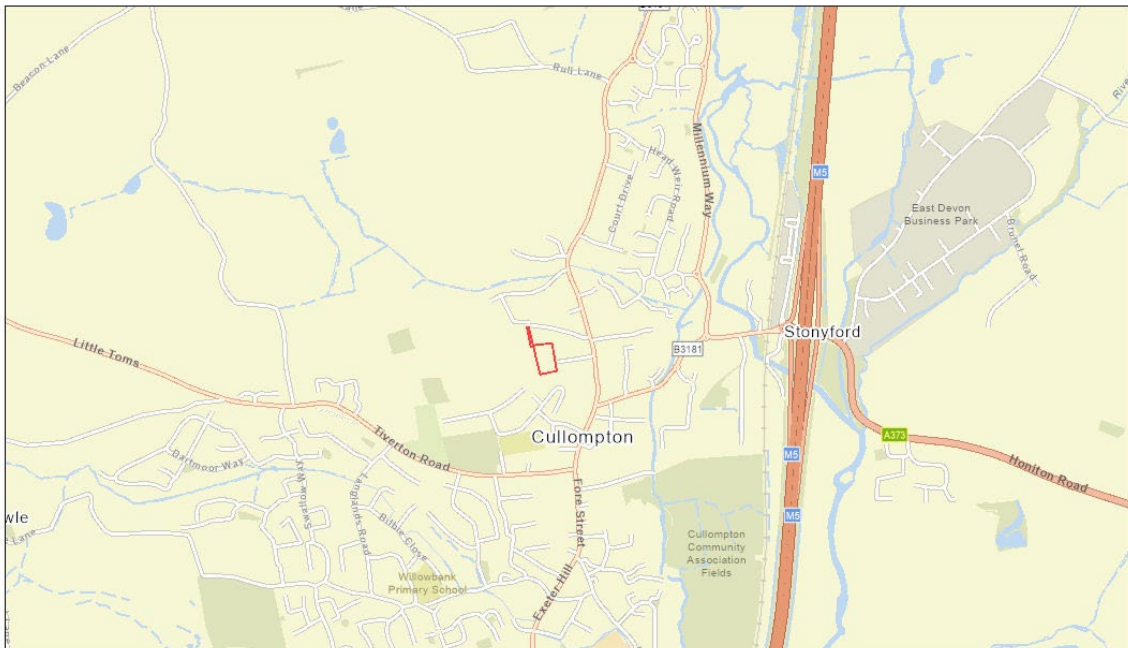
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-  District Boundary
-  Call For Sites Layer





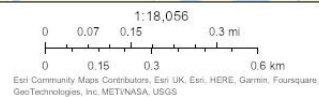
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E/CU/10



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-  District Boundary
-  Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/10a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/10b Residential institution

Site description: Greenfield. The site is on the western side of Cullompton, just outside of the settlement boundary and within the Cullompton Conservation area. A scheduled ancient monument adjoins the site in the W. The site is a grassland on a gentle slope (8.9% slope percentage), accessed from Goblin Lane and is within Great Crested Newt Consultation Zone. Legally protected species (bats) just outside of the site to the W. Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. During the HELAA panel meeting it was agreed that the due to access restrictions and the proximity of Scheduled Ancient Monument, that delivery would be unachievable for both housing and residential institution.

E/CU/10a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 0.45ha | Gross 0.45ha | Net 0.36ha

Max Yield: 13

Min Yield: 7

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways identify a narrow lane with no passing places. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A PRoW along Goblin lane to the N. The closest bus stop is approx. 300m to the S. Closest train station Tiverton parkway, approx. 6.7km N. Nearest shops and other facilities are approx. 300m SE. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) just outside of the site to the W. Devon County Council ecology specialists identify the site as a grassland with area of disturbed ground

showing on aerial. There is a hedgerow / tree line on western boundary. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds, hedgehogs and invertebrates. Bats may roost in trees and are likely to hedges, grassland and trees for foraging and commuting. There are records of a range of bat species known from surveys conducted on Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The site is within the Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Scheduled Monument (Roman fort) on the western boundary, site is within the setting. The site is within Cullompton Conservation area (revised Feb 2022) and listed buildings are approx. 100m E. Devon County Council archaeology specialists comment that the site should not be allocated due to the site occupying an important location adjacent and to the east of the two Roman camps and two Roman forts on St Andrew's Hill - an area protected as a Scheduled Ancient Monument (SAM). Any development here will have an impact upon the setting of this designated heritage asset. There is very high archaeological potential for the site to contain significant heritage assets relating to earlier prehistoric settlement, the forts' eastern entrance, the Roman road leading eastward from the forts, any Romano-British roadside settlement as well as evidence for later medieval settlement here. Due to the proximity to the scheduled monument Historic England should be consulted if this site is to be considered for allocation for development. Potential mitigation, in eventuality if the site is allocated would require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers comment that due to the proximity to the SAM this area is an important open area and of significance to both, the Roman site and to the conservation area. The access, as it is shown in the site submission, is part within SAM which is harmful and not justified and change to the field lane from Goblin Lane to the site would be harmful to the setting of the SAM. Because of the comments above, Conservation Officers suggest the site should not be developed.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within an urban area landscape character type. The Devon landscape character area is Culm Valley Lowland. The site lies on a gentle slope of distinctive and visually prominent site that contributes significantly to the identity of the settlement. Although it is within the settlement area, the site is situated in the setting of a historic landmark (SAM) and is an

important open area and of significance. Due to the potential negative impact on SAM, the site has medium-high sensitivity to housing development.

Health and Safety related constraints: The site is <1km W of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 0.14ha of the site as Grade 3a ALC along the Eastern border with the remainder of the site to the West as Grade 3b ALC. Contaminated land just outside of the northern border. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (8.9% slope percentage) down W-E.

Open Space and Recreation: The areas of open space, recreation and play area approx. 800m SW. Allotments (about 320m W). Cemetery (about 900m SW).

Potential Constraints to Delivery: Access. Heritage and Archaeology. Potential landscape impact. Education infrastructure. Water Quality and Drainage. Adjacent contaminated land. Proximity to M5 and railway track. Grade 3a ALC. 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 as unachievable no build out is provided.

E/CU/10b Residential institution**Site Area:** Whole 0.45ha | Gross 0.45ha | Net 0.27ha**Yield:** 2,700 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: Devon County Council Highways identify a narrow lane with no passing places. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A PRoW along Goblin lane to the N. The closest bus stop is approx. 300m to the S. Closest train station Tiverton parkway, approx. 6.7km N. Nearest shops and other facilities are approx. 300m SE. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) just outside of the site to the W. Devon County Council ecology specialists identify the site as a grassland with area of disturbed ground showing on aerial. There is a hedgerow / tree line on western boundary. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds, hedgehogs and invertebrates. Bats may roost in trees and are likely to hedges, grassland and trees for foraging and commuting. There are records of a range of bat species known from surveys conducted on Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The site is within the Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Scheduled Monument (Roman fort) on the western boundary, site is within the setting. The site is within Cullompton Conservation area (revised Feb 2022) and listed buildings are approx. 100m E. Devon County Council archaeology specialists comment that the site should not be allocated due to the site occupying an important location adjacent and to the east of the two Roman camps and two Roman forts on St Andrew's Hill - an area protected as a Scheduled Ancient Monument (SAM). Any development here will have an impact upon the setting of this designated heritage asset. There is very high archaeological potential for the site to contain significant heritage assets relating to earlier prehistoric settlement, the forts' eastern entrance, the Roman road leading eastward from the forts, any Romano-British roadside settlement as well as evidence for later medieval settlement here. Due to the proximity to the scheduled monument Historic England should be consulted if this site is to be considered for allocation for development. Potential mitigation, in eventuality, if the site is allocated would require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers comment that due to the proximity to the SAM this area is an important open area and of significance to both, the Roman site and to the conservation area. The access, as it is shown in the site submission, is part within SAM which is harmful and not justified and change to the field lane from Goblin Lane to the site would be harmful to the setting of the SAM. Because of the comments above, Conservation Officers suggest the site should not be developed.

Landscape: The site is within an urban area landscape character type. The Devon landscape character area is Culm Valley Lowland. The site lies on a gentle slope of distinctive and visually prominent site that contributes significantly to the identity of the settlement. Although it is within the settlement area, the site is situated in the setting of a historic landmark (SAM) and is an important open area and of significance. Due to the potential negative impact on SAM, the site has medium-high sensitivity to employment development.

Health and Safety related constraints: The site is <1km W of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 0.14ha of the site as Grade 3a ALC along the Eastern border with the remainder of the site to the West as Grade 3b ALC. Contaminated land just outside of the northern border.

Topography: Gentle slope (8.9% slope percentage) down W-E.

Economic Development: MDDC economic specialists suggest the site to be unsuitable for commercial development.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Potential landscape impact. Economic Development comments. Water Quality and Drainage. Adjacent contaminated land. Proximity to M5 and railway track. Grade 3a ALC. 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 as unachievable no build out is provided.

Settlement: Cullompton

Site Reference and Name: E/CU/11 Devonia House and Devonia Cottage

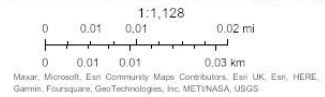
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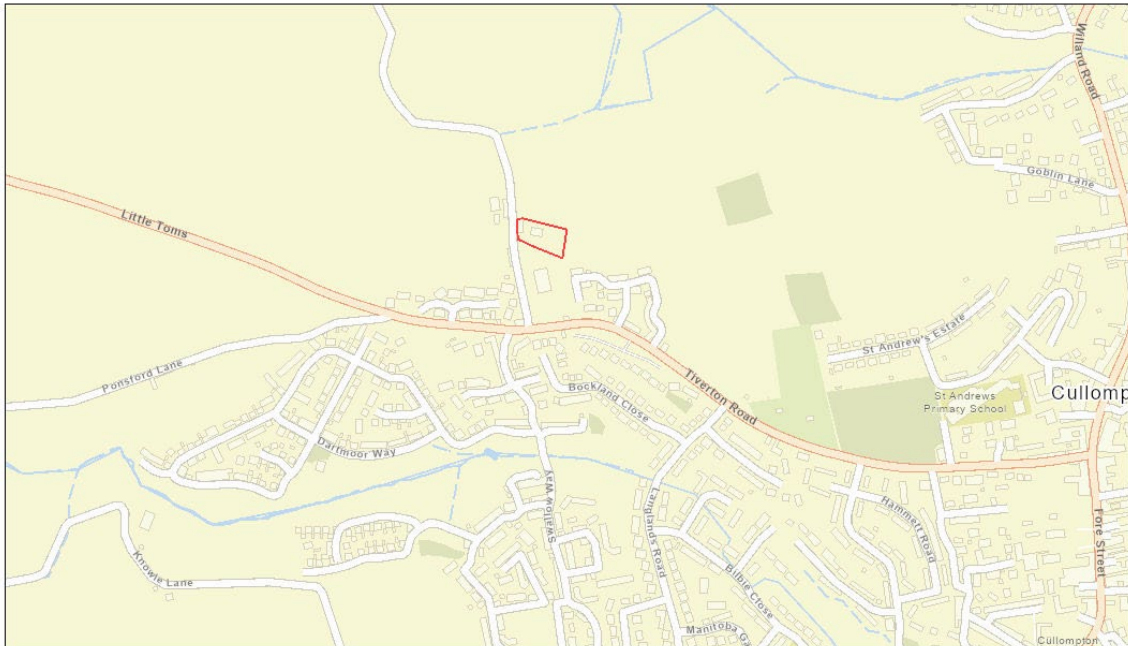
-  District Boundary
-  Call For Sites Layer



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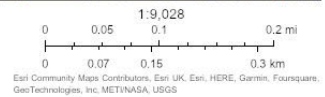
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-  District Boundary
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Parish: Cullompton

Site Area: Whole 0.24ha | Gross 0.24ha | Net 0.24ha

Site submitted for: Homes for sale, homes for private rent, homes for older people

Max Yield: 8

Min Yield: 5

HELAA Assessed Yield: None

Site description: Brownfield. The site is located off a narrow PRoW bridleway, is nearly level (1.2% slope percentage) and lies within the settlement boundary. The site is currently set amidst farmland, however the land adjoining the N and E boundaries is allocated as 'mixed use' with the adopted local plan (CU1-CU6). The site has buildings in the W and a lawn in the E part. The southern boundary is lined with mature trees which help screen the site from the neighbouring church. The site is within the Great Crested Newt Consultation Zone and the Cullompton critical drainage area. During the HELAA panel it was suggested that the access restrictions off a private/shared bridleway and enabling costs for the proposed yield made this site unachievable. It was also noted that the site is not large enough for a scheme of specialist accommodation for older persons.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Brownfield.

Access: Devon County Council Highways identify the site to be accessed via PRoW and not public highway, and comment that the site's current access is inappropriate for development and would not be suitable for non-motorised users. PRoWs along W and S boundaries. The closest bus stop approx. 500M SE. Closest train station Tiverton parkway, approx. 7km N. Nearest shops and other facilities are approx. 1km SE. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Mature trees line the southern boundary. Devon County Council ecology specialists identify the site as having grassland area (lawn area) and a building in the western half of the site. The lawn area is considered unlikely to be species-rich. There are mature tree lined hedgerows on the southern boundary and section of hedgerow on the northern boundary. The site is likely to support a range of protected and priority species including reptiles and amphibians,

breeding birds (possibly barn owl and birds reliant upon buildings for nesting and farmland birds), dormice, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting, and trees may be used as bat roosts. There are records of a range of bat species known from surveys conducted on adjacent Cullompton NW Urban Extension land parcels. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The site is within the Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for comment prehistoric and Roman archaeology, based on finds from adjacent land. Potential mitigation will require staged programme of archaeological evaluation and recording by condition. MDDC Conservation Officer comment that there needs to be awareness of any long views from the scheduled ancient monument with regard to the form, height, lighting and external materials of any development here.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the main cities and towns landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has low sensitivity to housing development due to it being a brownfield and within the settlement area, having notable boundary loss (OS 1st edition maps).

Health and Safety related constraints: The site falls within the Cullompton AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England classed the site as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (1.2% slope percentage).

Open Space and Recreation: The areas of open space, recreation and play area are available (approx. 750m SE). Allotments (700m SE). Cemetery (650m SE).

Potential Constraints to Delivery: Access. Heritage and archaeology. Critical Drainage Area. Education infrastructure. Within Cullompton 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 as unachievable no build out is provided.

Settlement: Cullompton

Site Reference and Name: E/CU/12 Land off Tiverton Road

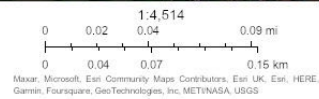
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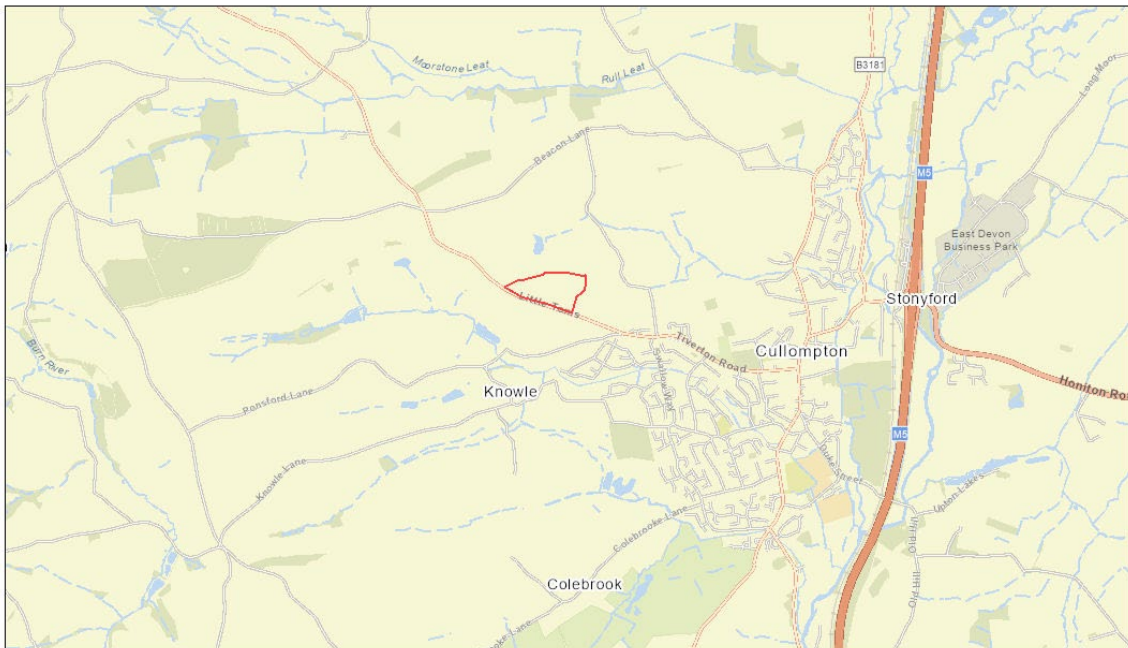
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- District Boundary
- Call For Sites Layer



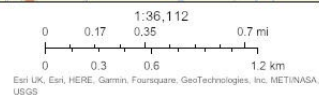
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E/CU/12



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Parish: Cullompton

Site submitted for: E/CU/12a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/12b Mixed use; E/CU/12c Renewable energy

Site description: Greenfield site to the west of Cullompton, just outside of the settlement boundary, surrounded by agricultural land. Agricultural land on a gentle slope with high hedges along the Little Toms road. There are trees and hedges around boundaries and legally protected species on site. E/CU/13 borders the site to the S, across Little Toms road. The land to the E is allocated in current local plan (CU1-CU6), a mixed use allocation. This site has one landowner. There is already existing permission on the site for solar PV panels (23/01838/MFUL) therefore a site appraisal for renewable energy has not been provided. However, as the site was promoted for alternative uses for housing and mixed use, these uses have been assessed as part of this HELAA. During the HELAA panel it was suggested that access improvements would be required of which the enabling costs may make the site unviable for both housing and mixed use, however if considered in combination with other sites the site may be achievable. It was however noted that the site would be inappropriate for sheltered housing and most forms of specialist accommodation for older persons, due to its distance from the town centre with the necessary services needed to support retirement accommodation.

E/CU/12a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 6.14ha | Gross 6.14ha | Net 3.68ha

Max Yield: 147

Min Yield: 114

Promoter Yield: 150

HELAA Assessed Yield: 130 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Access off Tiverton Road/Little Toms road. Devon County Council Highways identify an access off a C classified road with no footway and comment that a site of this scale would require a full transport assessment and master planning exercise. The HELAA Panel identified that Little Toms Road would need widening. No PRoWs on site, closest <500m E. The closest bus stop is approx. 1km E. Closest train station Tiverton parkway, approx. 7km N. Nearest shops and other facilities are approx. 1.6km E. Occupation of the site may be restricted until infrastructure improvements to J28

are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (badgers) on site. Devon County Council ecology specialists identify the site as arable field bordered by hedgerows, and trees with small tree belt on a section of the eastern boundary. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, hedgehogs and invertebrates. There is a record for badger in the western area of site. Bats are likely to use hedges, trees and wooded area for foraging and commuting and trees may be used as bat roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. 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: Grade II listed buildings about 400m N. Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based on finds in wider area. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers identify listed buildings to the north and west of this site with potential views out over the site. Further analysis is required and may need careful consideration of form, height, lighting and external materials of any development here.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within Lower rolling farmed and settled valley slopes landscape character type in the E, and Upper farmed and wooded valley slopes in the W. The Devon landscape character area in the E is Culm Valley Lowlands, in the W Butterleigh Rolling Farmland. High-medium sensitivity to housing development type due to its more elevated position and skyline location. It could be valued as providing a green hill backdrop to Cullompton. Steeper slope gradients could require substantial change to accommodate development. If the intervening fields between the site and Cullompton were not developed as planned development here would not relate well to Cullompton's nucleated settlement form.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified the majority of the site as Grade 2 ALC (5.5ha) and the remainder of the site as Grade 3a ALC. Site does not fall

within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope overall (7.3% slope percentage) down NW-SE. With a steeper portion of the site to the center/west.

Open Space and Recreation: Areas of open space, recreation and play area approx. 1km E. Allotments (about 1km E). Cemetery (about 1km E).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Education infrastructure. Water quality and drainage. Grade 2 and 3a ALC. 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: Based on HELAA market conditions model 4 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	39	-	-
Max	25	50	50	22	-
HELAA	25	50	50	5	-

E/CU/12b Mixed use**Site Area:** Whole 6.14ha | Gross 6.14ha | Net 1.54ha-4.91ha**Max Yield:** 49,120 sqm**Min Yield:** 15,350 sqm**HELAA Assessed Yield:** 32,235 sqm (mid-point yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Access off Tiverton Road/Little Toms road Devon County Council Highways identify an access off a C classified road with no footway and comment that a site of this scale would require a full transport assessment and master planning exercise. The HELAA Panel identified that Little Toms Road would need widening. No PRowS on site, closest <500m E. The closest bus stop is approx. 1km E. Closest train station Tiverton parkway, approx. 7km N. Nearest shops and other facilities are approx. 1.6km E. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (badgers) on site. Devon County Council ecology specialists identify the site as arable field bordered by hedgerows, and trees with small tree belt on a section of the eastern boundary. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owls and farmland birds), dormice, hedgehogs and invertebrates. There is a record for badger in the western area of site. Bats are likely to use hedges, trees and wooded area for foraging and commuting and trees may be used as bat roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. 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: Grade II listed buildings about 400m N. Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based on finds in wider area. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers identify listed buildings to the north and west of this site with potential views out over the site. Further analysis is required and may need careful consideration of form, height, lighting and external materials of any development here.

Landscape: The site is within Lower rolling farmed and settled valley slopes landscape character type in the E, and Upper farmed and wooded valley slopes in the W. The Devon landscape character area in the E is Culm Valley Lowlands, in the W Butterleigh Rolling Farmland. High-medium sensitivity to employment development type due to its more elevated position and skyline location. It could be valued as providing a green hill backdrop to Cullompton. Steeper slope gradients could require substantial change to accommodate development. If the intervening fields between the site and Cullompton were not developed as planned development here would not relate well to Cullompton's nucleated settlement form.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified the majority of the site as Grade 2 ALC (5.5ha) and the remainder of the site as Grade 3a ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (7.3% slope percentage) down NW-SE. With a steeper portion of the site to the center/west.

Economic Development: MDDC economic specialists identify the site as not suitable for commercial development because it is too far away from major road links and is down busy but narrow rural lane. Traffic from motorway would need to travel through Cullompton town centre.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Water quality and drainage. Economic Development comments. Grade 2 and 3a ALC. 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: 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/CU/12c Renewable energy

Site Area: Whole 6.14ha | Gross 6.14ha | Net 6.14ha

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Site already has planning permission for solar PV panels therefore no further assessment in the HELAA as this is not required.

Settlement: Cullompton

Site Reference and Name: E/CU/13 Land north and south of Ponsford Lane, Knowle

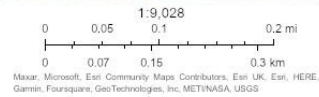
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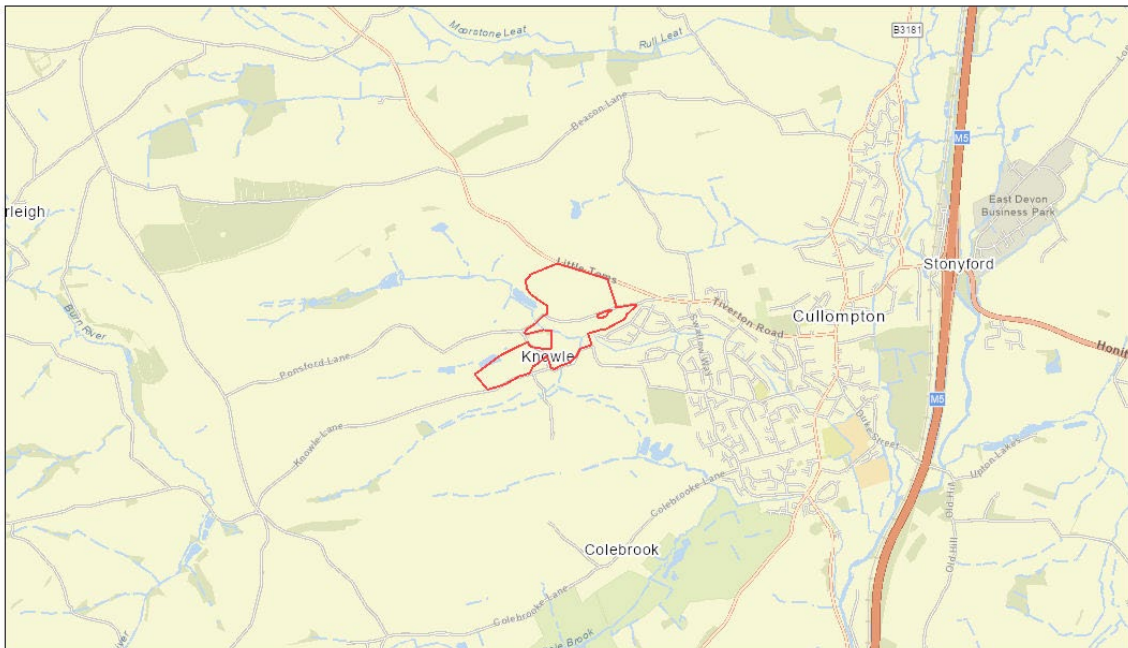
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Call For Sites Layer



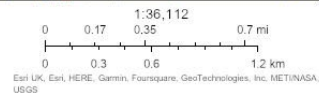
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Parish: Cullompton

Site submitted for: E/CU/13a Homes for sale, affordable homes, homes for private rent, custom and self-build homes; E/CU/13b Strategic habitat creation / enhancement

Site description: Greenfield. The site is to the west of Cullompton, just outside of the settlement boundary in the east. A large site, stretching from Little Toms in the north to Knowle Lane in the south. Ponsford Lane runs through the site W-E. The site gently slopes down from the SW the centre of the site (7.3% slope percentage), and from N down towards S (6.8% slope percentage). The site comprises of several fields divided by low hedges and a stream bisecting the site W-E at the narrowest point. A small part along Knowle lane is Flood Zone 3. The site is within the Great Crested Newt Consultation Zone, with Priority Habitat and legally protected species in the S of the site. 11KV electric overhead lines cross the site. E/CU/12 borders the site to the N. across Little Toms road, E/CU/14 to the E and E/CU/16 to the SE. Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. The Panel considered the site achievable for housing development provided the constraints can be overcome. The site may also be considered for habitat creation/enhancement.

E/CU/13a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 24.31ha | Gross 24.13ha | Net 14.48ha

Max Yield: 579

Min Yield: 449

Promoter Yield: 200

HELAA Assessed Yield: 514 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.18ha

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identify access off a narrow lane with no footway or street lighting and further comment that a site of this scale would require a full transport assessment and master planning exercise. There is a PRoW from Knowle Lane to Ponsford Lane and two PRoWs from Knowle Lane, one towards Cullompton, one to the south. The closest bus stop is <850m E. Closest train station Tiverton parkway, approx. 7.3km N. Nearest shops and other facilities are approx. 1.5km E. Occupation of the site may be restricted until infrastructure improvements to J28 are

carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) within the site. Priority Habitats / Core Nature Area on site along Knowle lane. Devon County Council ecology specialists identify the site as arable and grassland fields with hedgerow network and trees. A section of Priority Habitat (deciduous woodland) is within the centre of the site. However, aerial view shows this area as grassland with a small number of individual trees – could be orchard (also a Priority Habitat) but this needs to be confirmed by site visit. A section of the main river in the eastern part of the site. There are several ponds offsite but adjacent to western boundary. A site assessment is needed prior to development to confirm if any Priority Habitat is present, botanical interest of grassland, and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, hedgehogs and invertebrates, and riparian species such as otter as well. Bats are likely to use hedges, trees and river for foraging and commuting, and trees may be used as bat roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. A small section of the main river will require min. 20 metre buffer either side. If Priority Habitat is present, it will also require buffering, and both may limit the quantum of development. Pollution prevention measures for river will be needed as well. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ3 (0.18ha) and FZ2 (0.02ha) SE border. Remainder FZ1. High groundwater vulnerability. An area (2.08ha) along E boundary falls within the Cullompton Critical Drainage Area. Watercourse through the centre of the site W-E. Risk of flooding from surface water is low in the centre of the site (approx. 0.14ha). 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Grade II listed buildings approx. 200m S off Knowle Lane, <150m N of the boundary at the Knowle lane part of the site and approx. 500m N of the Little Toms part of the site. Grade II* listed building <800m NW off the Little Toms part of the site. Devon County Council archaeology specialists identify medieval and Roman metal finds. There is a potential for further prehistoric and Roman archaeology based on finds in wider area. Potential mitigation will require pre-determination archaeological assessment and evaluation, including assessment of impacts on setting of Listed Buildings. MDDC Conservation Officers identify the listed buildings to be in elevated positions. The grade II* Hillersdon House is likely to have views, which may be designated views, down the valley from the house and associated deer park which may be affected. Further analysis in

accordance with Historic England's advice on the setting of heritage assets is required. Also note that part of the southern boundary is the historic leat which fed water to the town. The watercourse was given to the town in 1356.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is mostly within the Lower rolling farmed and settled valley slopes landscape character type, apart from SW field which is in the Upper farmed and wooded valley slopes. The majority of the site is within the Culm Valley Lowland Devon landscape character area, but a smaller part in the SW is Butterleigh Rolling Farmland. SW field has high-medium sensitivity to residential development due to its more elevated position and possible skyline location. It could be valued as providing countryside accessible from the town and for providing a green hill backdrop. The remainder of the site has medium sensitivity to housing development as it is in countryside that may be locally valued for its intrinsic rural character, beauty and tranquillity as experienced from rural lanes through or bordering the site and Cullompton Footpath 16 through the site. A site appraisal is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty and value of SW field as a rural backdrop to the town.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identifies ALC for the Eastern half of the site. Within this area it identifies 7.3ha as Grade 2 ALC, 0.2ha as Grade 3a ALC with the remainder of this half of the site including Ponsford Lane as 'Other' ALC. The Western half of the site does not have this detailed survey available however based on the DEFRA 2020 Provisional Land Classification Grade it is expected that the Northern portion of the Western half of the site is also Grade 2 ALC (5ha) with the remaining Southern portion as Grade 4 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site gently slopes down from the SW the centre of the site (7.3% slope percentage), and from N down towards S (6.8% slope percentage). The SW field has a more elevated position.

Open Space and Recreation: The areas of open space, recreation and play area <1km E. Allotments (<1km E). Cemetery (<1km E).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Education infrastructure. Flood Risk, Water Quality and Drainage. 11KV electric overhead lines cross the site. Grade 2 and 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 6-10 years.

Build out rate: Based on HELAA market conditions model 7-10 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	50	50	50
Max	25	100	100	100	100
HELAA	25	100	100	100	100

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	50	50	50	50	24
Max	100	54	-	-	-
HELAA	89	-	-	-	-

E/CU/13b Strategic habitat creation / enhancement**Site Area:** Whole 24.31ha | Gross 24.31ha | Net 24.31ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.18ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Greenfield agricultural land.**Access:** A Devon County Council Highways identify access off a narrow lane with no footway or street lighting.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) within the site. Priority Habitats / Core Nature Area on site along Knowle lane. Devon County Council ecology specialists identify the site to be of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). The site is arable and grassland fields with hedgerow network and trees. A section of Priority Habitat (deciduous woodland) is within the centre of the site. However, aerial view shows this area as grassland with a small number of individual trees – could be orchard (also a Priority Habitat) but this needs to be confirmed by site visit. A section of the main river in the eastern part of the site. There are several ponds offsite but adjacent to western boundary. A site assessment is needed to confirm if any Priority Habitat is present, botanical interest of grassland, and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, hedgehogs and invertebrates, and riparian species such as otter as well. Bats are likely to use hedges, trees and river for foraging and commuting, and trees may be used as bat roosts. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS and possible wetland creation. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. wet woodland / orchard / meadow, allotments.**Flood Risk, Water Quality and Drainage:** FZ3 (0.18ha) and FZ2 (0.02ha) SE border. Remainder FZ1. High groundwater vulnerability. An area (2.08ha) along E boundary falls within the Cullompton Critical Drainage Area. Watercourse through the centre of the site W-E. Risk of flooding from surface water is low in the centre of the site (approx. 0.14ha).**Heritage and Archaeology:** Grade II listed buildings approx. 200m S off Knowle Lane, <150m N of the boundary at the Knowle lane part of the site and approx. 500m N of the Little Toms part of the site. Grade II* listed building <800m NW off the Little Toms part of the site. Devon County Council archaeology specialists identify medieval and Roman metal finds. There is potential for further prehistoric and Roman archaeology based on finds in wider area. Potential mitigation will require pre-determination archaeological assessment and evaluation, including assessment of impacts on setting of Listed Buildings. MDDC Conservation Officers have no objection in principle.

Landscape: The site is mostly within the Lower rolling farmed and settled valley slopes landscape character type, apart from the SW field which is in Upper farmed and wooded valley slopes. The majority of the site is within the Culm Valley Lowland Devon landscape character area, but a smaller part in SW is Butterleigh Rolling Farmland.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identifies ALC for the Eastern half of the site. Within this area it identifies 7.3ha as Grade 2 ALC, 0.2ha as Grade 3a ALC with the remainder of this half of the site including Ponsford Lane as 'Other' ALC. The Western half of the site does not have this detailed survey available however based on the DEFRA 2020 Provisional Land Classification Grade it is expected that the Northern portion of the Western half of the site is also Grade 2 ALC (5ha) with the remaining Southern portion as Grade 4 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: The site gently slopes down from the SW the centre of the site (7.3% slope percentage), and from N down towards S (6.8% slope percentage). The SW field has a more elevated position.

Potential Constraints to Delivery: Archaeological potential. Flood Risk, Water Quality and Drainage. Grade 2 and 3a ALC site.

Site Availability: The promoter has confirmed the site will be available for development within the next 6-10 years.

Build out rate: Years 6-10 based on availability of site identified by promoter.

Settlement: Cullompton

Site Reference and Name: E/CU/14 Land north side of Ponsford Lane

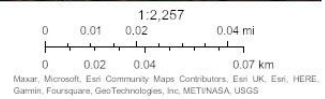
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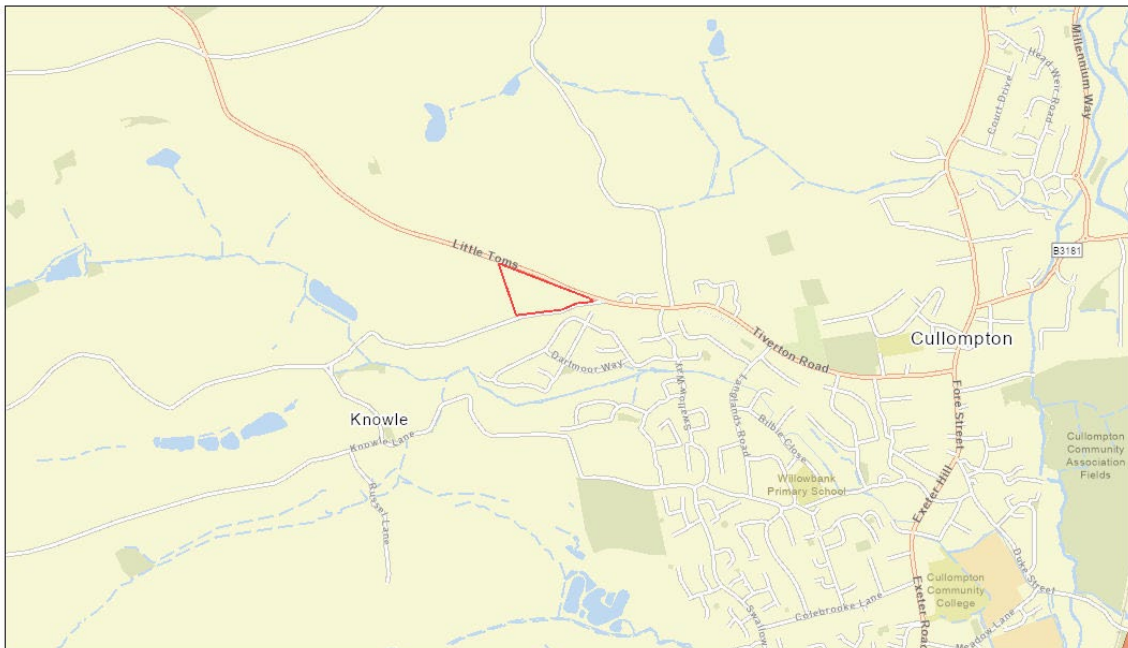
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- District Boundary
- Call For Sites Layer



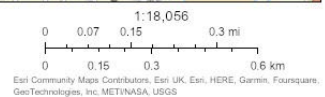
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E/CU/14



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- District Boundary
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Parish: Cullompton

Site submitted for: E/CU/14a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/14b Residential institution, mixed use.

Site description: Greenfield. The site lies to the west of Cullompton, between Little Toms and Ponsford Lane roads, just outside of the settlement boundary. Agricultural land on a gentle slope (7.3% slope percentage). There are trees and low hedges around boundaries. The site is within the Great Crested Newt Consultation Zone. E/CU/13 borders the site to the W and land to the N (CU1-CU6) is allocated in current local plan, a mixed use allocation and a built out residential allocation the South (CU13). Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. During the HELAA panel meeting it was suggested that the site would be achievable for both housing and commercial development. In terms of commercial, this is in the context that during the HELAA Panel it was suggested that this could be a good site for specialist accommodation for older people. DCC Social Care identify their support for sites which are centrally located near towns or strategically relevant.

E/CU/14a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 1.80ha | Gross 1.80ha | Net 1.44ha

Max Yield: 50

Min Yield: 29

HELAA Assessed Yield: 39 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Access off Little Toms and Ponsford Lane. Devon County Council Highways identify an access off a narrow lane with no footway or street lighting and comment that footway/cycleway connections would be required to local services and bus stops as well as a suitable access and an upgrade of junctions for a large number of dwellings. No PRowS on site, closest <400m W. The closest bus stop is <800m E. Closest train station Tiverton parkway, approx. 7.3km N. Nearest shops and other facilities are approx. 1.3km E. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County Council ecology specialists identify the site as arable field bordered by hedgerows on all boundaries with standard trees along the south-east boundary. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting and trees may be used as bat roosts. A full assessment is required at planning application stage. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The southern boundary lies adjacent to the Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based on finds in wider area. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDCC Conservation Officers identify listed buildings to the north and west of this site, all in elevated positions. The grade II* Hillesdon House is likely to have views, which may be designed views, down the valley from the house and associated deer park which may be affected. Further analysis in accordance with Heritage England's advice on the setting of heritage assets is required.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lower rolling farmed and settled valley landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is almost flat, very gently undulating. It is just outside of the settlement limit and between two site allocations, residential to the S, mixed use to the N. There are many hedgerow trees along the boundaries marked by roads. The site has long views restricted by vegetation towards south. Notable boundary loss (OS 1st edition maps). The site has medium-low sensitivity to housing development which would relate well to the surroundings. However, development should retain the hedgerow trees.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021)

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

Topography: Very gentle slope (2.5% slope percentage) down NW-SE.

Open Space and Recreation: Areas of open space, recreation and play area <800m E. Allotments (about 750m E). Cemetery (about 700m E).

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Flood Risk, Water Quality and Drainage. Grade 2 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: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	4	-	-	-
Max	25	25	-	-	-
HELAA	25	14	-	-	-

E/CU/14b Residential institution, mixed use**Site Area:** Whole 1.80ha | Gross 1.80ha | Net 0.45ha-1.44ha**Max Yield:** 14,400 sqm**Min Yield:** 4,500 sqm**HELAA Assessed Yield:** 4,500-14,400 sqm (mid-point yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Access off Little Toms and Ponsford Lane. Devon County Council Highways identify an access off a narrow lane with no footway or street lighting and comment that footway/cycleway connections would be required to local services and bus stops as well as a suitable access and an upgrade of junctions. No PRoWs on site, closest <400m W. The closest bus stop is <800m E. Closest train station Tiverton parkway, approx. 7.3km N. Nearest shops and other facilities are approx. 1.3km E. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County Council ecology specialists identify the site as arable field bordered by hedgerows on all boundaries with standard trees along the south-east boundary. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting and trees may be used as bat roosts. A full assessment is required at planning application stage. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The southern boundary lies adjacent to the Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. As outlined in DCC's sustainable drainage guidance, at

planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based on finds in wider area. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers identify listed buildings to the north and west of this site, all in elevated positions. The grade II* Hillesdon House is likely to have views, which may be designed views, down the valley from the house and associated deer park which may be affected. Further analysis in accordance with Heritage England's advice on the setting of heritage assets is required.

Landscape: The site is within the Lower rolling farmed and settled valley landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is almost flat, very gently undulating. It is just outside of the settlement limit and between two site allocations, residential to the S, mixed use to the N. There are many hedgerow trees along the boundaries marked by roads. The site has long views restricted by vegetation towards south. Notable boundary loss (OS 1st edition maps). The site has medium-low sensitivity to employment development which would relate well to the mixed use allocation in the N. However, development should retain the hedgerow trees.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (2.5% slope percentage) down NW-SE.

Economic Development: MDDC economic specialist identify the site as not suitable for major commercial use because traffic would need to travel through Cullompton town centre.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Economic Development comments. Flood Risk, Water Quality and Drainage. Grade 2 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: 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: Cullompton
Site Reference and Name: E/CU/15 Glebeland, Middle Mill Lane
Customer Reference Number: dl13a74

E/CU/15



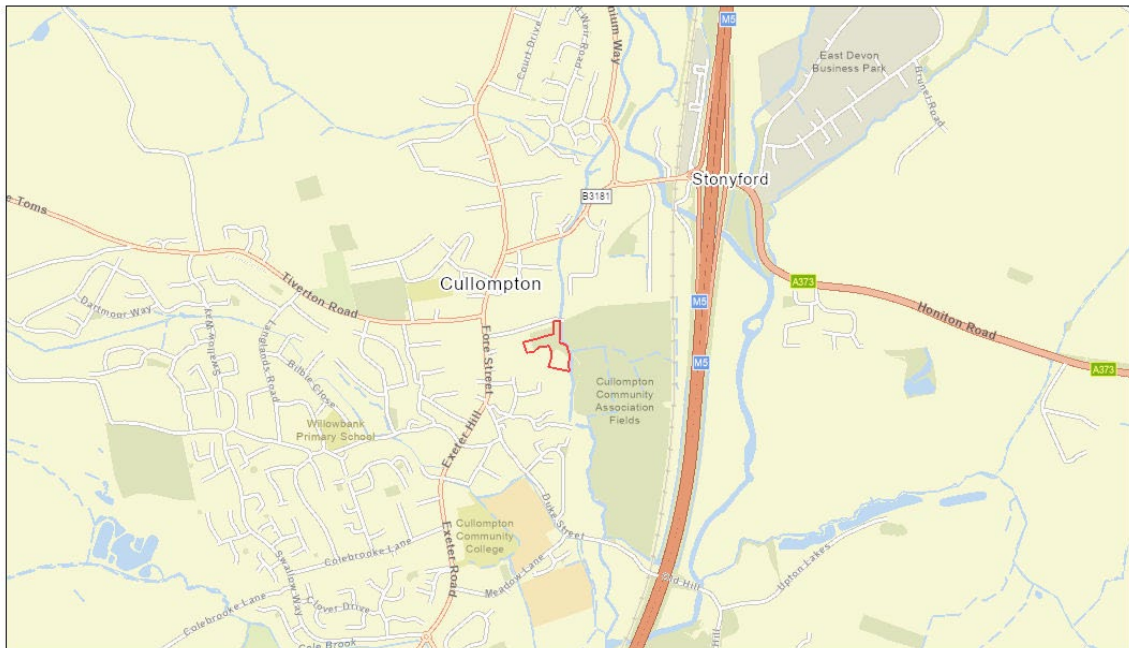
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- District Boundary
- Call For Sites Layer



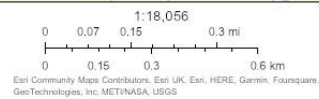
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Parish: Cullompton

Site Area: Whole 0.72ha | Gross 0.69ha | Net 0.55ha

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

Max Yield: 55

Min Yield: 28

HELAA Assessed Yield: None

Site description: Predominately greenfield with an area of brownfield. The site is on the east side of Cullompton, by Mill Leat (E boundary). Sharing a boundary with the Old Vicarage in the W, the vicarage in the S and residential buildings in N. The site includes a carpark next to the Old Vicarage. There are many trees on site, including a TPO on the S boundary. The site is also within conservation area and has St Andrew's church, Grade I listed building, and several Grade II listed buildings less than 100 m off the SW boundary. The site is within the Great Crested Newt Consultation Zone, includes priority habitat over approx. 0.4ha and Japanese knotweed is just off the N boundary. This site has one landowner. The HELAA panel agreed that due to the access issues, cost of biodiversity net gain offsite mitigation required for a significant loss of mature trees, location within a conservation area and proximity to the Grade I church, and subsequent impact on yield, the site is likely to be unachievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.03ha

Stage B

Land Status: Greenfield / brownfield.

Access: Devon County Council (DCC) Highways comment that access is off a narrow street. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved, and that roads narrower than 4.8m require passing places. PRoWs along E and N boundaries. The closest bus stop approx. 350m N. Closest train station Tiverton parkway, approx. 7km N. Nearest shops and other facilities are approx. 400m W. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Japanese knotweed is just off the northern boundary and legally protected species (bats) <50m W. There is a TPO (Sycamore tree) on southern boundary and a priority habitat that covers approx. 0.4ha of the site. Devon County Council ecology specialists identify the site as

having a priority habitat (deciduous woodland) in the N and E part of the site and a main river running along eastern boundary. A survey is required prior development to establish extent of required Priority Habitats buffer, value of habitats and presence of any veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds, hedgehogs, invertebrates and riparian species e.g., otter and water vole. Bats are likely to use the site for foraging and commuting and may roost in trees. Impact of development on the site is likely to include direct loss / degradation of priority habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing watercourse, hedges and dark corridors for bats and dormice. The main river will require min. 20 metre buffer and Priority Habitats likely to constrain development. Pollution Control Mitigation Measures required in association with the watercourse. Biodiversity net gain requirements unlikely to be met onsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.04ha), FZ3 (0.03ha) E boundary, remainder FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the N and S of the site (approx. 0.05ha). 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 within the Cullompton conservation area, with several Grade II and one Grade I listed building (St Andrew's church) <100m off the SW boundary. Devon County Council (DCC) archaeology specialists identify very high archaeological potential, particularly for early medieval and medieval archaeology. The site is important as this is the last undeveloped area of medieval town backplots. It is also significant for the listed church's setting, for other urban heritage assets and mill leat. Potential mitigation will require pre-determination archaeological assessment and evaluation, including assessment of impacts on setting of designated and significant undesignated heritage assets. DCC archaeologists suggest to not allocate it. MDDC Conservation Officer identify the site as visually important open space within the Cullompton Conservation Area Appraisal and Management Plan. Development here would be harmful to the conservation area and the setting of the important unlisted building The Old Vicarage. This area of land being undeveloped is highly significant to the conservation area. Development here may also affect the setting of the grade I parish church and nearby grade 2 buildings.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within an urban area landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is flat with semi-natural character of vegetation. Although the site is within a built up area, it is visually important open space and is highly significant for conservation area. It is of high strategic ecological importance and if developed it could cause harm to the wildlife as well as listed and unlisted buildings. The site has high sensitivity to housing development.

Health and Safety related constraints: The site falls within the Cullompton AQMA. M5 and railway track <400m E.

Soils and contamination: No agricultural land classification – the site is within an urban area. Contaminated land in the N of the site. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (1.2% slope percentage).

Open Space and Recreation: Areas of open space and recreation <100m E. Play area (approx. 500m W or S). Allotments (550m W). Cemetery (600m W).

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Contaminated land. Proximity to M5. Within the Cullompton AQMA.

Site Availability: The promoter has confirmed the site will be available for development within the next 6-10 years.

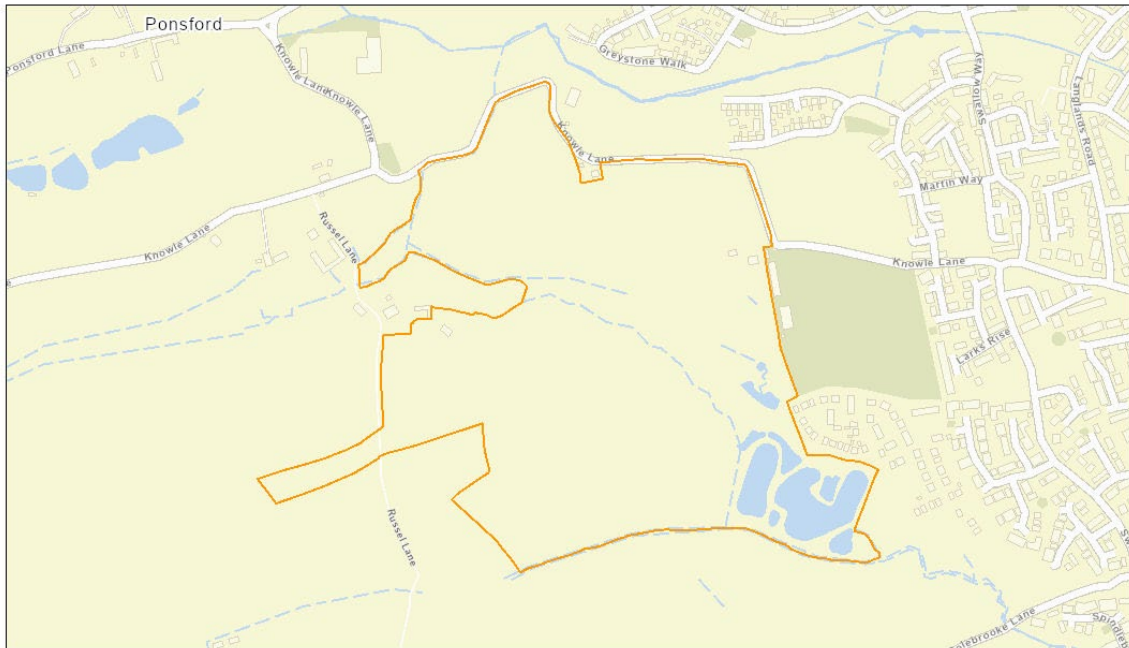
Build out rate: As the HELAA Panel consider the site as unachievable no build out is provided.

Settlement: Cullompton

Site Reference and Name: E/CU/16 Land adjacent to and including Kia-ora Farm

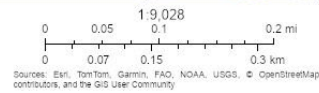
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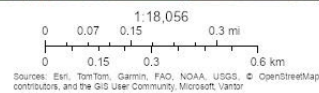
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Parish: Cullompton

Site submitted for: E/CU/16a Homes for sale, affordable homes, homes for older people;
E/CU/16b Habitat Creation/Enhancement

Site description: Majority greenfield. The site is to the west of Cullompton, just outside of the settlement boundary. Kia-Ora farm and six fields with the northern section of the site nearly level (1.5% slope percentage) and the southern portion on a gentle slope (5.4% slope percentage). The fields are separated by hedges and trees. Knowle Lane forms the northern boundary, and a watercourse / drain runs through the centre of the site, lined by mature trees that create a natural division of the site. The site contains a fishing lake in the SE corner and a handful of buildings including residential and agricultural. Grade II listed building just off the site in the W. The site is within Great Crested Newt Conservation Zone. 11KV electric overhead lines run through the site. E/CU/13 borders the site to the NW, E/CU/17 and E/CU/18 border the site to the E and E/CU/30 borders the site to the South. This site has one landowner. During the previous HELAA panel meeting it was agreed the site could be achievable for housing but only for the northern portion of the site provided access can be achieved due to the constraints of the site including a watercourse dividing the North and South of the site. It was also noted that the site could offer scope for specialist accommodation for older persons. The site may also be considered for habitat creation/enhancement.

E/CU/16a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 29.6ha | Gross 29.18ha | Net 17.51ha

Max Yield: 613

Min Yield: 350

Promoter Yield: 400

HELAA Assessed Yield: 216 (Only northern portion of the site due to constraints including watercourse dividing North and South of the site)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.42 ha

Stage B

Land Status: Majority greenfield.

Access: Possible access from Knowle Lane. The promoter identifies that development of this site is likely to require to the upgrading of Knowle Lane, however they suggest that bringing forward this site alongside adjacent sites including those already allocated in the current Local Plan would enable issues associated with highways and access to be overcome. Comments

from Devon County Council Highways identified that Knowle Lane would need to be widened to accommodate 2 vehicles passing and a footway connection to Swallow Way. They further comment that a site of this scale would require a full transport assessment and master planning exercise. There is a PRoW across the site E-W, splitting in the middle to turn towards SW. There is also a bridleway that lies to the West of the site. The closest bus stop is <450m E. Closest train station Tiverton parkway, approx. 7.6km N. Nearest shops and other facilities are approx. 1km E. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the Great Crested Newt Consultation Zone and beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland fields bordered and divided by network of hedgerows, some with trees and a tree line on the S boundary. Small watercourses / ditches on the S and W boundaries and standing water/ponds in the E of the site. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees are on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges, ditches and trees for foraging and commuting, and trees may be used as bat roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, watercourses/ditches, margins and trees, and protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ3 0.42ha at SE, remainder FZ1. There is a fishing lake to the SE corner of the lake. Medium-high groundwater vulnerability. Part of the Eastern section of the site falls within the Cullompton Critical Drainage Area. There is risk of flooding from surface water low-high which runs through the centre and the south of the site, following the field boundaries. The fishing lake is also susceptible to low-high risk of surface water flooding throughout. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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 any watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: Grade II listed buildings just off the site in the W. Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based finds in wider area. Potential mitigation will require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers identify a listed building to the west on higher ground and other buildings which are non-designated heritage assets with potential views out over the site. Further analysis is required and may need careful consideration of form, height, lighting and external materials of any development here.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The National Character area is the Devon Redlands. The majority site is within the Lower rolling farmed and settled valley landscape character type to the North, the South Eastern section of the site falls within the low rolling farmed and settled valley slopes and a very small portion of the far Western border lies within the upper farmed and wooded valley slopes. The Devon landscape character area is Culm Valley Lowland. The mature trees and gardens of Kia Ora Farm in the SE could be locally distinctive and valued, therefore medium-high sensitivity to housing development. The remaining site areas have medium sensitivity to development due to their potentially valued countryside character accessible from Cullompton. A more detailed desk study is required to identify evidence of local landscape value. A site appraisal would also be needed to address uncertainty over the site's distinctiveness, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV electric overhead lines run through the site.

Soils and contamination: The Eastern portion of the site benefits from a Agricultural Land Classification detailed Post 1988 ALC survey which was undertaken in 1996 and published in February 2016 by Natural England which identified the SE corner of the site 4.2ha as ALC Grade 3a, 8.9ha as Grade 2 to the East of the site and a small section of 0.4ha to the centre of the East of the site as 'other'. The remainder of the site is covered by the DEFRA 2020 Provisional Land Classification which identifies the remainder of the Western portion of the site as, 13.2ha Grade 1, 2.8ha Grade 4 and a very small area of 0.1ha as Grade 3. Within the Southern portion of the site there is contaminated land which was previously used as military land including the storage, manufacture or testing of explosives. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The Northern portion of the site is nearly level (1.5% slope percentage). The Southern portion of the site has a gentle slope (5.4% slope percentage).

Open Space and Recreation: Areas of open space and recreation (approx. 1.2km NE). Play area (300m E). Allotments (approx. 1.2km NE). Cemetery (<1.2km NE).

Potential Constraints to Delivery: Access. Heritage and Archaeology. Potential landscape impact. Education infrastructure. Flood Risk, Water Quality and Drainage. 11KV electric overhead lines run through the site. Grade 1, 2 and 3a ALC site. May lead to increased traffic levels in an AQMA. Contaminated land on site.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	50	50	50
Max	25	100	100	100	100
Promoter	25	50	50	50	50
HELAA	25	50	50	50	41

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	50	50	25	-	-
Max	100	88	-	-	-
Promoter	50	50	50	25	-
HELAA	-	-	-	-	-

E/CU/16b Habitat creation / enhancement

Site Area: Whole 29.6 ha | Gross 29.6 ha | Net 29.6ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 0.42ha (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: Majority greenfield.

Access: Access from Knowle Lane.

Natural Environment: The site is within the Great Crested Newt Consultation Zone and beavers are present in catchment. Devon County Council ecology specialists identify the site to be of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). The site has grassland fields bordered and divided by network of hedgerows, some with trees and a tree line on the S boundary. Small watercourses / ditches on the S and W boundaries, and standing water / ponds in the E of the site. A site assessment is needed to confirm botanical interest of grassland / whether any veteran trees are on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges, ditches and trees for foraging and commuting, and trees may be used as bat roosts. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS, allotments etc. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / orchard / meadow.

Flood Risk, Water Quality and Drainage: FZ3 0.42ha at SE, remainder FZ1. There is a fishing lake to the SE corner of the lake. Medium-high groundwater vulnerability. Part of the Eastern section of the site falls within the Cullompton Critical Drainage Area. There is risk of flooding from surface water low-high which runs through the centre and the south of the site, following the field boundaries. The fishing lake is also susceptible to low-high risk of surface water flooding throughout.

Heritage and Archaeology: Grade II listed buildings just off the site in the W. Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based on finds in wider area. Potential mitigation will require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objection in principle.

Landscape: The National Character area is the Devon Redlands. The majority site is within the Lower rolling farmed and settled valley landscape character type to the North, the South Eastern section of the site falls within the low rolling farmed and settled valley slopes and a very small portion of the far Western border lies within the upper farmed and wooded valley slopes.

Soils and contamination: The Eastern portion of the site benefits from a Agricultural Land Classification detailed Post 1988 ALC survey which was undertaken in 1996 and published in February 2016 by Natural England which identified the SE corner of the site 4.2ha as ALC Grade 3a, 8.9ha as Grade 2 to the East of the site and a small section of 0.4ha to the centre of the East of the site as 'other'. The remainder of the site is covered by the DEFRA 2020 Provisional Land Classification which identifies the remainder of the Western portion of the site as, 13.2ha Grade 1, 2.8ha Grade 4 and a very small area of 0.1ha as Grade 3. Within the Southern portion of the site there is contaminated land which was previously used as military land including the storage, manufacture or testing of explosives. Site does not fall within a MCA, MSA or WCZ.

Topography: The Northern portion of the site is nearly level (1.5% slope percentage). The Southern portion of the site has a gentle slope (5.4% slope percentage).

Potential Constraints to Delivery: Archaeology. Flood Risk, Water Quality and Drainage. Grade 1, 2 and 3a ALC site.

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.

Settlement: Cullompton

Site Reference and Name: E/CU/17 Land known as "Stocking Close", Knowle Lane

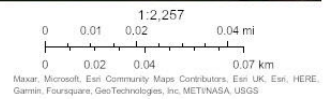
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E/CU/17



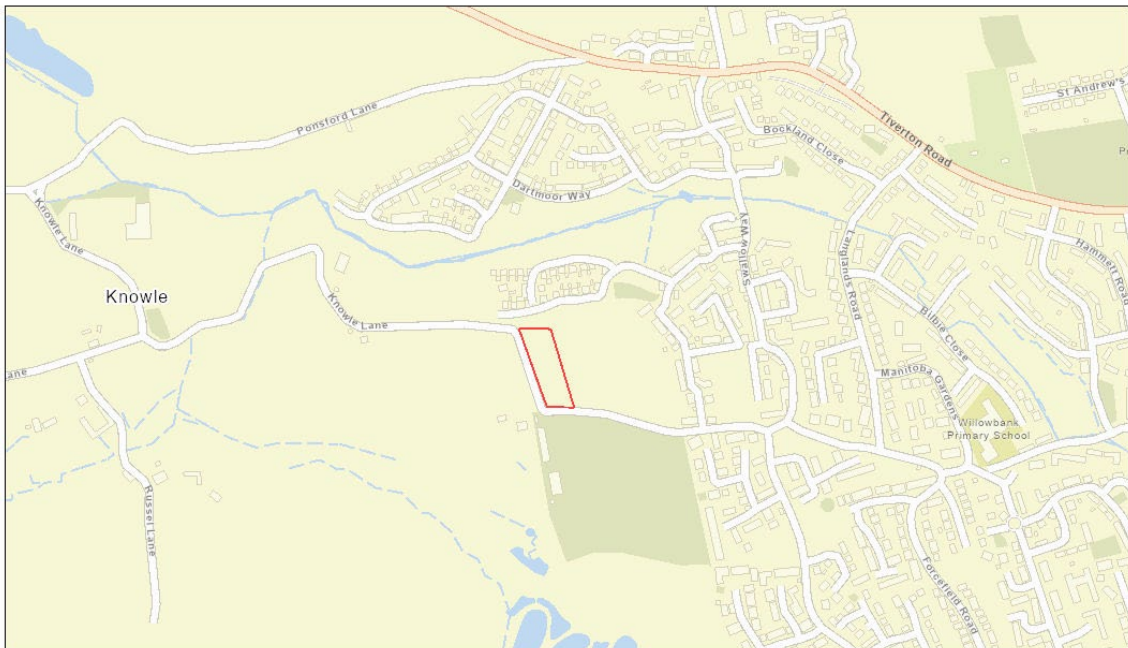
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- District Boundary
- Call For Sites Layer



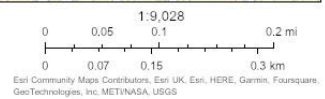
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E/CU/17



08/12/2022, 15:15:41

- District Boundary
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Parish: Cullompton

Site Area: Whole 0.46ha | Gross 0.46ha | Net 0.37ha

Site submitted for: Homes for sale, homes for private rent

Site description: Greenfield. Site is in the west of the Cullompton, currently grassland on a nearly level/very gentle slope (2% slope percentage) that drops down in the N (8.3% slope percentage). Knowle Lane runs along W and N boundaries. There are hedges around the borders of the site, hedgerow trees form the northern boundary and there is a TPO area along W boundary. The site is within Great Crested Newt Conservation Zone. E/CU/16 borders the site to the W and E/CU/18 borders the site to the S. Area to the N of the site is allocated in the current local plan (CU13). This site has one landowner. The site has planning permission for the erection of up to 9 dwellings (22/01938/PIP), no further need to assess site as part of the HELAA.

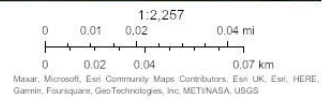
Settlement: Cullompton
Site Reference and Name: E/CU/18 Knowle Lane
Customer Reference Number: 0413rj8

E/CU/18



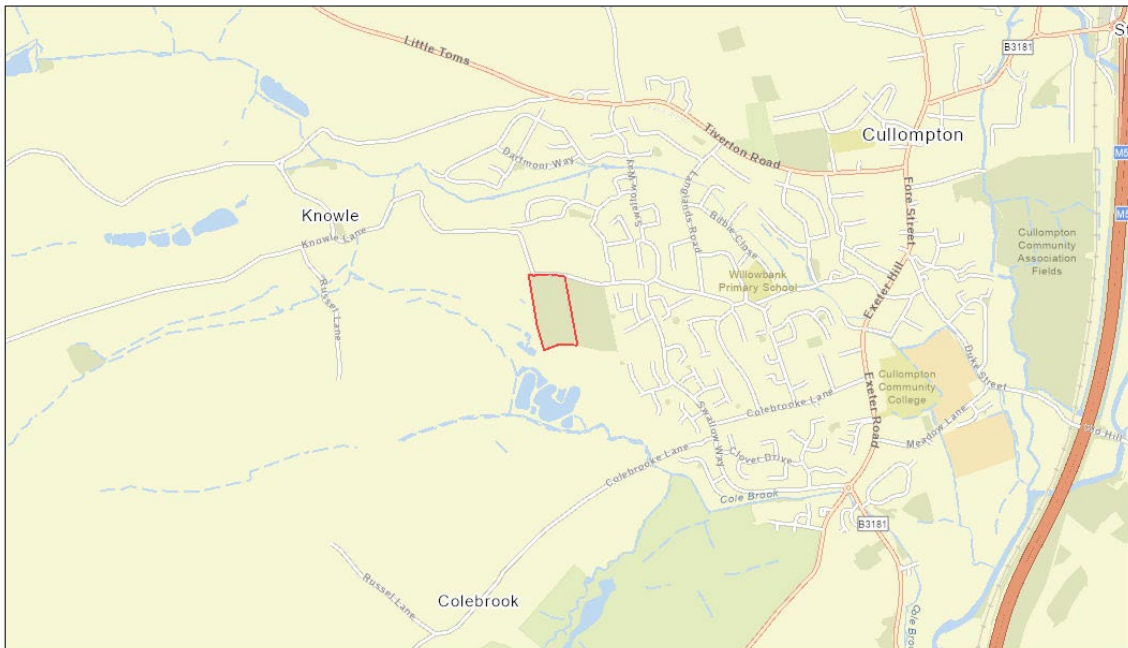
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- District Boundary
- Call For Sites Layer



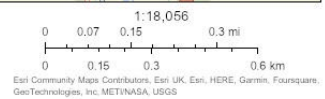
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Parish: Cullompton

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

Site submitted for: Homes for sale, homes for private rent

Max Yield: 43

Min Yield: 24

Promoter Yield: 60

HELAA Assessed Yield: 33 (mid-point yield)

Site description: Part brownfield, part greenfield. The site is to the west of Cullompton, currently a rugby field (owned by the Rugby Football Club). There is a car park in the north of the site and sport related buildings on site. Knowle Lane runs along N boundary. There is Kia-Ora farm to the W and sports field in the E. Land to the S is allocated in the current local plan (CU21) and has been developed. The site is within Great Crested Newt Conservation Zone and legally protected species (bats) are on site as well. E/CU/16 borders the site to the W, E/CU/17 borders the site to the N and E/CU/19 borders the site to the E. The promoter suggests discussions have occurred with adjoining landowner of E/CU/19. It is noted that the Rugby Football Club is searching for replacement facilities for the club at a new site as the club only owns 1st XV pitch, and rents other pitches from a private landowner. However, the current footprint is not viable long-term. Furthermore, additional rugby pitch provision may be required based on housing planned beyond 2033 as part of the Gulm Garden Village. This site has one landowner. The HELAA panel noted that subject to the constraints being overcome including acceptable provision of access and relocation of sports facilities, the site could be achievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield/brownfield.

Access: The site can be accessed directly off Knowle Lane. Devon County Council Highways comment that Knowle Lane would need to be widened to accommodate 2 vehicles passing and would require a footway connection to Swallow Way. DCC Highways further note that access is possible via Swallow Way but would be of reduced capacity. A pedestrian connection would be needed through Knowle Lane. A PRoW in the NW corner heading W. The closest bus stop approx. 500m E. Closest train station Tiverton parkway, approx. 7.7km N. Nearest shops and other facilities are approx. 1.2km W. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road

Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone and is identified as grassland Nature Area. Beavers are present in catchment. Legally protected species (bats) on site. Devon County Council ecology specialists identify the site as grassland with buildings along western boundary. There is a small number of individual trees on the northern boundary and a section of hedgerow on the southern boundary. An assessment of grassland is needed prior to development. The site is likely to support a range of protected and priority species such as birds, possibly dormice, hedgehogs and badgers. Bats commute across the site and along the trees and hedgerow. A full assessment is required at planning application stage. Impact of development on the site is likely to include direct loss / degradation of trees and hedge. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes retaining and protecting trees and hedges, and protecting dark corridors for bats. Biodiversity net gain requirements to be met on/off site.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability. Within Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology based on finds in wider area. Potential mitigation will require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objection in principle.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site just outside of the settlement boundary, with wide, low hedges and some hedgerow trees. There is some field boundary loss (OS 1st edition maps) and there are no memorable views or landmarks. As the site is fairly flat, it can accommodate development without any major change to the topographic character. The site has low sensitivity to housing development, provided the hedges and trees are retained.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute

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

Topography: Nearly level/very gentle slope (2% slope percentage) down NW-SE.

Open Space and Recreation: Note that the site is a playing field and therefore subject to national planning policy provisions. Other areas of open space and recreation (either <200m E or approx. 1.1km NE). Play area (250m E). Allotments (approx. 1.1km NE). Cemetery (<1.1km NE).

Potential Constraints to Delivery: Access. Existing sports pitch would need to be relocated. Archaeology. Education infrastructure. Water Quality and Drainage. 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: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	24	-	-	-	-
Max	25	18	-	-	-
Promoter	25	35	-	-	-
HELAA	25	8	-	-	-

Settlement: Cullompton

Site Reference and Name: E/CU/19 Stafford Park Knowle Lane

Customer Reference Number: 2p13rq6

E/CU/19



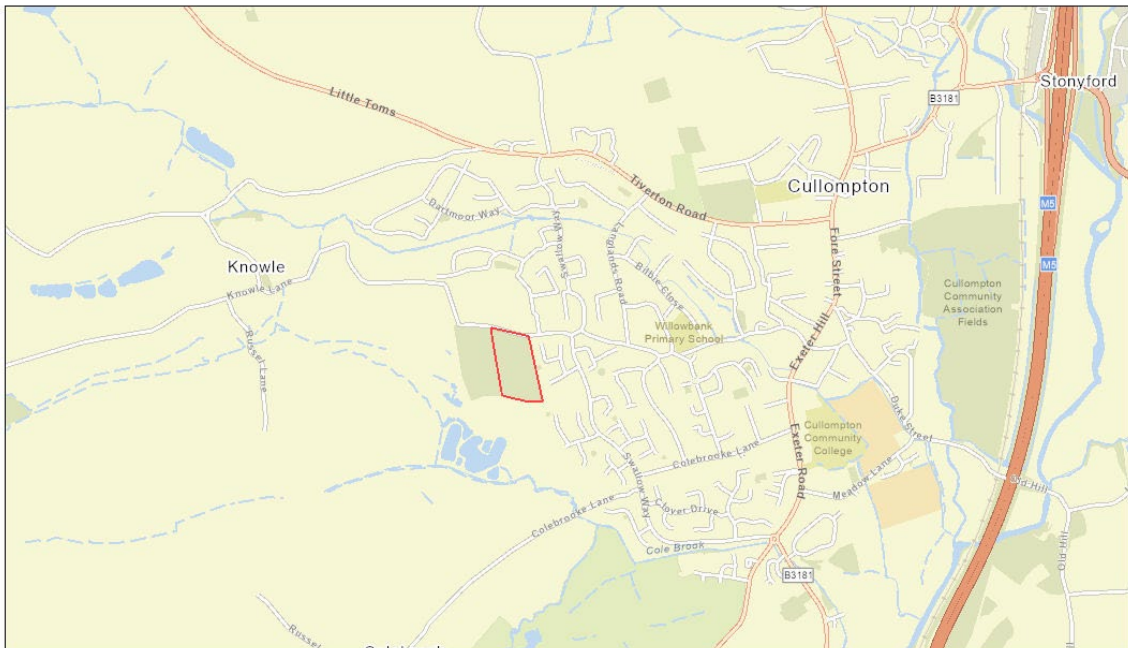
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- District Boundary
- Call For Sites Layer



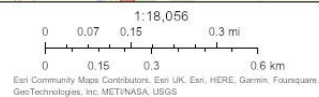
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E/CU/19



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- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site Area: Whole 2.04ha | Gross 2.04ha | Net 1.22ha

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

Max Yield: 43

Min Yield: 24

Promoter Yield: 60

HELAA Assessed Yield: 33 (mid-point yield)

Site description: Greenfield. The site is in the west of Cullompton, currently a sports field. It is just outside of the settlement boundary. The land to the S is allocated in the current local plan (CU21) and has been developed. E/CU/18 borders the site to the W. This site has one landowner. The site is within Great Crested Newt Conservation Zone. The promoter suggests discussions have occurred with adjoining landowner of E/CU/18. It is noted that the Rugby Football Club is searching for replacement facilities for the club at a new site as the club only owns 1st XV pitch, and rents other pitches from a private landowner. However, the current footprint is not viable long-term. Furthermore, additional rugby pitch provision may be required based on housing planned beyond 2033 as part of the Gulm Garden Village. The HELAA panel noted that subject to the constraints being overcome including acceptable provision of access and relocation of sports facilities, the site could be achievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: The site can be accessed directly off Knowle Lane. Devon County Council Highways comment that Knowle Lane would need to be widened to accommodate 2 vehicles passing and would require a footway connection to Swallow Way. The promoter has indicated that the Knowle Lane is now widened by adjoining LVA (Land Value Associates) permission. DCC Highways further note that access is possible via Swallow Way but would be of reduced capacity. A pedestrian connection would be needed through Knowle Lane. No PRoWs on site, one <100m W. The closest bus stop approx. 400m E. Closest train station Tiverton parkway, approx. 7.7km N. Nearest shops and other facilities are approx. 1.2km W. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone and is identified as grassland Nature Area. Beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland with hedgerow on northern and southern boundaries. An assessment of grassland is needed prior to development. The site is likely to support a limited range of protected and priority species such as nesting birds, possibly dormice, hedgehogs and badgers. Bats commute across the site and along the trees and hedgerow. A full assessment is required at planning application stage. Impact of development on the site is likely to include direct loss / degradation of trees and hedges. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes retaining and protecting trees and hedges, and protecting dark corridors for bats. Biodiversity net gain requirements to be met on/off site.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability. Within Cullompton Critical Drainage Area. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify archaeological cropmarks that may be prehistoric. Potential for further prehistoric and Roman archaeology based on finds in wider area. Potential mitigation will require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objection in principle.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site just outside of the settlement boundary, with wide, low hedges along N and S boundaries. There is some field boundary loss (OS 1st edition maps) and there are no memorable views or landmarks. As the site is fairly flat, it can accommodate development without any major change to the topographic character. The site has low sensitivity to housing development as it would relate well to the settlement.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level/very gentle slope (2% slope percentage) down NW-SE.

Open Space and Recreation: Note that the site is a playing field and therefore subject to national planning policy provisions. Other areas of open space and recreation (either <150m E or approx. 1km NE). Play area (250m E). Allotments (approx. 1km NE). Cemetery (approx. 1km NE).

Potential Constraints to Delivery: Access. The site is an existing sports pitch would need to be relocated. Archaeology. Education infrastructure. Water Quality and Drainage. 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: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	24	-	-	-	-
Max	25	18	-	-	-
HELAA	25	8	-	-	-

Settlement: Cullompton

Site Reference and Name: E/CU/20 Land to the North of Colebrooke Lane

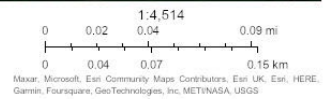
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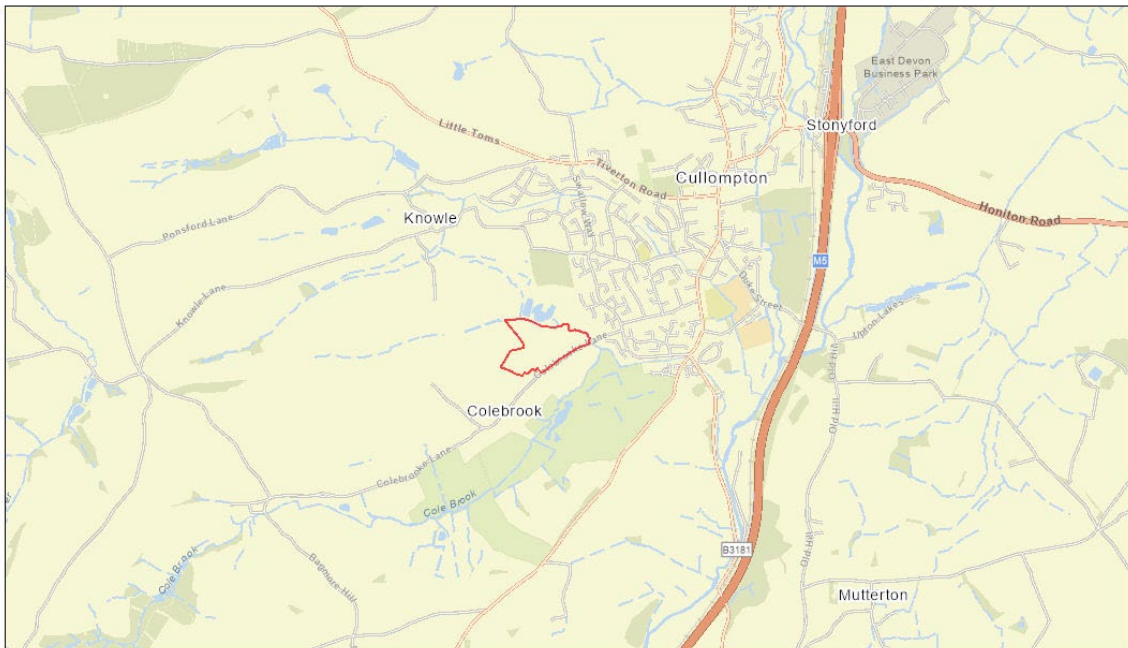
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- District Boundary
- Call For Sites Layer



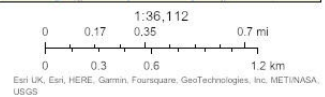
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E/CU/20



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- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/20a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/20b Mixed use.

Site Area: Whole 9.08ha

Site description: Greenfield. The site lies to the SW of Cullompton, touching the settlement boundary in the north. There are two fields on a very gentle slope (3.5% slope percentage), separated by a low hedgerow with a few hedgerow trees. Watercourse lined with trees forms northern boundary, separating the site from a fishing lake. Heron's Farm is just outside of the southern boundary, eastern boundary is running along Colebrooke Lane and western boundary is bordered by open countryside. The site is within Great Crested Newt Conservation Zone and Cullompton Critical drainage area. The site has one landowner. The landowners also own the site across Colebrooke Lane (E/CU/21) and have submitted both sites under one submission (E/CU/30). The promoter in the latest update includes a broader area to the north of this site, this has been assessed under E/CU/30. As there is an updated submission which covers the area of E/CU/20 please see E/CU/30 for the assessment of this site.

Settlement: Cullompton

Site Reference and Name: E/CU/21 Land South of Colebrooke Lane

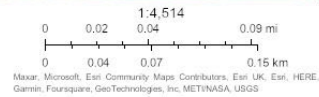
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E/CU/21



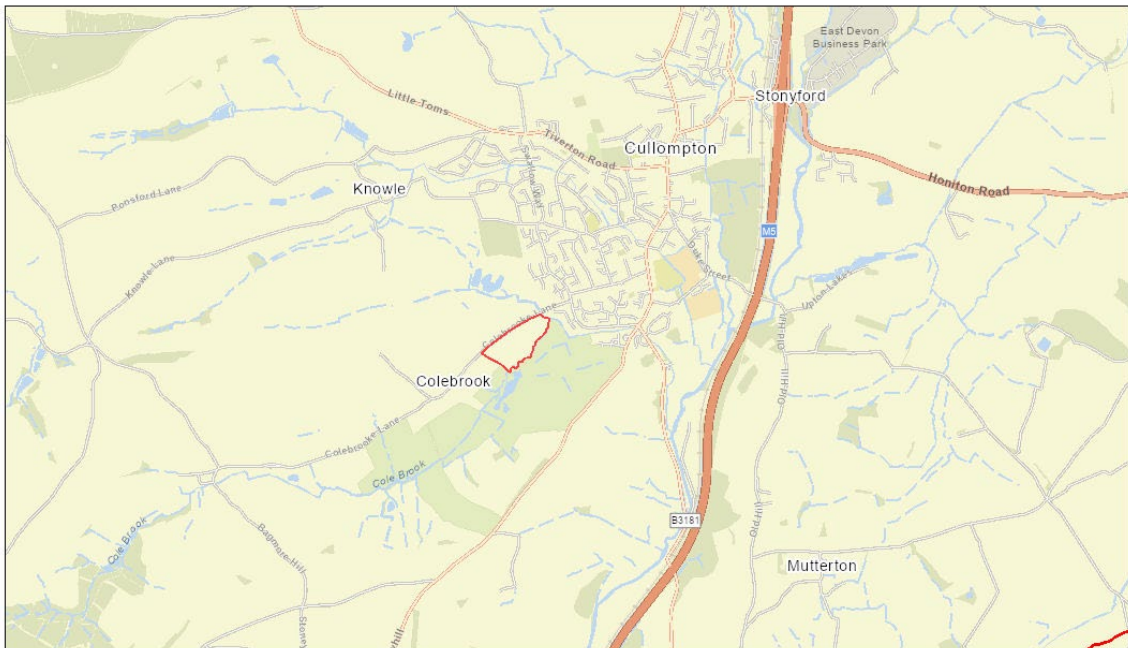
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- District Boundary
- Call For Sites Layer



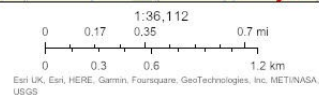
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E/CU/21



09/12/2022, 11:27:59

- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/21a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CU/21b Mixed use.

Site Area: Whole 5.64ha

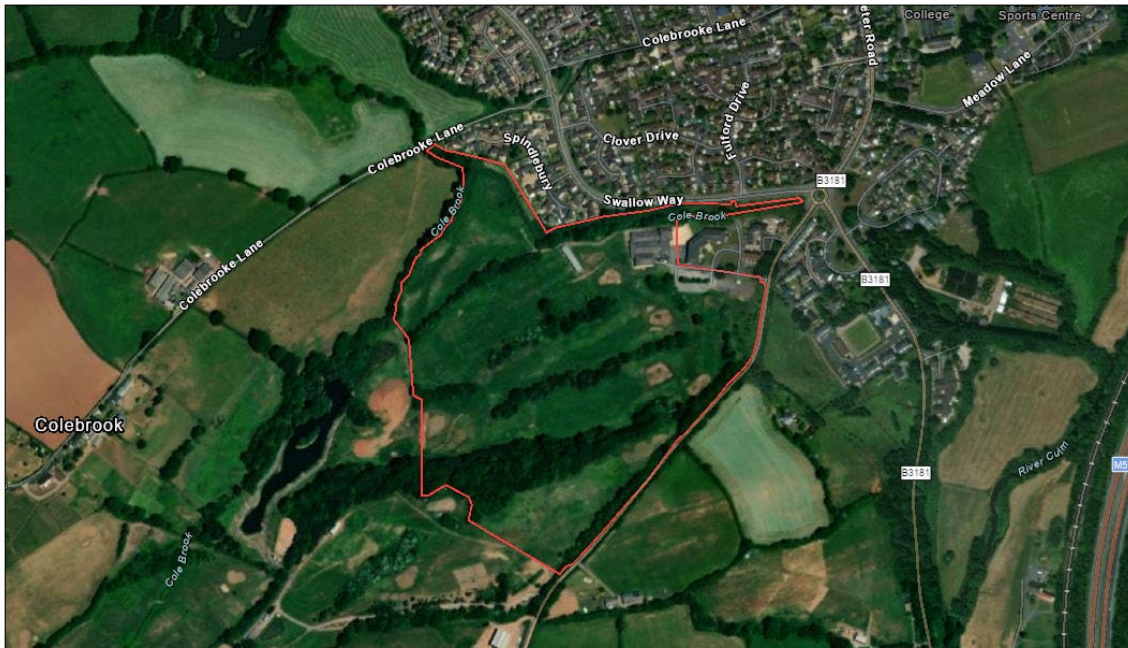
Site description: Greenfield. The site lies to the SW of Cullompton on a very gentle slope (3.1% slope percentage). A small part in the NE adjoins the settlement boundary. Colebrooke Lane forms NW boundary while SE boundary runs along Cole Brook and is lined with trees. The area along Cole Brook is within floodplain (FZ3). The site is within Great Crested Newt Conservation Zone and two Core Nature Areas lie outside of the SE boundary. The site is within Cullompton Critical drainage area. E/CU/22 borders the site in E. The site has one landowner. The landowners also own the site across Colebrooke Lane (E/CU/20) and have submitted both sites under one submission (E/CU/30). The promoter in the latest update includes a broader area to the north of this site, this has been assessed under E/CU/30. As there is an updated submission which covers the area of E/CU/21 please see E/CU/30 for the assessment of this site.

Settlement: Cullompton

Site Reference and Name: E/CU/22 Padbrook Park Golf Course, Swallow Way

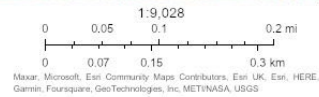
Customer Reference Number: kg14xz8

E/CU/22



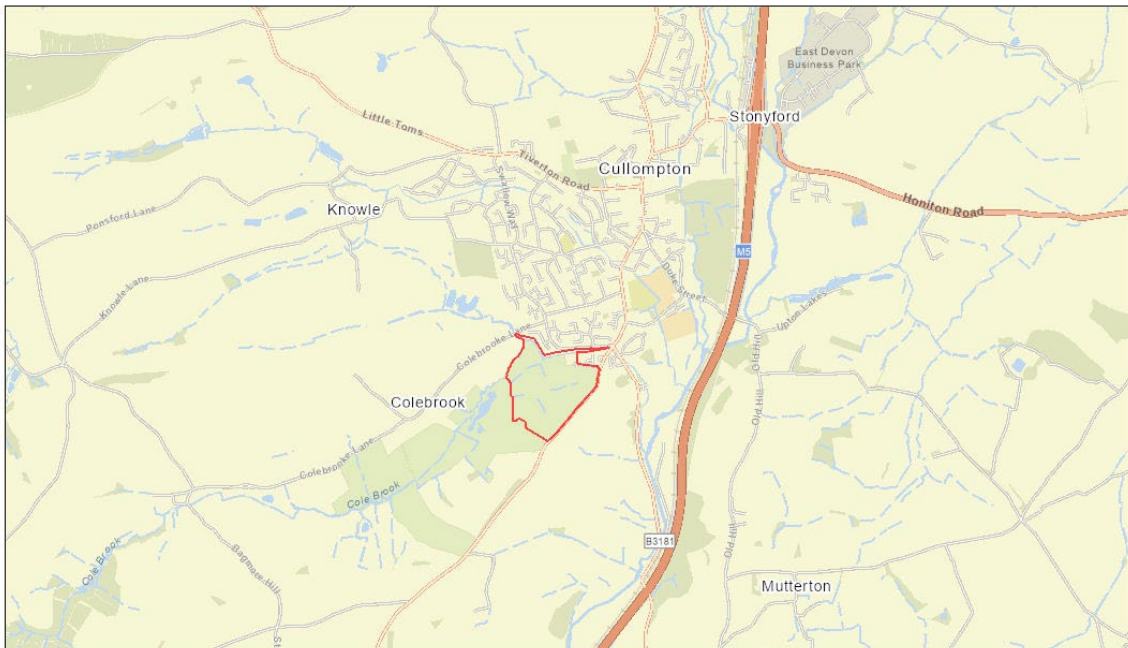
09/12/2022, 16:35:56

- District Boundary
- Call For Sites Layer



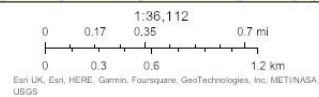
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E/CU/22



09/12/2022, 16:36:41

- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/22a Homes for sale, affordable homes, custom and self-build homes, homes for older people; E/CU/22b Residential institution, office, retail, mixed use; E/CU/22c Habitat creation / enhancement; E/CU/22d Renewable energy

Site description: Greenfield. The site is to the south of Cullompton with a small part in the N within the settlement area. NW boundary runs along Cole Brook, and is also lined with trees. N boundary lies against houses and Swallow Way, and E boundary runs along an unnamed road. In S and SW the site has no hard boundary. It is currently a golf course and has a few buildings within the site. The site is moderately sloping (13% slope percentage) and has several areas of woodland within the site. The site is within a Great Crested Newt Consultation Zone, falls within a Grassland Nature Area and parts of the SW lie within Core Nature Areas/Priority Habitats. A group of TPOs is on the N boundary. N part of the site is within FZ3 and in a Critical Drainage Area. E/CU/21 and E/CU/30 border the site to the NW, E/CU/03 and E/CU/23 to the SE. Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. The NE corner of the site (approx. 0.72ha) has planning permission (22/01901/MFUL) to convert part of former clubhouse to 19 dwellings this area has been removed from the assessment as it already has planning permission. The HELAA Panel suggest that the site could be achievable for residential and for mixed use provided the constraints of the site can be overcome, with the consideration of mixed use in the context that it was discussed that the site could offer scope for specialist accommodation for older persons. DCC Social Care identify their support for sites which are centrally located near towns or strategically relevant. The site may also be considered for habitat creation/enhancement and renewable energy.

E/CU/22a Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Area: Whole 17.98ha | Gross 14.5ha | Net 8.7ha

Max Yield: 305

Min Yield: 174

Promoter Yield: 550

HELAA Assessed Yield: 239 (mid-point yield)

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 3.48ha

Stage B

Land Status: Greenfield with existing golf course.

Access: There is an existing pedestrian and vehicular access onto the site (via Cole Brook). There is also an existing footway connecting with the Town Centre. Devon County Council Highways note

that access onto Padbrook Hill would be via a private road, therefore identify the access via Swallow Way as well as footway connection. They further comment that a site of this scale would require a full transport assessment and master planning exercise. A bus stop can be found on Swallow Way. Closest train station Tiverton parkway, approx. 8km N. Nearest shops and other facilities are approx. 800m N. Restrictions of J28 may limit development at Cullompton. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats, birds, moths, frogs) are just outside of the site to the N. The site falls within a Grassland Nature Area and parts of the SW lie within Core Nature Areas/Priority Habitats. Natural England identify Deciduous Woodland habitat within the site however have no comments to make at this stage. Devon County Council ecology specialists identify the site to be short amenity grassland possibly with areas of longer grassland around margins. There are sections of hedges/ tree lines, scrub and shrubby vegetation across the site. A Tree Preservation Order for small group of beech and oak trees is just on the northern boundary. An area of Deciduous Woodland Priority Habitat in the southern part of the site. The main river runs along the northern boundary. A survey is required prior to development to establish value of grassland and extent of Priority Habitat. The site is likely to support a range of protected and priority species including reptiles, breeding birds, badgers, hedgehogs and invertebrates. Hazel dormice possible in hedges and woodland. There is a possibility for riparian species in association with the watercourse e.g. otter. Bats are likely to use hedges, trees and watercourse for foraging and commuting, and use buildings and trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, scrub and trees. The main river will require min. 20m buffer and Priority Habitat will require a buffer which may impact on developable area. Pollution Control Mitigation Measures will be required in association with the watercourse. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.09ha N). FZ3 (3.48ha N) remainder in FZ1. High groundwater vulnerability. Northern part (4.55ha) falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low along NW boundary and in the N of the site (approx. 0.8ha). 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Devon County Council archaeology specialists identify potential for archaeology of prehistoric Roman date based on finds in wider area. The site is adjacent to a Roman road and there is a prehistoric and/or Roman settlement to the south, and there is a Bronze Age ring

ditch to the east. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objections in principle.

Education Infrastructure: The closest primary and secondary schools to the site are in Cullompton. Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education further comments that development in the area may be required to make education contributions toward both primary and secondary expansion, as well as Early Years, SEND and school transport contribution.

Landscape: NW part within the Sparsely settled farmed valley floors (LCT3C) landscape character type, S part within the Upper farmed and wooded valley slopes (LCT3A). Devon Landscape Character Areas are Culm Valley Lowlands in the N, and Butterleigh Rolling Farmland in the S of the site. LCT3A has high sensitivity to residential development due to steeper slopes unable to accommodate development without changing topographic character and potential to affect linear woodland/historic field boundaries. Expansion of urban development into upper valley slopes (LCT3A) surrounding Cullompton would be uncharacteristic of the relationship between this growing settlement and its green hill landscape setting. The valley floor (LCT3C) has medium sensitivity to residential development, although uncharacteristic for this landscape type, the presence of existing residential development in this floodplain together with flat topography and ability to accommodate existing landscape features in the layout make it less sensitive to residential than employment use. A site appraisal is needed to address uncertainty over the site's contribution to the town's rural backdrop.

Health and Safety related constraints: Small part in the north within Cullompton AQMA. May lead to increased traffic levels in an AQMA. M5 <500m E possible noise and pollution. A 33 KV electric overhead line crosses the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. 3 small pockets of land contaminated from quarrying, 2 in the south of the site (0.06 ha and 0.07 ha), and 1 in the north (0.02 ha). DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Moderate slope (13% slope percentage) down S-N.

Open Space and Recreation: The areas of open space, recreation and play area approx. 300m E. Allotments (about 1.6km N). Cemetery (about 1.6km N). The site is currently a golf course, development would result in the loss of this open space.

Potential Constraints to Delivery: Access. Natural Environment. Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Topography. Proximity to M5. Contaminated land. Covenants. May lead to increased traffic levels in an AQMA. A 33 KV electric overhead line crosses the site. Loss of open space and recreation.

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 6 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Min	25	50	50	49	-	-	-
Max	25	50	50	50	50	50	30
Promoter	25	100	100	100	100	100	25
HELAA	25	50	50	50	50	14	-

E/CU/22b Residential institution, office, retail, mixed use**Site Area:** Whole 17.98ha | Gross 17.98ha | Net 4.5ha-14.38ha**Max Yield:** 143,840 sqm**Min Yield:** 44,950 sqm**HELAA Assessed Yield:** 44,950-143,840 sqm**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** 3.48ha (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 with existing golf course.**Access:** There is an existing pedestrian and vehicular access onto the site via Cole Brook. There is also an existing footway connecting with the Town Centre. Devon County Council Highways note that access onto Padbrook Hill would be via a private road, therefore identify the access via Swallow Way as well as footway connection. They further comment that a site of this scale would require a full transport assessment and master planning exercise. A bus stop can be found on Swallow Way. Closest train station Tiverton parkway, approx. 8km N. Nearest shops and other facilities are approx. 800m N. Restrictions of J28 may limit development at Cullompton. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats, birds, moths, frogs) are just outside of the site to the N. The site falls within a Grassland Nature Area and parts of the SW lie within Core Nature Areas/Priority Habitats. Natural England identify Deciduous Woodland habitat within the site however they have no comments to make at this stage. Devon County Council ecology specialists identify the site to be short amenity grassland possibly with areas of longer grassland around margins. There are sections of hedges/ tree lines, scrub and shrubby vegetation across the site. A Tree Preservation Order for small group of beech and oak trees is just on the northern boundary. An area of Deciduous Woodland Priority Habitat in the southern part of the site. The main river runs along the northern boundary. A survey is required prior to development to establish value of grassland and extent of Priority Habitat. The site is likely to support a range of protected and priority species including reptiles, breeding birds, badgers, hedgehogs and invertebrates. Hazel dormice possible in hedges and woodland. There is a possibility for riparian species in association with the watercourse e.g. otter. Bats are likely to use hedges, trees and watercourse for foraging and commuting, and use buildings and trees as roosts. Impact of development on the site is likely to

include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, scrub and trees. The main river will require min. 20m buffer and Priority Habitat will require a buffer which may impact on developable area. Pollution Control Mitigation Measures will be required in association with the watercourse. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.09ha N). FZ3 (3.48ha N) remainder in FZ1. High groundwater vulnerability. Northern part (4.55ha) falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low along NW boundary and in the N of the site (approx. 0.8ha). 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Devon County Council archaeology specialists identify potential for archaeology of prehistoric Roman date based on finds in wider area. The site is adjacent to a Roman road and there is a prehistoric and/or Roman settlement to the south, and there is a Bronze Age ring ditch to the east. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objections in principle.

Landscape: NW part within the Sparsely settled farmed valley floors (LCT3C) landscape character type, S part within the Upper farmed and wooded valley slopes (LCT3A). Devon Landscape Character Areas are Culm Valley Lowlands in the N, and Butterleigh Rolling Farmland in the S of the site. LCT3A has high sensitivity to employment development due to steeper slopes unable to accommodate development without changing topographic character and potential to affect linear woodland/historic field boundaries. Expansion of urban development into upper valley slopes (LCT 3A) surrounding Cullompton would be uncharacteristic of the relationship between this growing settlement and its green hill landscape setting. LCT3C has high- medium sensitivity to employment development unless related to and compatible with existing adjacent uses. A site appraisal is needed to address uncertainty over the site's contribution to the town's rural backdrop.

Health and Safety related constraints: Small part in the north within Cullompton AQMA. May lead to increased traffic levels in an AQMA. M5 <500m E possible noise and pollution. A 33 KV electric overhead line crosses the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. 3 small pockets of land contaminated from quarrying, 2 in the south of the site (0.06 ha and 0.07 ha), and 1 in the north (0.02 ha)

Topography: Moderate slope (13% slope percentage) down S-N.

Economic Development: MDDC economic specialists identify the site as not suitable for major commercial development as it is too far from J28 motorway junction and motorway traffic would need to travel through Cullompton town.

Potential Constraints to Delivery: Access. Natural Environment. Archaeology. Economic Development. Potential landscape impact. Topography. Flood Risk, Water Quality and Drainage. Proximity to M5. Contaminated land. Covenants. May lead to increased traffic levels in an AQMA. A 33 KV electric overhead line crosses the site. Loss of open space and recreation.

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/CU/22c Habitat creation / enhancement

Site Area: Whole 17.98ha | Gross 17.98ha | Net 17.98ha

Site Suitability**Stage A**

International/national designations: None.

Flood Zone 3b: 3.48ha (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 with existing golf course.

Access: There is an existing pedestrian and vehicular access onto the site (via Cole Brook). There is also an existing footway connecting with the Town Centre. Devon County Council Highways note that access onto Padbrook Hill would be via a private road, therefore identify the access via Swallow Way.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats, birds, moths, frogs) are just outside of the site to the N. The site falls within a Grassland Nature Area and parts of the SW lie within Core Nature Areas/Priority Habitats. Natural England identify Deciduous Woodland habitat within the site however have no comments to make at this stage. Devon County Council ecology specialists identify the site to be of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). The site is a short amenity grassland possibly with areas of longer grassland around margins. There are sections of hedges/ tree lines, scrub and shrubby vegetation across the site. A Tree Preservation Order for small group of beech and oak trees just on the northern boundary. An area of Deciduous Woodland Priority Habitat is in the southern part of the site. The main river runs along the northern boundary. A survey is required prior to development to establish value of grassland and extent of Priority Habitat. The site is likely to support a range of protected and priority species including reptiles, breeding birds, badgers, hedgehogs and invertebrates. Hazel dormice possible in hedges and woodland. There is a possibility for riparian species in association with the watercourse e.g. otter. Bats are likely to use hedges, trees and watercourse for foraging and commuting, and use buildings and trees as roosts. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / orchard / meadow.

Flood Risk, Water Quality and Drainage: Remainder FZ1 FZ2 (0.09ha N). FZ3 (3.48ha N). High groundwater vulnerability. Northern part (4.55ha) falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low along NW boundary and in the N of the site (approx. 0.8ha).

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for archaeology of prehistoric Roman date based on finds in wider area. The site is adjacent to a Roman road and there is a prehistoric and/or Roman settlement to the south, and there is a Bronze Age ring

ditch to the east. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objections in principle.

Landscape: NW part within the Sparsely settled farmed valley floors landscape character type, S part within Upper farmed and wooded valley slopes. Devon Landscape Character Areas are Culm Valley Lowlands in the N, and Butterleigh Rolling Farmland in the S of the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. 3 small pockets of land contaminated from quarrying, 2 in the south of the site (0.06 ha and 0.07 ha), and 1 in the north (0.02 ha)

Topography: Moderate slope (13% slope percentage) down S-N.

Potential Constraints to Delivery: Archaeology. Flood Risk, Water Quality and Drainage. Contaminated land. Covenants. Loss of open space and recreation.

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.

E/CU/22d Renewable energy**Site Area:** Whole 17.98ha | Gross 17.98ha | Net 17.98ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** 3.48ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)**Stage B****Land Status:** Greenfield with existing golf course.**Access:** There is an existing pedestrian and vehicular access onto the site (via Cole Brook). There is also an existing footway connecting with the Town Centre. Devon County Council Highways note that access onto Padbrook Hill would be via a private road, therefore identify the access via Swallow Way. 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. Beavers are present in catchment. Legally protected species (bats, birds, moths, frogs) are just outside of the site to the N. The site falls within a Grassland Nature Area and parts of the SW lie within Core Nature Areas/Priority Habitats. Natural England identify Deciduous Woodland habitat within the site however they have no comments to make at this stage. Devon County Council ecology specialists identify the site to be short amenity grassland possibly with areas of longer grassland around margins. There are sections of hedges/ tree lines, scrub and shrubby vegetation across the site. A Tree Preservation Order for small group of beech and oak trees just on the northern boundary. An area of Deciduous Woodland Priority Habitat in the southern part of the site. The main river runs along the northern boundary. A survey is required prior to development to establish value of grassland and extent of Priority Habitat. The site is likely to support a range of protected and priority species including reptiles, breeding birds, badgers, hedgehogs and invertebrates. Hazel dormice possible in hedges and woodland. There is a possibility for riparian species in association with the watercourse e.g. otter. Bats are likely to use hedges, trees and watercourse for foraging and commuting, and use buildings and trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, scrub and trees. The main river will require min. 20m buffer and Priority Habitat will require a buffer which may impact on developable area. Pollution Control Mitigation Measures will be required in association with the watercourse. Protecting and enhancing watercourse, hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ1 (14.72ha) FZ2 (0.09ha N). FZ3 (3.48ha N). High groundwater vulnerability. Northern part (4.55ha) falls within the Cullompton Critical Drainage Area. Risk of flooding from surface water is low along NW boundary and in the N of the site (approx.

0.8ha). 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Devon County Council archaeology specialists identify potential for archaeology of prehistoric a Roman date based on finds in wider area. The site is adjacent to a Roman road and there is a prehistoric and/or Roman settlement to the south, and there is a Bronze Age ring ditch to the east. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objections to solar. However, wind power may have a wider impact that would need further assessment.

Landscape: NW part within the Sparsely settled farmed valley floors (LCT3C) landscape character type, S part within Upper farmed and wooded valley slopes (LCT3A). Devon Landscape Character Areas are Culm Valley Lowlands in the N, and Butterleigh Rolling Farmland in the S of the site. In the Sparsely Settled Farmed Valley Floors landscape character type the flat landform, presence of main roads, and non-prominent skylines might indicate a lower sensitivity to the principle of wind energy development. However, due to small-scale landscape with intimate areas, high levels of enclosure, isolation and tranquillity, the landscape has medium-high sensitivity to 'very small' (15-25m), 'small' (26-50m) and 'medium' (51-75m) turbines, and high sensitivity to 'large' (75-110m) and 'very large' (111-150m). The landscape would be highly sensitive to any clusters of wind turbines. The landscape would also be highly sensitive to solar PV developments of medium scale (5-10ha) or larger (>10ha). Very small scale (<1ha) of solar PV development would have low to medium sensitivity while small scale (1-5ha) development would have medium sensitivity. In Upper farmed and wooded valley slopes landscape character type, the large scale landform of many of the hills, largely medium-scale field patterns, presence of existing roads and tracks, and existing locations of modern development and human activity may indicate a lower sensitivity to the principle of wind energy development. However, the small scale valleys, presence of semi-natural habitats, narrow lanes, frequent human scale features, historic skyline features, strong rural character and important scenic qualities increase sensitivity. The difference in scale between the hills and the valleys indicates that sensitivity of wind turbines will be higher in the more intricate valleys than on the hills. The landscape would be highly sensitive to 'very large' (111-150m) wind turbines as well as those within the upper end of the 'large' (76-110m) category. 'Very small' (15-25m) wind turbines would have low to medium sensitivity, 'small' (26-50m) and 'medium' (51-75m) turbines would have medium sensitivity. This landscape is likely to be highly sensitive to any clusters greater than 'small' in size. This LCT also has a high sensitivity to large-very large scale (>10->15ha) solar PV developments, medium to high sensitivity to medium scale solar PV development (>5-10ha), medium sensitivity to small scale solar PV development (>1-5ha) and low-medium sensitivity to very small scale development (<1ha).

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site as 'Other' ALC.

Site does not fall within a MCA, MSA or WCZ. 3 small pockets of land contaminated from quarrying, 2 in the south of the site (0.06 ha and 0.07 ha), and 1 in the north (0.02 ha).

Topography: Moderate slope (13% slope percentage) down S-N.

Potential Constraints to Delivery: Natural Environment. Archaeology and heritage. Potential landscape impact. Flood Risk, Water Quality and Drainage. Topography. Falling distance of turbines (height + 10%). Contaminated land. Covenants. 33KV electric overhead line. Loss of open space and recreation.

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

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

Settlement: Cullompton

Site Reference and Name: E/CU/23 Land at NGR: 301779 106104, Padbrook Hill

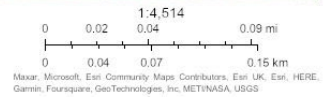
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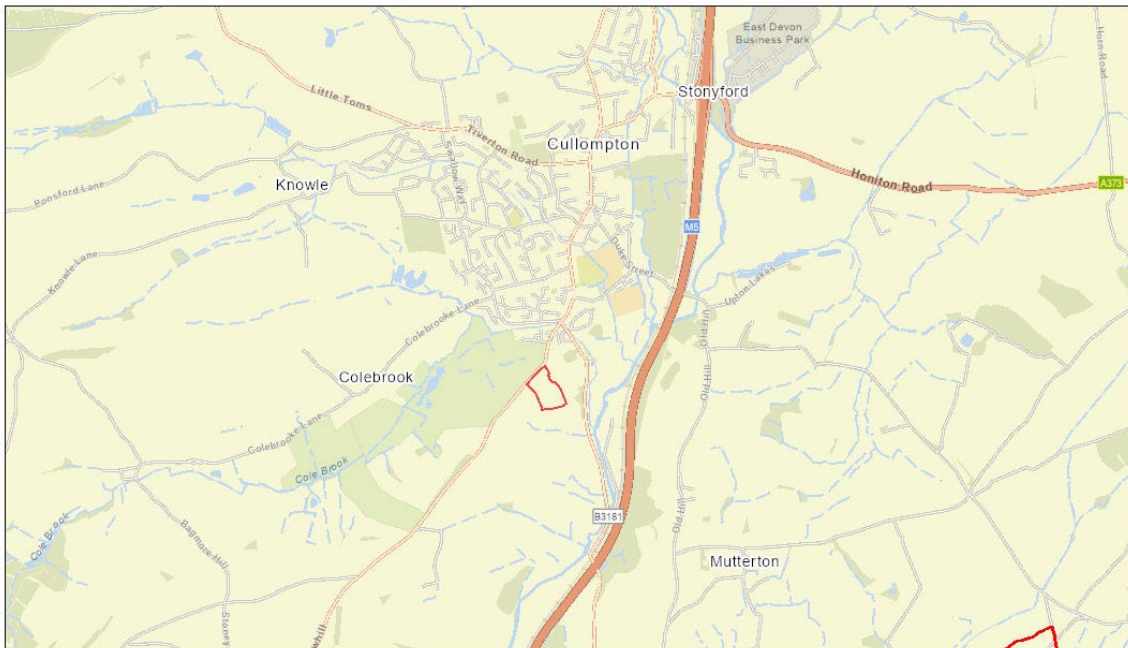
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- District Boundary
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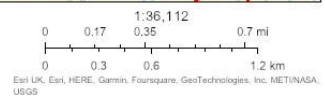
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Parish: Cullompton

Site Area: Whole 2.83ha | Gross 2.83ha | Net 1.70ha

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

Max Yield: 59

Min Yield: 34

Promoter Yield: 60

HELAA Assessed Yield: 46 (mid-point yield)

Site description: Greenfield. The site is in the south of Cullompton, currently grassland, surrounded by agricultural land. It has varying topography with some undulation from north to south. The site is surrounded by hedges with trees. Padbrook Hill cottage is to the NE of the site. The site is within Great Crested Newt Conservation Zone. E/CU/22 borders the site to the NW (across Cullompton Hill road) and E/CU/03 to the NE of the site. Third party rights to access the land in regards to the gas main pipe that lies along the road in the NW. This site has one landowner. The Panel considered the site could be achievable provided the constraints of the site are overcome.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: The site can be accessed from Cullompton Hill road. Devon County Council Highways identify the access via 'B' classified road and see no major issues to developing the site from a highways perspective. No PRow's on site or in vicinity. The closest bus stop approx. 320m N. Closest train station Tiverton parkway, approx. 8.2km N. Nearest shops and other facilities are <900m N. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otter) approx. 150m off eastern boundary. Devon County Council ecology specialists identify the site as grassland with hedgerows and trees forming all boundaries. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a limited range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl

and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting and trees may be used as bat roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees, and protecting and enhancing dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met on/off site.

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

Heritage and Archaeology: Devon County Council archaeology specialists identify potential for archaeology of prehistoric and Roman date based on finds in wider area. S of the site are Roman road and Bronze Age ditch. Potential mitigation will require pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objection in principle.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is Butterleigh Rolling Farmland. The site has relatively steep landform, and could thus potentially contribute to the green hill setting of Cullompton. Field size is medium with irregular boundaries and there is almost no boundary loss (OS 1st edition map) – orchard in the NW of the site, now lost. The site is bordered by hedges with hedgerow trees, mainly in the SE and NW of the site. As the site is sloping, from the highest point in the N of the site there are views over Cullompton towards N and to the E across M5. The site has medium-high sensitivity to housing development, due to its sloping landform, views and tentative relationship with the settlement.

Health and Safety related constraints: M5 and railway track <400m E, possible noise and pollution. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the majority of the site as 3a ALC (2.4ha) with a segment of the centre of the site as Grade 4 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Varying topography with some undulation from north to south – moderate slope (11.3% slope percentage) W-NE/E/SE.

Open Space and Recreation: Areas of open space and recreation (either <150m E or approx. 1km NE). Bowling Club (120m E). Play area (250m E). Allotments (approx. 1km NE). Cemetery (approx. 1km NE).

Potential Constraints to Delivery: Topography. Archaeology. Education infrastructure. Potential landscape impact. Grade 3a ALC site. Proximity to M5 and railway track. 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: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	9	-	-	-
Max	25	34	-	-	-
Promoter	25	35	-	-	-
HELAA	25	21	-	-	-

Settlement: Cullompton

Site Reference and Name: E/CU/24 Land to west of Old Hill between Culm Springs and Knightswood Farm

Customer Reference Number: 0413lzy

E/CU/24



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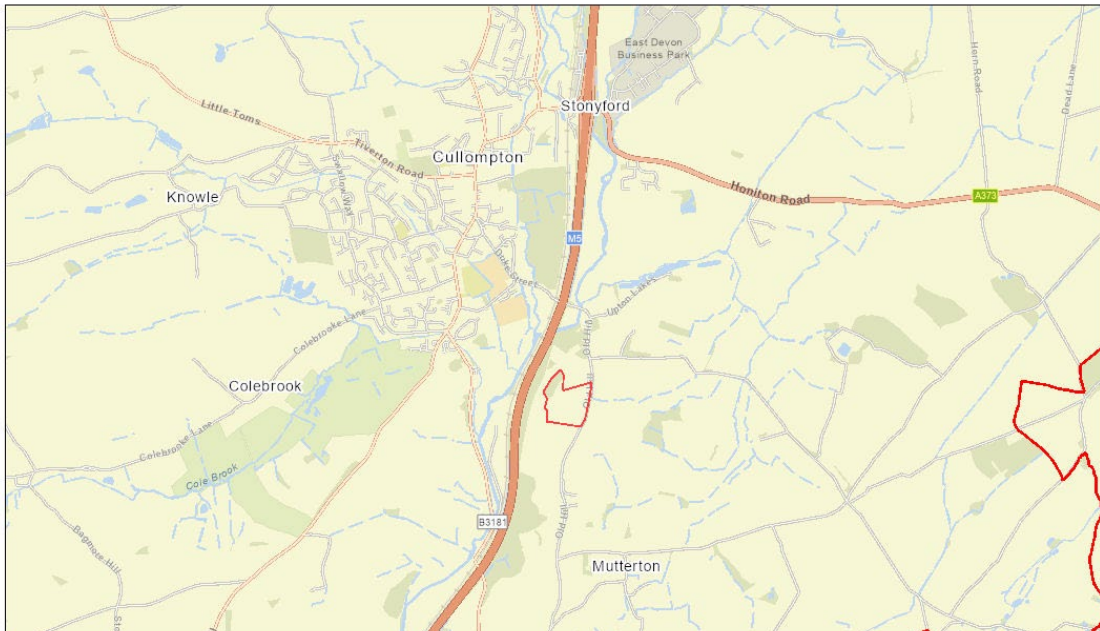
- District Boundary
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Parish: Cullompton

Site submitted for: E/CU/24a Homes for sale; E/CU/24b Mixed use; E/CU/24c Habitat creation / enhancement

Site description: Greenfield. The site lies to the south east of Cullompton, 100m east of M5. It is agricultural land, nearly level in the E, then steeply sloping (24% slope percentage) down towards M5 in the W. Old Hill road is to the east and Knightswood Farm to the south of the site. Trees and hedgerows along all borders. The site is within the Great Crested Newt Consultation Zone and the site has a Nature Area within NW boundary. E/CU/01 borders the site to the NE although it is separated from that site by Old Hill Road. This site has one landowner. During the HELAA panel it was considered that in isolation the site would be unachievable for sustainable development and that access infrastructure requirements could make delivery unachievable for residential and commercial development. The site may be considered for habitat creation/enhancement.

E/CU/24a Homes for sale

Site Area: Whole 5.76ha | Gross 5.76ha | Net 3.46ha

Max Yield: 121

Min Yield: 69

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None.

Stage B

Land Status: Greenfield.

Access: The site lies along Old Hill Road. Devon County Council (DCC) Highways identify the road to be narrow in parts with no streetlights or footways. Footway/cycleway connection would be required to local services and bus stops. It was also noted that the bridge crossing the motorway along Old Hill to the north, is not suitable for increased traffic. DCC Highways suggests the site would not be suitable for non-motorised users. No PRoWs on site, closest <400m N. Closest bus stop is across M5, approx. 1km W. Closest train station Tiverton parkway, approx. 8km N. Nearest shops and other facilities are approx. 1.3km N. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. A Nature Area lies within NW boundary. Devon County Council ecology specialists identify the site to be grassland with hedgerows and trees forming all boundaries. There is an area of woodland in the NW section of the site. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting, and use trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. 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: Devon County Council archaeology specialists identify some potential for prehistoric or Roman archaeology. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers identify this site to be in an elevated position with views over Cullompton. Development may need careful consideration of form, height, lighting and external materials of any development here.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The site has overall sensitivity to housing development, high-medium. The site is in the countryside and may be locally valued for its intrinsic rural character, beauty and relative tranquillity. Site forms part of a distinct narrow undulating ridge between M5 and Old Hill lane and development could be visually prominent on skyline and offer views looking east towards Blackdown Hills. High- medium sensitivity to residential development as this use would have no relationship to an existing settlement or employment area. Variable topography with flatter elevated areas sloping more steeply towards west would mean that buildings with larger footprints are likely to be difficult to accommodate without substantial topographic modification. Large irregular field that, with reference to historic maps, has been subject to field boundary loss in last century. Woodland belt, boundary hedges and hedgerow trees would likely require protection against development, reducing developable area. Further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is <100 E of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 3.1ha of the site to the East as Grade 3a ALC with the remainder of the site identified as Grade 4 or 'Other' ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Eastern half is nearly level, western half slopes steeply down towards M5 in the W (strong slope 24% slope percentage).

Open Space and Recreation: Areas of open space and recreation approx. 800m NW, across M5. Play area <1.6km N or NW, across M5. Allotments (about 1.6km NW, across M5). Cemetery (about 1.6km NW, across M5).

Potential Constraints to Delivery: Access. Natural Environment. Archaeology. Education infrastructure. Potential landscape impact. Topography. Proximity to M5 and railway track. Grade 3a ALC. 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 as unachievable no built out rate is provided.

E/CU/24b Mixed use**Site Area:** Whole 5.76ha | Gross 5.76ha | Net 1.44ha-4.61ha**Max Yield:** 46,080 sqm**Min Yield:** 14,400 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: The site lies along Old Hill Road. Devon County Council (DCC) Highways identify the road to be narrow in parts with no streetlights or footways. Footway/cycleway connection would be required to local services and bus stops. It was also noted that the bridge crossing the motorway along Old Hill to the north, is not suitable for increased traffic. DCC Highways suggests the site would not be suitable for non-motorised users. No PRoWs on site, closest <400m N. Closest bus stop is across M5, approx. 1km W. Closest train station Tiverton parkway, approx. 8km N. Nearest shops and other facilities are approx. 1.3km N. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. A Nature Area lies within NW boundary. Devon County Council ecology specialists identify the site to be grassland with hedgerows and trees forming all boundaries. There is an area of woodland in the NW section of the site. A site assessment needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting, and use trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. 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: Devon County Council archaeology specialists identify some potential for prehistoric or Roman archaeology. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers identify this site to be in an elevated position with views over Cullompton. Development may need careful consideration of form, height, lighting and external materials of any development here.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The site is in the countryside and may be locally valued for its intrinsic rural character, beauty and relative tranquillity. Site forms part of a distinct narrow undulating ridge between M5 and Old Hill lane and development could be visually prominent on skyline and offer views looking east towards Blackdown Hills. High- medium sensitivity to employment development as this use would have limited relationship to an existing settlement or employment area. Variable topography with flatter elevated areas sloping more steeply towards west would mean that buildings with larger footprints are likely to be difficult to accommodate without substantial topographic modification. Large irregular field that, with reference to historic maps, has been subject to field boundary loss in last century. Woodland belt, boundary hedges and hedgerow trees would likely require protection against development, reducing developable area. Further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is <100 E of M5 and railway track. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 3.1ha of the site to the East as Grade 3a ALC with the remainder of the site identified as Grade 4 or 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Eastern half is nearly level, western half slopes steeply down towards M5 in the W (strong slope 24% slope percentage).

Economic Development: MDDC economic specialists comment that depending on Culm Garden Village Masterplan and need identified in Employment and Skills Strategy, the site may be suitable for light commercial businesses.

Potential Constraints to Delivery: Access. Natural Environment. Archaeology. Potential landscape impact. Topography. Proximity to M5 and railway track. Grade 3a ALC. 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 as unachievable no built out rate is provided. For the purposes of this report 'mixed use' is considered as commercial.

E/CU/24c Habitat creation / enhancement**Site Area:** Whole 5.76ha | Gross 5.76ha | Net 5.76ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield**Access:** The site lies along Old Hill Road.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. A Nature Area lies within NW boundary. Devon County Council ecology specialists identify the site to be low strategic ecological importance, unless the habitat is shown to be of higher ecological value following a site visit. The site is grassland with hedgerows and trees forming all boundaries. There is an area of woodland in the NW section of the site. A site assessment is needed to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting, and use trees as roosts. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / orchard / meadow.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability.

Heritage and Archaeology: Devon County Council archaeology specialists identify some potential for prehistoric or Roman archaeology. Potential mitigation requires pre-determination archaeological assessment and evaluation. MDDC Conservation Officers have no objection in principle.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 3.1ha of the site to the East as Grade 3a ALC with the remainder of the site identified as Grade 4 or 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Eastern half is nearly level, western half slopes steeply down towards M5 in the W (strong slope 24% slope percentage).

Potential Constraints to Delivery: Archaeology. Grade 3a ALC site.

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

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

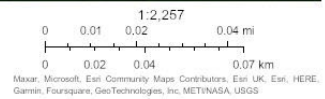
Settlement: Cullompton
Site Reference and Name: E/CU/25 Lower Upton Farm Land
Customer Reference Number: f313lk5

E/CU/25



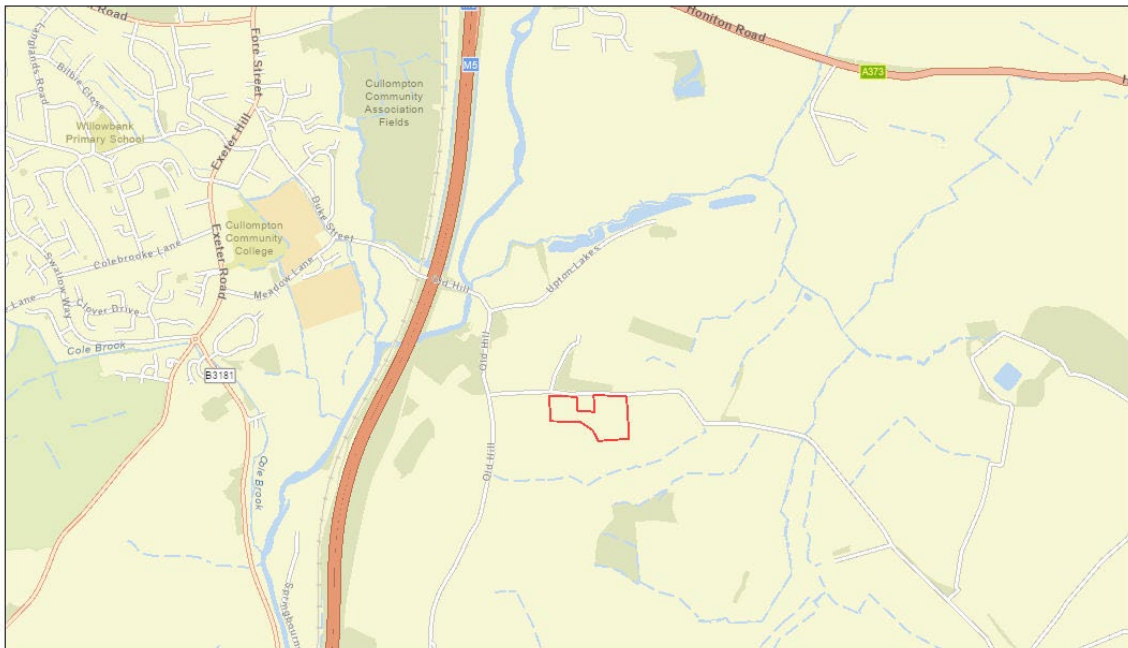
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-  District Boundary
-  Call For Sites Layer





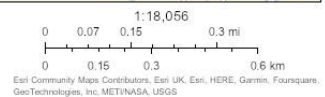
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Parish: Cullompton

Site submitted for: E/CU/25a Homes for sale, affordable homes, homes for private rent; E/CU/25b Office, industrial / warehouse, mixed use.

Site description: Greenfield / Brownfield. The site is to the south of Cullompton, <450m east of M5. There are two agricultural fields and an area with Lower uptown farm, SW Dairy Services and auto repair shop on it. The land is gently sloping (8.2% slope percentage) down W-E. Mature trees are along a road in the north and there are other trees on site as well. The site is within the Great Crested Newt Consultation Zone. 11KV electric overhead line to the East of the site. The site is surrounded on all sides by E/CU/01. Site may also be subject to covenants. This may need to be investigated further. The site has one landowner. During the HELAA panel it was agreed that if the site was considered with conjunction with other sites in the area it may be achievable for housing and commercial development.

E/CU/25a Homes for sale, affordable homes, homes for private rent

Site Area: Whole 1.89ha | Gross 1.89ha | Net 1.51ha

Max Yield: 53

Min Yield: 30

HELAA Assessed Yield: 41 (if considered in conjunction with other sites in the area)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield / Brownfield.

Access: Access from a road leading to the farm and auto repair shop. Devon County Council (DCC) Highways identify the road to be narrow in parts, with no streetlight or footways. The site could fall within the area identified for the Culm Garden Village, but in isolation this would be an inappropriate site for residential development and would not be suitable for non-motorised users. No PRowS on site, one just outside N boundary. The closest bus stop is approx. 1.2km W, across M5. Closest train station Tiverton parkway, approx. 7.8km N. Nearest shops and other facilities are approx. 1.6km NW. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland with

hedgerows and trees on northern, eastern and southern boundaries. Area with range of buildings and car storage area on site, maybe areas of ruderal / disturbed / bare ground as well. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting, and use trees as roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. 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: Devon County Council archaeology specialists identify no obvious requirement for archaeological mitigation. MDDC Conservation Officers have no objections in principle.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The site has flat or gently undulating landform that can accommodate development without any major change to the topographic character. The site is also partial brownfield and lies close to M5. However, the site is situated in rural hinterland, not in proximity to any settlement, and may be locally valued for its intrinsic rural character, beauty and tranquillity. Medium sensitivity to housing development.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is <450 E of M5 and railway track. May lead to increased traffic levels in an AQMA. 11 KV electric overhead line to the East of the site.

Soils and contamination: Grade 2 (0.42ha in W corner) and Grade 3 (1.47ha central and E part) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (8.2% slope percentage) down W-E.

Open Space and Recreation: Areas of open space and recreation approx. 800m NW, across M5. Play area <1.6km N or NW, across M5. Allotments (about 1.6km NW, across M5). Cemetery (about 1.6km NW, across M5).

Potential Constraints to Delivery: Access. Education infrastructure. Potential landscape impact. 11 KV electric overhead line to the East of the site. Proximity to M5 and railway track. Grade 2 and possibly Grade 3a ALC site. Covenants. 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: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

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

E/CU/25b Office, industrial / warehouse, mixed use**Site Area:** Whole 1.89ha | Gross 1.89ha | Net 0.47ha-1.51ha**Max Yield:** 15,120 sqm**Min Yield:** 4,725 sqm**HELAA Assessed Yield:** 4,725 sqm – 15,120sqm (if considered in conjunction with other sites in the area)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield/Brownfield.

Access: Access from a road leading to the farm and auto repair shop. Devon County Council (DCC) Highways identify the road to be narrow in parts with no streetlight or footways. The site could fall within the area identified for the Culm Garden Village, but in isolation this site would not be suitable for non-motorised users. No PRowWs on site, one just outside N boundary. The closest bus stop is approx. 1.2km W, across M5. Closest train station Tiverton parkway, approx. 7.8km N. Nearest shops and other facilities are approx. 1.6km NW. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County Council ecology specialists identify the site as grassland with hedgerows and trees on northern, eastern and southern boundaries. Area with a range of buildings and car storage area on site, maybe areas of ruderal / disturbed / bare ground as well. A site assessment is needed prior to development to confirm botanical interest of grassland / whether any veteran trees on site. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. Bats are likely to use hedges and trees for foraging and commuting, and use trees as roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, etc). Site is of low strategic ecological importance (unless the habitat is shown to be of higher ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats and dormice etc. 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: Devon County Council archaeology specialists identify no obvious requirement for archaeological mitigation. MDDC Conservation Officers have no objections in principle.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The site has flat or gently undulating landform that can accommodate development without any major change to the topographic character. The site is also partial brownfield and lies close to M5. However, the site is situated in rural hinterland, not in proximity to any settlement, and may be locally valued for its intrinsic rural character, beauty and tranquillity. Medium sensitivity to employment development.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is <450 E of M5 and railway track. May lead to increased traffic levels in an AQMA. 11 KV electric overhead line to the East of the site.

Soils and contamination: Grade 2 (0.42ha in W corner) and Grade 3 (1.47ha central and E part) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (8.2% slope percentage) down W-E.

Economic Development: MDDC economic specialists comment that depending on Culm Garden Village Masterplan and need identified in Employment and Skills Strategy, the site may be suitable for light commercial businesses.

Potential Constraints to Delivery: Access. Potential landscape impact. 11 KV electric overhead line to the East of the site. Proximity to M5 and railway track. Grade 2 and possibly Grade 3a ALC site. Covenants. 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: 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.

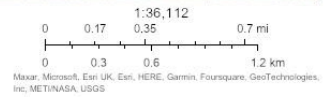
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Site Reference and Name: E/CU/26 Aller Barton Farm
Customer Reference Number: bz13114

E/CU/26



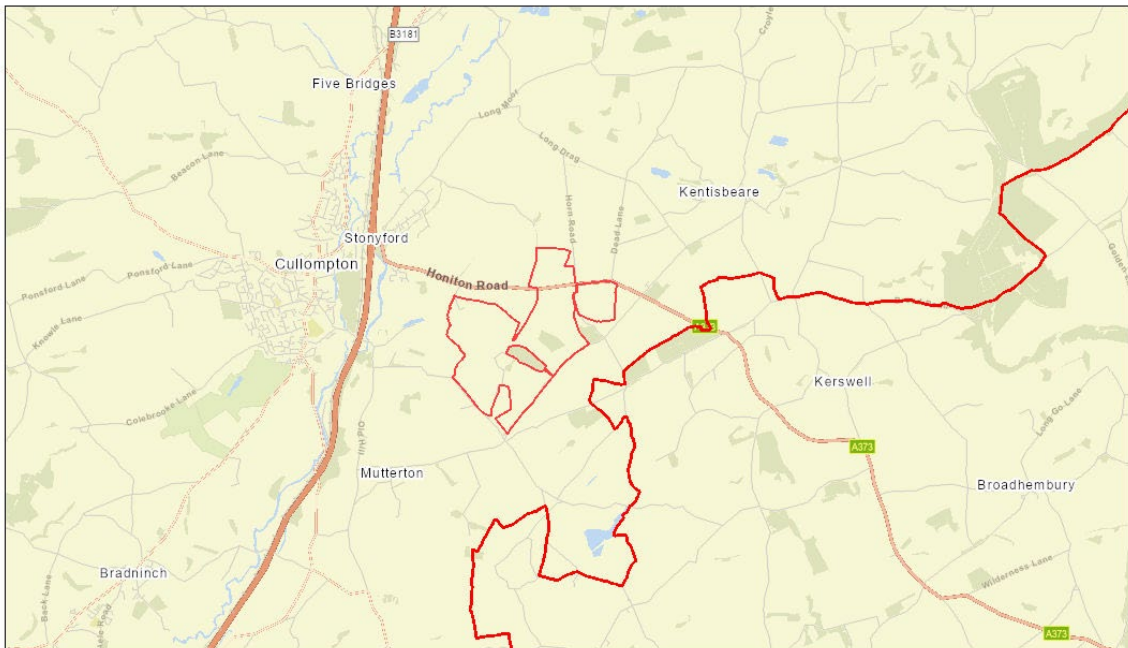
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- District Boundary
- Call For Sites Layer



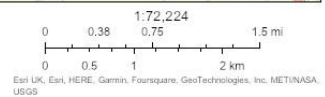
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E/CU/26



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- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/26a Homes for sale, affordable homes, homes for older people; E/CU/26b Mixed use; E/CU/26c Habitat creation / enhancement; E/CU/26d Renewable energy

Site description: Greenfield. The site is to the east of Cullompton and M5, and majority lies south of Honiton Road. The entire site is within another submission, E/CU/01 (Land to the east of Cullompton / Culm Garden Village) and in the S it borders on E/CU/27 and adjoins existing allocation CU7-CU13 to the NW. However, given the scale of this site is significantly different from that of E/CU/01 an assessment is provided. The site is made up of several fields of mainly agricultural land, divided by hedgerows with trees, roads and narrow lanes. Aller Barton Farm and Bathills cottages are within the site. Ancient woodland, legally protected species and priority habitats are on site as well. Parts of the site in the NW are within Flood Zone 2 and 3, and there are several ditches or small watercourses and ponds throughout the site. An electric overhead line (132kV) runs through eastern part of the site (N-S), there are also 11KV electric overhead lines that run through the site. Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. The Panel noted issues with a reliance on access from the A373 and the need for improvements to Junction 28 of the M5, with particular reference to the north-bound slip road. Panel members agreed that the site could be achievable for both employment and residential development but noted that the presence of high voltage electricity cables and related infrastructure requirements reduce the developable area of land and that there were a number of constraints to consider such as traffic and transport. The total yields reflect the HELAA methodology however it is likely the potential yields will be much lower given the context of the site. It was also noted that it would be beneficial for a proportion of dwellings to be delivered as lifetime homes and homes specifically for older persons. The Panel further agreed that triggers for delivery of employment land would be necessary. The site may also be considered for habitat creation/enhancement and renewable energy.

E/CU/26a Homes for sale, affordable homes, homes for older people

Site Area: Whole 176.39ha | Gross 160.74ha | Net 96.44ha

Max Yield: 4822

Min Yield: 3376

Promoter Yield: 2500

HELAA Assessed Yield: 4,099 (mid-point yield)

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: approx. 15.65ha

Stage B

Land Status: Greenfield agricultural land.

Access: There is already an access to the Aller Barton Farm. Additionally, Honiton Road bisects part of the site in the N. Devon County Council Highways identify the site as part of the area identified to be a part of the Culm Garden Village. A PRoW runs along Honiton Road. The HELAA Panel noted issues with a reliance on access from the A373 and the need for improvements to Junction 28 of the M5, with particular reference to the north-bound slip road. Closest bus stop is <1km W. Closest train station Tiverton parkway, approx. 6.4km N. Nearest shops and other facilities are approx. 1.5km W, across M5. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (polecat, badgers) on site and several (bats, butterflies, great crested newt) just outside of the site. There are two Core Nature Areas and one Priority habitat within the site. Natural England identify Deciduous Woodland habitat and further comment that the existing green infrastructure is a significant constraint and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Issues relating to habitat connectivity, the protection of natural resources, including air quality, ground and surface water and soils within urban design plans also need to be considered. Devon County Council ecology specialists identify part of the site to be a County Wildlife Site in association with Priority Habitat woodland designated site. The site has a series of arable and grassland fields with hedgerow network, standard trees and blocks of woodland. There are several ditches / small watercourses and ponds / standing water throughout the site. The south-east area of the site has Priority Habitat (deciduous broadleaved woodland) which includes areas of ancient woodland (Ancient Woodland Inventory) and wet woodland. Further area of Priority Habitat (deciduous woodland) is adjacent on the eastern boundary. A site assessment needed prior to development to confirm if any Priority Habitat is present, botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. There is a record for badger within woodland. Hazel dormice are likely in hedgerows and woodland, and riparian species associated with watercourses are on site as well. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, cat predation, dogs, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees. Required protection measures for areas of Priority Habitat, County Wildlife Site and watercourses/ditches, and Pollution Control Mitigation Measures. Priority Habitat will require significant buffering which may impact on developable area. Protecting and enhancing watercourses, woodland, hedges, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Approx 15.65ha FZ3, 4.4ha FZ2 to the NW of the site with the remainder in FZ1. High groundwater vulnerability. Various watercourses run through the site. Groundwater source protection zone, Zone II (outer protection zone) is in the west of the site. Risk of flooding from surface water is high around Aller Barton Farm in the SW of the site (approx. 14ha). A small part of the site in the NW is within a Critical drainage area (CDA). The 2014 SFRA identifies that there is potential for fluvial flood risk is from the overtopping of the River Culm, as well as the unnamed watercourses that flow through the site. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. 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. Since a small part of the site is within CDA, there is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF.

Heritage and Archaeology: Several Grade II listed buildings in Aller, just outside of the site in the east. Devon County Council archaeology specialists identify potential for prehistoric, Roman and medieval archaeology. They also identify historic landscape character interest and impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets need consideration. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers identify the part around Aller containing a number of listed buildings and associated structures. Further analysis is required with regard to setting and development, and may need careful consideration of form, height, lighting and external materials of any proposals here.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The area of the site is an open, low flat landscape comprising of mostly agricultural fields. Due to the gently undulating landscape, the site can accommodate development without any major change to the topographic character. Field boundary loss is high and there are suspension towers for electric overhead lines on site. However, given the scale of the site, there might be variations in topography. Additionally, the site currently has a limited relationship to any settlement. Medium sensitivity to housing development but further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is bisected by A373 (Honiton Road) and <1km E of M5 and railway track. Electric overhead lines (132kV) through eastern part of the site (N-S). 11KV electric overhead lines also run through the site and a National Transmission line runs just outside the site boundary to the NW. May lead to increased traffic levels in an AQMA.

Soils and contamination: A proportion of the site to the West has an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England. This identified for this portion of the site to have 18.8ha of Grade 3a ALC with the remainder of the site to be Grade 3b or 'Other' ALC. For the remainder and majority of the site area to the East the DEFRA 2020 Provisional Land Classification Grade identifies the remaining area to be Grade 3 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site is nearly level (1% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (slope percentage varies between 2.6% in the N and 4% in the E and S of the site).

Open Space and Recreation: No open space or recreational areas in close proximity to the site. Play area is <1km W. Allotments (about 3.2km W, across M5). Cemetery (about 3.2km W, across M5).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Proximity to M5 and railway track. Grade 3a ALC. Electric overhead lines within site (132KV and 11KV) and National Transmission Line just outside the NW boundary of the site. Covenants. 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: Based on HELAA market conditions model 29 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Min	25	150	150	150	150	150	150	150	150
Max	25	150	150	150	150	150	150	150	150
Promoter	25	150	150	150	150	150	150	150	150
HELAA	25	150	150	150	150	150	150	150	150

Yield	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Min	150	150	150	150	150	150	150	150	150
Max	150	150	150	150	150	150	150	150	150
Promoter	150	150	150	150	150	150	150	150	75
HELAA	150	150	150	150	150	150	150	150	150

Yield	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32
Min	150	150	150	150	150	51	-	-	-
Max	150	150	150	150	150	150	150	150	150
Promoter	-	-	-	-	-	-	-	-	-
HELAA	150	150	150	150	150	150	150	150	150

Yield	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	Year 41
Min	-	-	-	-	-	-	-	-	-
Max	150	150	150	150	150	147	-	-	-
Promoter	-	-	-	-	-	-	-	-	-
HELAA	150	24	-	-	-	-	-	-	-

E/CU/26b Mixed use

Site Area: Whole 176.39ha | Gross 176.39ha | Net 44.10ha-141.11ha

Max Yield: 1,411,120 sqm

Min Yield: 440,975 sqm

HELAA Assessed Yield: 440,975 -1,411,120 sqm (mid-point yield)

Site Suitability**Stage A**

International/national designations: None.

Flood Zone 3b: 15.65ha (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.

Access: There is already an access to the Aller Barton Farm. Additionally, Honiton Road bisects part of the site in the N. Devon County Council Highways identify the site as part of the area to be a part of the Culm Garden Village. A PRoW runs along Honiton Road. The HELAA Panel noted issues with a reliance on access from the A373 and the need for improvements to Junction 28 of the M5, with particular reference to the north-bound slip road. Closest bus stop is <1km W. Closest train station Tiverton parkway, approx. 6.4km N. Nearest shops and other facilities are approx. 1.5km W, across M5. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

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ditches / small watercourses and ponds / standing water throughout the site. The south-east area of the site has Priority Habitat (deciduous broadleaved woodland) which includes areas of ancient woodland (Ancient Woodland Inventory) and wet woodland. Further area of Priority Habitat (deciduous woodland) is adjacent on the eastern boundary. A site assessment is needed prior to development to confirm if any Priority Habitat is present, botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. There is a record for badger within woodland. Hazel dormice are likely in hedgerows and woodland, and riparian species associated with watercourses are on site as well. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees. Required protection measures for areas of Priority Habitat, County Wildlife Site and watercourses/ditches, and Pollution Control Mitigation Measures. Priority Habitat will require significant buffering which may impact on developable area. Protecting and enhancing watercourses, woodland, hedges, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Approx 15.65ha FZ3, 4.4ha FZ2 to the NW of the site with the remainder in FZ1. High groundwater vulnerability. Various watercourses run through the site. Groundwater source protection zone, Zone II (outer protection zone) is in the west of the site. Risk of flooding from surface water is high around Aller Barton Farm in the SW of the site (approx. 14ha). A small part of the site in the NW is within Critical drainage area (CDA). The 2014 SFRA identifies that there is potential for fluvial flood risk is from the overtopping of the River Culm, as well as the unnamed watercourses that flow through the site. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. 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. Since a small part of the site is within CDA, there is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF.

Heritage and Archaeology: Several Grade II listed buildings in Aller, just outside of the site in the east. Devon County Council archaeology specialists identify potential for prehistoric, Roman and medieval archaeology. They also identify historic landscape character interest and impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets need consideration. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation

Officers identify the part around Aller containing a number of listed buildings and associated structures. Further analysis is required with regard to setting and development, and may need careful consideration of form, height, lighting and external materials of any proposals here.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The area of the site is an open, low flat landscape comprising of mostly agricultural fields. Due to the gently undulating landscape, the site can accommodate development without any major change to the topographic character. Field boundary loss is high and there are suspension towers for electric overhead lines on site. However, given the scale of the site, there might be variations in topography. Additionally, the site currently has a limited relationship to any settlement. Medium sensitivity to employment development but further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is bisected by A373 (Honiton Road) and <1km E of M5 and railway track. Electric overhead lines (132kV) through eastern part of the site (N-S), 11KV electric overhead lines also run through the site and a National Transmission line runs just outside the site boundary to the NW. May lead to increased traffic levels in an AQMA.

Soils and contamination: A proportion of the site to the West has an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England. This identified for this portion of the site to have 18.8ha of Grade 3a ALC with the remainder of the site to be Grade 3b or 'Other' ALC. For the remainder and majority of the site area to the East the DEFRA 2020 Provisional Land Classification Grade identifies the remaining area to be Grade 3 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (1% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (slope percentage varies between 2.6% in the N and 4% in the E and S of the site).

Economic Development: MDDC economic specialists comment that the commercial development depends on the strategic placing of commercial sites for the whole garden village and is therefore dependant on the Culm Garden Village masterplan and Employment and Skills Strategy.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Economic Development comments. Flood Risk, Water Quality and Drainage. Proximity to M5 and railway track. Grade 3a ALC. Electric overhead lines within site (132KV and 11KV) and National Transmission Line just outside the NE boundary of the site. Covenants. 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: 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/CU/26c Habitat creation / enhancement**Site Area:** Whole 176.39ha | Gross 176.39ha | Net 176.39ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** 15.65ha (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.**Access:** There is already an access to the Aller Barton Farm. Additionally, Honiton Road bisects part of the site in the N. Devon County Council Highways identify the site as part of the area identified to be a part of the Culm Garden Village. A PRoW runs along Honiton Road.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (polecat, badgers) on site and several (bats, butterflies, great crested newt) just outside of the site. There are two Core Nature Areas and one Priority habitat within the site. Natural England identify Deciduous Woodland habitat and further comment that the existing green infrastructure and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Devon County Council ecology specialists identify the site to be of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Part of the site is a County Wildlife Site in association with Priority Habitat woodland designated site. The site is a series of arable and grassland fields with hedgerow network, standard trees and blocks of woodland. There are several ditches / small watercourses and ponds / standing water throughout the site. The south-east area of the site has Priority Habitat (deciduous broadleaved woodland) which includes areas of ancient woodland (Ancient Woodland Inventory) and wet woodland as well. Further area of Priority Habitat (deciduous woodland) is adjacent on the eastern boundary. A site assessment needed to confirm if any Priority Habitat is present, botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. There is a record for badger within woodland. Hazel dormice are likely in hedgerows and woodland, and riparian species associated with watercourses on site as well. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. The site could provide improved access to nature for the community due to its location. Multi-functional SuDS (with wetland), allotments. Site assessment and discussion with the

community would be needed to identify appropriate habitats e.g. woodland / wet woodland/ orchard / meadow.

Flood Risk, Water Quality and Drainage: Approx 15.65ha FZ3, 4.4ha FZ2 to the NW of the site with the remainder in FZ1. High groundwater vulnerability. Various watercourses run through the site. Groundwater source protection zone, Zone II (outer protection zone) is in the west of the site. Risk of flooding from surface water is high around Aller Barton Farm in the SW of the site (approx. 14ha). A small part of the site in the NW is within Critical drainage area (CDA).

Heritage and Archaeology: Several Grade II listed buildings in Aller, just outside of the site in the east. Devon County Council archaeology specialists identify potential for prehistoric, Roman and medieval archaeology. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers have no objections in principle.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands.

Soils and contamination: A proportion of the site to the West has an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England. This identified for this portion of the site to have 18.8ha of Grade 3a ALC with the remainder of the site to be Grade 3b or 'Other' ALC. For the remainder and majority of the site area to the East the DEFRA 2020 Provisional Land Classification Grade identifies the remaining area to be Grade 3 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (1% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (slope percentage varies between 2.6% in the N and 4% in the E and S of the site).

Potential Constraints to Delivery: Archaeology. Flood Risk, Water Quality and Drainage. Grade 3a ALC. Covenants.

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.

E/CU/26d Renewable energy

Site Area: Whole 176.39ha | Gross 176.39.40ha | Net 176.39ha

Site Suitability**Stage A**

International/national designations: None.

Flood Zone 3b: 15.65ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

Stage B

Land Status: Greenfield agricultural land.

Access: There is already an access to the Aller Barton Farm. Additionally, Honiton Road bisects part of the site in the N. Devon County Council Highways identify the site as part of the area identified to be a part of Culm Garden Village. 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. Beavers are present in catchment. Legally protected species (polecat, badgers) on site and several (bats, butterflies, great crested newt) just outside of the site. There are two Core Nature Areas and one Priority habitat within the site. Natural England identify Deciduous Woodland habitat and further comment that the existing green infrastructure is a significant constraint and the green space can act as not only a leisure facility but also to reduce flood risk, improve air and water quality and provide wildlife habitats. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate. Issues relating to habitat connectivity, the protection of natural resources, including air quality, ground and surface water and soils within design plans also need to be considered. Devon County Council ecology specialists identify part of the site to be a County Wildlife Site in association with Priority Habitat woodland designated site. The site has a series of arable and grassland fields with hedgerow network, standard trees and blocks of woodland. There are several ditches / small watercourses and ponds / standing water throughout the site. The south-east area of the site has Priority Habitat (deciduous broadleaved woodland) which includes areas of ancient woodland (Ancient Woodland Inventory) and wet woodland. Further area of Priority Habitat (deciduous woodland) is adjacent on the eastern boundary. A site assessment needed prior to development to confirm if any Priority Habitat is present, botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. There is a record for badger within woodland. Hazel dormice are likely in hedgerows and woodland, and riparian species associated with watercourses are on site as well. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also

possible impact from lighting and other urban impacts (noise, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees. Required are protection measures for areas of Priority Habitat, County Wildlife Site and watercourses/ditches, and Pollution Control Mitigation Measures. Priority Habitat will require significant buffering which may impact on developable area. There is potential for enhancement on site if species rich grassland / other habitats can be created / improved management introduced. Protecting and enhancing watercourses, woodland, hedges, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Approx 15.65ha FZ3, 4.4ha FZ2 to the NW of the site with the remainder in FZ1. High groundwater vulnerability. Various watercourses run through the site. Groundwater source protection zone, Zone II (outer protection zone) is in the west of the site. Risk of flooding from surface water is high around Aller Barton Farm in the SW of the site (approx. 14ha). A small part of the site in the NW is within Critical drainage area (CDA). The 2014 SFRA identifies that there is potential for fluvial flood risk is from the overtopping of the River Culm, as well as the unnamed watercourses that flow through the site. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. 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. Since a small part of the site is within CDA, there is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF.

Heritage and Archaeology: Several Grade II listed buildings in Aller, just outside of the site in the east. Devon County Council archaeology specialists identify potential for prehistoric, Roman and medieval archaeology. They also identify historic landscape character interest and impacts on archaeology, historic landscape, historic buildings and the setting of heritage assets need consideration. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers identify a need for further evaluation with regards to setting of the listed buildings.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. Lowland plains landscape character type has medium-large scale rolling landform. There are modern field patterns and presence of existing modern development and infrastructure may indicate a lower sensitivity to the principle of wind energy development. The presence of frequent human scale features and varied land cover, including mixed agriculture, areas of Culm Grassland, traditional orchards and historic smaller-scale field patterns increases sensitivity. The special qualities noted for the landscape, particularly its strong patchwork agricultural character and historic vistas relating to the area's parkland estates heighten its level of sensitivity. This landscape character type is likely to be highly sensitive to 'large' and 'very large'

turbines (76-150m). For small to medium scale turbines (26-75m) it is likely to have a medium sensitivity and for those turbines that are categorised as very small (15-25m) there is likely to be a low-medium sensitivity. This landscape character type is also likely to be highly sensitive to any clusters of turbines greater than 5. The landscape would be highly sensitive to 'very large' (>15ha) solar PV development, would have medium-high sensitivity to 'large' (10-15ha) and medium sensitivity for 'medium' (5-10ha), 'small' (1-5ha) and 'very small' (<1ha) scale solar PV development.

Health and Safety related constraints: Electric overhead lines (132kV) through eastern part of the site (N-S). 11KV electric overhead lines also run through the site and a National Transmission line runs just outside the site boundary to the NW. Falling distance of turbines (height + 10%).

Soils and contamination: A proportion of the site to the West has an Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1996 published in February 2016 by Natural England. This identified for this portion of the site to have 18.8ha of Grade 3a ALC with the remainder of the site to be Grade 3b or 'Other' ALC. For the remainder and majority of the site area to the East the DEFRA 2020 Provisional Land Classification Grade identifies the remaining area to be Grade 3 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (1% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (slope percentage varies between 2.6% in the N and 4% in the E and S of the site).

Potential Constraints to Delivery: Natural Environment. Heritage and Archaeology. Potential landscape impact. Flood Risk, Water Quality and Drainage. Grade 3a ALC. Falling distance of turbines (height + 10%). Electric overhead lines within site (132KV and 11KV) and National Transmission Line just outside the NW boundary of the site. Covenants.

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

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

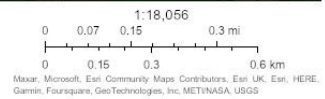
Settlement: Cullompton
Site Reference and Name: E/CU/27 Aller House Farm
Customer Reference Number: gz13rdx

E/CU/27



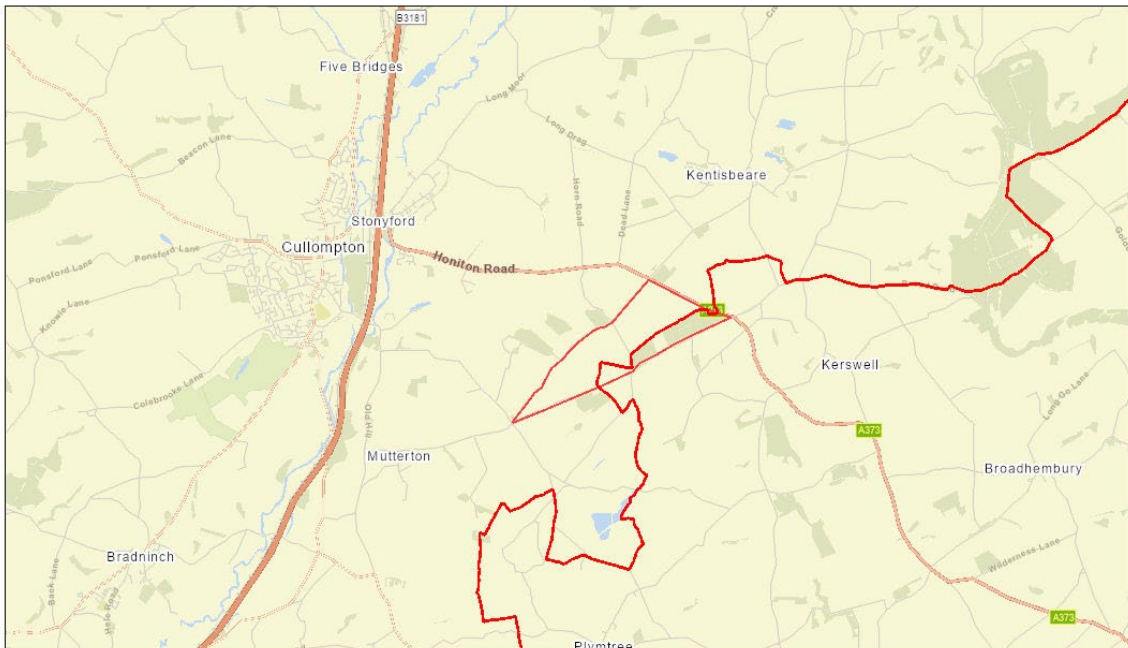
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- District Boundary
- Call For Sites Layer



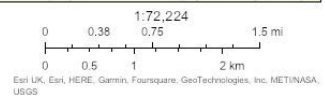
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E/CU/27



13/12/2022, 08:47:02

- District Boundary
- Call For Sites Layer



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Parish: Cullompton

Site submitted for: E/CU/27a Homes for sale, affordable homes, custom and self-build homes; E/CU/27b Mixed use; E/CU/27c Habitat creation / enhancement; E/CU/27d Renewable energy

Site description: Greenfield. The site is to the SE of Cullompton, on the east side of M5. S and SE part of the site (28.4 ha) is in East Devon District. The majority of the site is within another submission, E/CU/01 and in the N it borders E/CU/26. As the site is a significantly different scale to E/CU/01 and includes some areas of land outside of E/CU/01 an assessment is provided. The area outside of Mid Devon District has been excluded from the HELAA calculation for yields. The site comprises of mostly agricultural fields and pastures, but there are houses and businesses on site. The site is enclosed by 3 roads (Honiton Road, Road from Five Cross Way to Aller Cross and Road from Five Cross Ways past Blackpark Wood) and a road heading southeast from Aller Cross goes through the site. The site is gently undulating, being nearly level in the W and in the E very gently sloping down E-W. There are two Nature Areas and legally protected species (otters) within the site. Japanese knotweed is along the northern boundary. An electric overhead line (132kV) runs through the SW of the site, 11KV electric overhead lines also run through the site. Site in multiple land ownership. The HELAA Panel concluded that this site may be considered achievable if considered in conjunction with other sites in the area. The site may also be considered for habitat creation/enhancement and renewable energy.

E/CU/27a Homes for sale, affordable homes, custom and self-build homes

Site Area: Whole 90.9ha | Gross 90.9ha | Net 54.54ha

Max Yield: 2727

Min Yield: 1909

HELAA Assessed Yield: 2318 (mid-point yield) 2318

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: The site is enclosed by 3 roads (A373 Honiton Road, Road from Five Cross Way to Aller Cross and Road from Five Cross Ways past Blackpark Wood) and a road that bisects the site (heading southeast from Aller Cross). Devon County Council Highways identify the site to be accessed from A373. They further comment that a site of this scale would require a full transport assessment and master planning exercise. One PRoW in the E of the site and one starting in the S leading further S. Closest bus stop is approx. 1km S in Dulford. Closest train station Tiverton parkway, approx. 7.5km N. Nearest shops and other facilities are more than 3km W, in Cullompton. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the

context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otter) are on site and several (bats, butterflies, great crested newt) just outside of the site. Japanese knotweed is along the northern boundary in two places. There are two Nature Areas within the site and several Core Nature Areas/Priority Habitats just outside of the site in SW, S, N, NE and E. Natural England identify Deciduous Woodland habitat within the site but have no specific comments to make at this stage. Devon County Council ecology specialists identify the site to be a series of arable and grassland fields with hedgerow network, standard trees, and a block of woodland in the north of the site. There are ditches / small watercourses and ponds / standing water on-site, as well as a range of buildings/ outbuildings. Adjacent to all site boundaries are areas of Priority Habitat (deciduous broadleaved woodland and traditional orchard). A site assessment is needed prior to development to confirm if any Priority Habitat is present, whether there is any botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. Hazel dormice are likely in hedgerows and woodland, and riparian species which are associated with watercourses / ditches on site as well. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, cat predation, dogs, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees. Required are protection measures for areas of Priority Habitat and watercourses/ditches, and Pollution Control Mitigation Measures. Priority Habitat will require significant buffering which may have an impact on developable area. Protecting and enhancing watercourses, woodland, hedges, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability. Drain / small watercourse running NE-SW. Risk of flooding from surface water is low, running across the site, from NE-SW (approx. 1.3ha). 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: Grade II listed building in the W of the site, several grade II listed buildings just outside of the northern border. Devon County Council archaeology specialists identify Bronze Age burial mounds and potential for further prehistoric, Roman and medieval archaeology. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers identify listed building to the N and one within the site to the W end. There is potential for development, but further analysis is required with regard to setting and development may need careful consideration

of form, height, lighting and external materials of any proposals here. Consideration should also be given to long views from the Blackdown Hills National Landscape.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The area is gently undulating, open landscape that can accommodate development without any major change to the topographic character. Field boundary loss is high and there are suspension towers for electric overhead lines on site. However, given the scale of the site, there might be variations in topography. There is Woodland Nature Area within the site and several Nature Areas adjoining the site as well. Additionally, currently the site has a limited relationship to any settlement. Medium-high sensitivity to housing development but further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: Electric overhead lines (132kV) through western part of the site. 11KV electric overhead lines also run through the site. May lead to increased traffic levels in an AQMA.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site is nearly level (0.9% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (2% slope percentage) down E-W. Site is gently undulating.

Open Space and Recreation: No open space, recreational areas or other amenities in close proximity to the site.

Potential Constraints to Delivery: Access and transport impacts. Natural Environment. Heritage and Archaeology. Education infrastructure. Possible landscape impact. Water Quality and Drainage. Possible Grade 3a ALC site. 132KV and 11KV electric overhead lines run through the site. May lead to increased traffic levels in an AQMA. Multiple land ownership.

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

Build out rate: Based on HELAA market conditions model 17 years. Year 11 start because the site is not available until year 11-15 as identified by promoter.

Yield	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
Min	25	150	150	150	150	150	150	150	150
Max	25	150	150	150	150	150	150	150	150
HELAA	25	150	150	150	150	150	150	150	150

Yield	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Min	150	150	150	150	84	-	-	-	-
Max	150	150	150	150	150	150	150	150	150
HELAA	150	150	150	150	150	150	150	44	-

Yield	Year 29	Year 30
Min	-	-
Max	150	2
HELAA	-	-

E/CU/27b Mixed use**Site Area:** Whole 90.9ha | Gross 90.9ha | Net 22.73-72.72ha**Max Yield:** 727,200 sqm**Min Yield:** 227,250 sqm**HELAA Assessed Yield:** 227,250-727,200 sqm**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: The site is enclosed by 3 roads (A373 Honiton Road, Road from Five Cross Way to Aller Cross and Road from Five Cross Ways past Blackpark Wood) and a road that bisects the site (heading southeast from Aller Cross). Devon County Council Highways identify the site to be accessed from A373. They further comment that a site of this scale would require a full transport assessment and master planning exercise. One PRoW in the E of the site and one starting in the S leading further S. Closest bus stop is approx. 1km S in Dulford. Closest train station Tiverton parkway, approx. 7.5km N. Nearest shops and other facilities are more than 3km W, in Cullompton. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otters) are on site and several (bats, butterflies, great crested newt) just outside of the site. Japanese knotweed is along the northern boundary in two places. There are two Nature Areas within the site and several Core Nature Areas/Priority Habitats just outside of the site in SW, S, N, NE and E. Natural England identify Deciduous Woodland habitat within the site but have no specific comments to make at this stage. Devon County Council ecology specialists identify the site to be a series of arable and grassland fields with hedgerow network, standard trees, and a block of woodland in the north of the site. There are ditches / small watercourses and ponds / standing water on-site, as well as a range of buildings/ outbuildings. Adjacent to all site boundaries are areas of Priority Habitat (deciduous broadleaved woodland and traditional orchard). A site assessment is needed prior to development to confirm if any Priority Habitat is present, whether there is any botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. Hazel dormice are likely in hedgerows and woodland, and riparian species which are associated with watercourses / ditches on site as well. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and

structures (buildings/outbuildings) may be used as bat roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees. Required are protection measures for areas of Priority Habitat and watercourses/ditches, and Pollution Control Mitigation Measures. Priority Habitat will require significant buffering which may have an impact on developable area. Protecting and enhancing watercourses, woodland, hedges, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability. Drain / small watercourse running NE-SW. Risk of flooding from surface water is low, running across the site, from NE-SW (approx. 1.3ha). 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: Grade II listed building in the W of the site, several grade II listed buildings just outside of the northern border. Devon County Council archaeology specialists identify Bronze Age burial mounds and potential for further prehistoric, Roman and medieval archaeology. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers identify listed building to the N and one within the site to the W end. There is potential for development, but further analysis is required with regard to setting and development may need careful consideration of form, height, lighting and external materials of any proposals here. Consideration should also be given to long views from the Blackdown Hills National Landscape.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. The area is gently undulating, open landscape that can accommodate development without any major change to the topographic character. Field boundary loss is high and there are suspension towers for electric overhead lines on site. However, given the scale of the site, there might be variations in topography. There is Woodland Nature Area within the site and several Nature Areas adjoining the site as well. Additionally, currently the site has a limited relationship to any settlement. Medium-high sensitivity to employment development but further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: Electric overhead lines (132kV) through western part of the site. 11KV electric overhead lines also run through the site. May lead to increased traffic levels in an AQMA.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (0.9% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (2% slope percentage) down E-W. Site is gently undulating.

Economic Development: MDDC economic specialists comment that commercial development depends on the strategic placing of commercial sites for the whole garden village and is therefore dependant on the Culm Garden Village masterplan and Employment and Skills Strategy.

Potential Constraints to Delivery: Access and transport impacts. Natural Environment. Heritage and Archaeology. Possible landscape impact. Economic Development comments. Water Quality and Drainage. Possible Grade 3a ALC site. 132KV and 11KV electric overhead lines run through the site. May lead to increased traffic levels in an AQMA. Multiple land ownership.

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

Build out rate: 1-5 years for commercial. For the purposes of this report 'mixed use' is considered as commercial.

E/CU/27c Habitat creation / enhancement**Site Area:** Whole 90.9ha | Gross 90.9ha | Net 90.9ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None.**Stage B****Land Status:** Greenfield agricultural land.**Access:** The site is enclosed by 3 roads (A373 Honiton Road, Road from Five Cross Way to Aller Cross and Road from Five Cross Ways past Blackpark Wood) and a road that bisects the site (heading southeast from Aller Cross). Devon County Council Highways identify the site to be accessed from A373.**Natural Environment:** The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otters) are on site and several (bats, butterflies, great crested newt) just outside of the site. Japanese knotweed is along the northern boundary in two places. There are two Nature Areas within the site and several Core Nature Areas/Priority Habitats just outside of the site in SW, S, N, NE and E. Natural England identify Deciduous Woodland habitat within the site but have no specific comments to make at this stage. Devon County Council ecology specialists identify the site to be of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). The site is a series of arable and grassland fields with hedgerow network, standard trees, and a block of woodland in the north of the site. There are ditches / small watercourses and ponds / standing water on-site, as well as a range of buildings/ outbuildings. Adjacent to all site boundaries are areas of Priority Habitat (deciduous broadleaved woodland and traditional orchard). A site assessment is needed to confirm if any Priority Habitat is present, whether there is any botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. Hazel dormice are likely in hedgerows and woodland, and riparian species which are associated with watercourses / ditches. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. The site could provide improved access to nature for the community due to its location. Multi-functional SuDs, allotments. Site assessment and discussion with the community would be needed to identify appropriate habitats e.g. woodland / wet woodland/ orchard / meadow.**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. Drain / small watercourse running NE-SW. Risk of flooding from surface water is low, running across the site, from NE-SW (approx. 1.3ha).**Heritage and Archaeology:** Grade II listed building in the W of the site, several grade II listed buildings just outside of the northern border. Devon County Council archaeology specialists identify

Bronze Age burial mounds and potential for further prehistoric, Roman and medieval archaeology. Potential mitigation will require a staged programme of assessment and evaluation to inform programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management. MDDC Conservation Officers have no objections in principle.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (0.9% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (2% slope percentage) down E-W. Site is gently undulating.

Potential Constraints to Delivery: Drain / small watercourse on site. Archaeology. Possible Grade 3a ALC site. Multiple land ownership.

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

Build out rate: 1-5 years.

E/CU/27d Renewable energy**Site Area:** Whole 90.9ha | Gross 90.9ha | Net 90.9ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: The site is enclosed by 3 roads (A373 Honiton Road, Road from Five Cross Way to Aller Cross and Road from Five Cross Ways past Blackpark Wood) and a road that bisects the site (heading southeast from Aller Cross). Devon County Council Highways identify the site to be accessed from A373. 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. Beavers are present in catchment. Legally protected species (otters) are on site and several (bats, butterflies, great crested newt) just outside of the site. Japanese knotweed is along the northern boundary in two places. There are two Nature Areas within the site and several Core Nature Areas/Priority Habitats just outside of the site in SW, S, N, NE and E. Natural England identify Deciduous Woodland habitat within the site but have no specific comments to make at this stage. Devon County Council ecology specialists identify the site to be a series of arable and grassland fields with hedgerow network, standard trees, and a block of woodland in the north of the site. There are ditches / small watercourses and ponds / standing water on-site, as well as a range of buildings/ outbuildings. Adjacent to all site boundaries are areas of Priority Habitat (deciduous broadleaved woodland and traditional orchard). A site assessment is needed prior to development to confirm if any Priority Habitat is present, whether there is any botanical interest of grassland, and presence of any standard veteran trees. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (including barn owl and farmland and ground nesting birds), hedgehogs and invertebrates. Hazel dormice are likely in hedgerows and woodland, and riparian species which are associated with watercourses / ditches. Bats are likely to use hedges, trees, watercourses and woodland for foraging and commuting, and trees and structures (buildings/outbuildings) may be used as bat roosts. Impact of development on site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise, etc). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins and trees. Required are protection measures for areas of Priority Habitat and watercourses/ditches, and Pollution Control Mitigation Measures. Priority Habitat will require significant buffering which may have an impact on developable area. Potential for enhancement on site if the grassland is species rich / other habitats can be created / improved management introduced. Protecting and enhancing watercourses, woodland, hedges, trees and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability. Drain / small watercourse running NE-SW. Risk of flooding from surface water is low, running across the site, from NE-SW (approx. 1.3ha). 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: Grade II listed building in the W of the site, several grade II listed buildings just outside of the northern border. Devon County Council archaeology specialists identify Bronze Age burial mounds and potential for further prehistoric, Roman and medieval archaeology. Potential mitigation will require a staged programme of assessment and evaluation to inform masterplanning and programmes of mitigation. Mitigation may include access to and interpretation of heritage and historic landscapes, and enhancement of the setting of heritage assets, as well as understanding and incorporating heritage assets/historic landscape into green space, green infrastructure, water management and broader landscaping. MDDC Conservation Officers have no objection to solar power in principle provided due regard is given to the setting of the listed buildings. Wind power will need further consideration. Consideration should also be given to long views from the Blackdown Hills National Landscape.

Landscape: The site is within the Lowland plains landscape character type. The Devon landscape character area is Clyst Lowland Farmlands. Lowland plains landscape character type has medium-large scale rolling landform. There are modern field patterns and presence of existing modern development and infrastructure may indicate a lower sensitivity to the principle of wind energy development. The presence of frequent human scale features and varied land cover, including mixed agriculture, areas of Culm Grassland, traditional orchards and historic smaller-scale field patterns increases sensitivity. The special qualities noted for the landscape, particularly its strong patchwork agricultural character and historic vistas relating to the area's parkland estates heighten its level of sensitivity. This landscape character type is likely to be highly sensitive to 'large' and 'very large' turbines (76-150m). For small to medium scale turbines (26-75m) it is likely to have a medium sensitivity and for those turbines that are categorised as very small (15-25m) there is likely to be a low-medium sensitivity. This landscape character type is also likely to be highly sensitive to any clusters of turbines greater than 5. The landscape would be highly sensitive to 'very large' (>15ha) solar PV development, would have medium-high sensitivity to 'large' (10-15ha) and medium sensitivity for 'medium' (5-10ha), 'small' (1-5ha) and 'very small' (<1ha) scale solar PV development.

Health and Safety related constraints: Electric overhead lines (132kV) through western part of the site. 11KV electric overhead lines also run through the site. Falling distance of turbines (height + 10%).

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (0.9% slope percentage) in the western part. Eastern part of the site is on a very gentle slope (2% slope percentage) down E-W. Site is gently undulating.

Potential Constraints to Delivery: Natural Environment. Heritage and Archaeology. Possible landscape impact. Water Quality and Drainage. Possible Grade 3a ALC site. Falling distance of turbines (height + 10%). 132KV and 11KV electric overhead lines run through the site. Multiple land ownership.

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

Build out rate: 1-5 years.

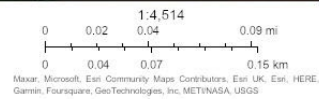
Settlement: Cullompton
Site Reference and Name: E/CU/28 Honiton Road
Customer Reference Number: bn13k1i

E/CU/28



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- District Boundary
- Call For Sites Layer



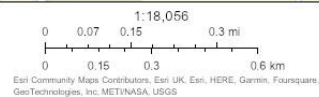
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Parish: Cullompton

Site submitted for: E/CU/28a Homes for sale, affordable homes, homes for private rent, homes for older people; E/CU/28b Residential institution, office, industrial / warehouse, retail, hotel.

Site Area: Whole 5.74ha

Site description: Greenfield. An agricultural field enclosed by hedges and trees on a nearly level/very gentle slope (2% slope percentage). Flood Zone 3 (0.1ha) is along the E boundary. The site is within the Great Crested Newt Consultation Zone. A National Transmission Line and 11KV electric overhead line crosses the site. The site lies to the east of Cullompton and M5, along Honiton Road within the settlement boundary. This site is allocated in current local plan as mixed use allocation (CU7-CU12). E/CU/01 borders the site in the N and E. Site may also be subject to covenants. This may need to be investigated further. The site has one landowner. As the entire site falls within an existing mixed use allocation (CU7-CU12) there is no need to further assess the site as part of the HELAA. The site has been found to be available, suitable and achievable for housing and commercial development as part of the existing allocation.

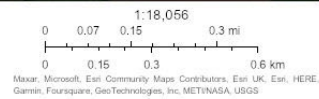
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E/CU/29



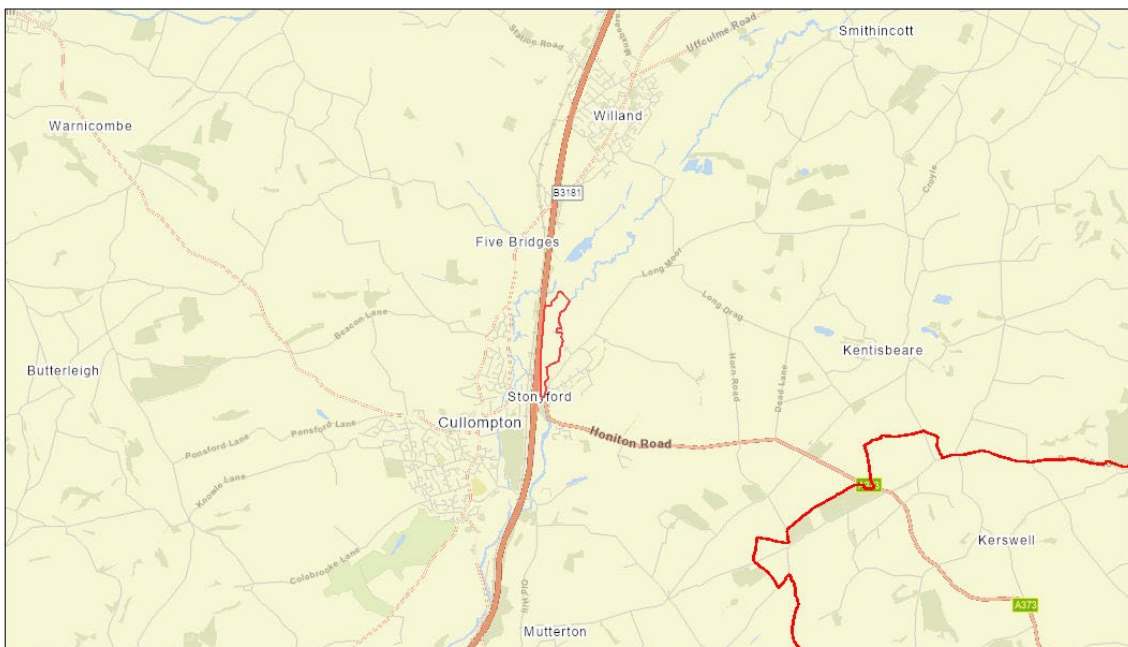
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- Call For Sites Layer



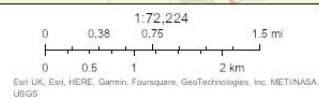
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Parish: Cullompton

Site Area: Whole 17.76ha | Gross 17.76ha | Net 4.44ha-14.21ha

Site submitted for: Office, industrial / warehouse, mixed use

Max Yield: 142,080 sqm

Min Yield: 44,400 sqm

HELAA Assessed Yield: 44,400-132,080 sqm

Site description: Greenfield. The site is in the NE of Cullompton. The M5 forms the western and River Culm the eastern boundary. Kings Mill Industrial Estate adjoins the site in the SE. There are trees around the boundary and some are scattered around the site. It is nearly flat, agricultural land with a working farm and other businesses on site. The entire site is within Flood Zone 3. The site is within the Great Crested Newt Consultation Zone and has legally protected species on site. Three Grade II listed buildings less than 50 m SE of the site. Submitted site E/CU/01 and existing allocation CU18 borders the site to the E. Site may also be subject to covenants. This may need to be investigated further. This site has one landowner. The HELAA panel agreed that the flood risk would limit viability and therefore deliverability but agreed that the site could be achievable for employment use provided the constraints of the site can be overcome.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 17.76ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B

Land Status: Greenfield.

Access: The site can be accessed off King's Mill Road. Devon County Council (DCC) Highways identify the access via narrow lanes with no footway and streetlights and amongst existing employment areas, and further comment that a site of this scale would require a full transport assessment and master planning exercise. No PRoWs on site, closest in the S, just across King's Mill Road. The closest bus stop approx. 400m W or S. Closest train station Tiverton parkway, approx. 5.5km N. Nearest shops and other facilities are <900m N. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otter) are on site. The majority of the site falls within a grassland Core Nature Area / Priority Habitat. Devon County Council ecology specialists identify the site as grassland with hedgerows along sections of the boundaries and a central hedge. There are scattered individual trees and tree lines along the riparian corridor, comprising a main river, on the eastern boundary. Most of the site is Priority Habitat (Coastal and Floodplain Grazing Marsh). A site assessment is recommended to confirm extent of Priority Habitat. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds, hedgehogs and invertebrates and riparian species in association with the river. Bats are likely to use hedges, trees and river for foraging and commuting, and trees and structures may be used as bat roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and noise. Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes retention and buffering of Priority Habitat, which is likely to limit the developable area. The main river will require a min. 20 metre buffer which will further limit the developable area. Required are also Pollution Control Mitigation Measures. Additionally, protecting and enhancing watercourse, hedges and trees, and protecting and enhancing dark corridors for bats and dormice etc. Biodiversity net gain requirements are unlikely to be met on-site.

Flood Risk, Water Quality and Drainage: The entire site is within Flood Zone 3 with the site adjacent the River Culm. Medium-high groundwater vulnerability. Risk of flooding from surface water is mostly low around the Venn Farm itself, centre of the site (approx. 1ha). 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 and may not be possible given the whole site is in FZ3. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. 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: Three Grade II listed buildings less than 50 metres SE of the site. Devon County Council archaeology specialists identify historic water meadows in floodplain. The site is adjacent to a site of medieval mills. Potential mitigation will require pre-determination assessment and evaluation. A value of historic water management features for habitat and water management needs to be assessed. MDDC Conservation officer identify the site to abut three listed buildings, one of which is a bridge in the far south. There are associated buildings which are likely to be non-designated heritage assets. There is potential to develop the site, but any access should not be close to the bridge or listed buildings, with any development clear of the setting of the buildings. There is potential to improve the setting of the mill grouping of heritage assets.

Landscape: The site is within the Sparsely settled farmed valley floors landscape character type. The Devon landscape character area is Culm Valley Lowlands. Overall sensitivity to employment development is medium. The site forms a narrow wedge of countryside between the M5 and the Kings Mill industrial estate with no public access. Part has been developed around Venn Farm. It's flat or gently undulating landform could accommodate development without any major change to the topographic character although this sparsely settled farmed valley floor may not have been previously developed due to its location in the River Culm floodplain. The river and associated

riparian trees form the eastern boundary and provide a distinctive landscape feature, together with scattered in-field trees in the southern part that may be ancient and worthy of protection. The site currently bears limited relationship to any existing residential area although is well related to the Kingsmill Industrial estate, making the site less susceptible to change to employment use.

Health and Safety related constraints: Next to M5 and close to railway track, potential noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 2.8ha of the site to be Grade 3a ALC to the East of the site with the remainder of the site Grade 3b, 4 or classed as 'Other' ALC. Contaminated land outside of eastern boundary. Site does not fall within a MCA, MSA or WCZ.

Topography: The site is level (0.2% slope percentage).

Economic Development: MDDC economic specialists note that the site may be suitable for further commercial development dependant on flood risk.

Potential Constraints to Delivery: Access and transport impacts. Natural Environment. Heritage and Archaeology. Potential landscape impact. Flood Risk, Water Quality and Drainage. Grade 3a ALC. Adjacent contaminated land. Proximity to M5 and railway track. 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: 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: Cullompton

Site Reference and Name: E/CU/30 Land on the South Western Edge of Cullompton, Colebrooke Lane

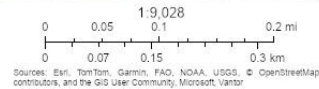
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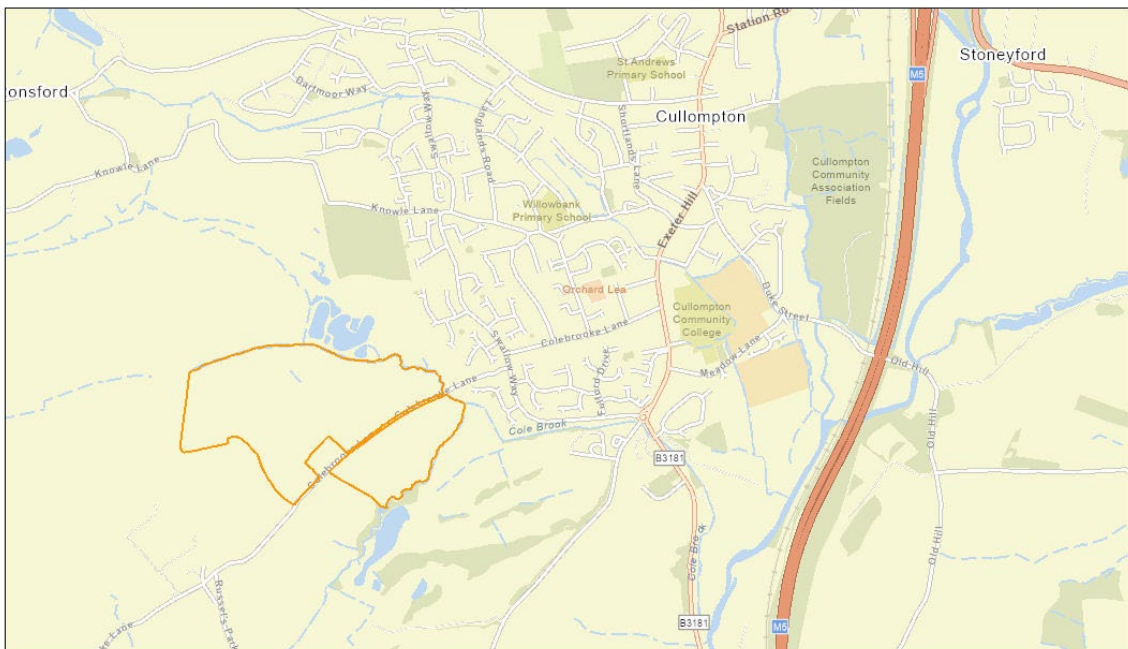
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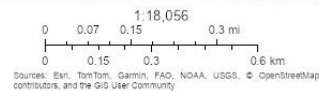
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Parish: Cullompton

Site submitted for: E/CU/30a Homes for sale, affordable homes, custom and self-build homes
E/CU/30b Mixed use

Site description: Greenfield. The site lies to the SW of Cullompton, touching the settlement boundary in the north east and lies on a very gentle slope (3.3% slope percentage). The site is bisected by Colebrooke Lane. Both parts of the site comprise of two fields. The two fields N of Colebrooke Lane are separated by a low hedgerow with a few hedgerow trees. Watercourse lined with trees forms northern boundary, separating the site from a fishing lake. SE boundary of the field S of Colebrooke Lane runs along Cole Brook and is lined with trees. The site is just outside of the floodplain (FZ2/3) in the NE but within floodplain (FZ3) along Cole Brook. The Eastern portion of the site is within Cullompton Critical drainage area. Western boundary is bordered by open countryside. The site is within Great Crested Newt Conservation Zone. E/CU/22 borders the site in E And E/CU/16 borders the site to the North. The site has one landowner. In the latest update from the promoter a broader area is promoted which includes the original submission but also extends the area available further NW. The landowners also submitted sites on the either side of Cole Brook separately, E/CU/20 and E/CU/21, however given that those sites fall entirely within W/CU/30 those assessments are considered within this assessment for E/CU/30. The HELAA panel suggested that the site was achievable for both housing and mixed use. With regard to housing they suggested a reduced yield of approx. 200 dwellings taking into account the range of constraints of the site. With regard to mixed use, this was considered in the context that the site could offer scope for specialist accommodation for older persons.

E/CU/30a Homes for sale, affordable homes, custom and self-build homes

Site Area: Whole 23.8ha | Gross 23.4ha | Net 14.04ha

Max Yield: 491

Min Yield: 281

Promoter Yield: 350

HELAA Assessed Yield: 200

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.4ha

Stage B

Land Status: Greenfield.

Access: The site is bordered by Colebrooke Lane. Comments from Devon County Council Highways identify that the Colebrooke Lane would need to be widened to accommodate 2 vehicles passing

and a footway connection to Swallow Way. They further comment that a site of this scale would require a full transport assessment and master planning exercise. The promoter identifies that two access points are available via Colebrooke Lane and Elizabeth Road and the roundabout access via Colebrooke Lane has been subject to agreement with Devon County Council. No PRoWs on site, closest 275m metres W. The closest bus stop is approx. 200 metres E. Closest train station Tiverton parkway, approx. 8km N. Nearest shops and other facilities are approx. 1km NE. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the Great Crested Newt Consultation Zone and beavers are present in catchment. Legally protected species are outside the site boundary to the SW and E, approx. 80m (bats, moths, frogs, hedgehogs, birds). Devon County Council ecology specialists identify the site as grassland fields with hedgerow boundaries featuring standard trees. A watercourse forms northern boundary and is tree lined. Tree lined main river forms the south-east boundary. A site assessment is needed prior to development to confirm botanical interest of grassland. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. There are also possible riparian species in association with the watercourses e.g., otter. Bats are likely to use hedges and trees for commuting, and use trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise, cat predation, dogs etc.). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, and trees. The main river corridor will require a min. 20 metre buffer and smaller watercourse likely to require a min. 10 metre buffer which is likely to limit the developable area. Pollution prevention measures are needed to protect rivers. Protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Cole Brook runs along the Southern boundary of the southern portion of the site. There is also a small watercourse that runs along the Eastern boundary of the both portions of the site. There is 0.4ha in FZ3 along the southern boundary, with very small areas of FZ2 identified adjoining parts of the area of FZ3. The remainder of the site is FZ1. High groundwater vulnerability. The Eastern portion of the site is within Cullompton Critical Drainage Area. Risk of flooding from surface water can be found along the Northern and Southern boundaries as well as close to Colebrooke Lane. The 2014 SFRA identifies that there is potential for fluvial flood risk from the overtopping of the Cole Brook and its tributaries. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology, including palaeoenvironmental evidence, based on finds from wider area. Potential mitigation will require pre-determination assessment and evaluation. MDDC Conservation Officers commented that they have no objections.

Education Infrastructure: Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lower rolling farmed and settled valley slopes landscape character type in the SW, and Sparsely settled farmed valley floors in the NW, N, E, and SE and a very small section within the Upper farmed and wooded valley slopes to the East. The Devon landscape character area is Culm Valley Lowlands and the National Character area is the Devon Redlands. The site has medium sensitivity to housing development as it is in countryside that may be locally valued for its intrinsic rural character, beauty, and tranquillity as experienced from Colebrook Lane. The site's north-eastern, eastern, and southern edges are of med-high sensitivity to change in topography and land cover due to the presence of Cole Brook and associated riparian vegetation. This feature, together with boundary hedgerows and hedgerow trees provide locally distinctive landscape features and wildlife links likely to require protection, reducing the developable area. These features could provide a sense of place to a new residential development. The distinctive rural character of Colebrook Lane is sensitive to change and could be eroded through any necessary widening

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. M5 and railway track approx. 1km E possible noise and pollution.

Soils and contamination: The Eastern portion of the site benefits from a Agricultural Land Classification detailed Post 1988 ALC survey which was undertaken in 1996 and published in February 2016 by Natural England which identified the Eastern portion of the site to be Grade 3a (8.8ha), the SW portion of the site to be Grade 2 (7.4ha). The remainder of the site is covered by the DEFRA 2020 Provisional Land Classification which identifies the remainder of the Western portion to also be Grade 2 (6.1ha) a small portion to the north of the site to be Grade 1 (1.4ha) and a very small section to the centre of the northern portion of the site to be Grade 3 (0.1ha). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Very gentle slope (4% slope percentage) down W-E.

Open Space and Recreation: Areas of open space and recreation (<1.5km N). Play area (<400m E). Allotments (<1.5km N). Cemetery (<1.5km N). to include approximately 12.31ha of open space.

Potential Constraints to Delivery: Access. Natural Environment. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Grade1, 2 and Grade 3a ALC on site. May

lead to increased traffic levels in an AQMA. M5 and railway track approx. 1km E possible noise and pollution.

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

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

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

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	50	6	-	-	-
Max	50	50	50	50	50
Promoter	50	50	25	-	-
HELAA	-	-	-	-	-

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

E/CU/30b Mixed use**Site Area:** Whole 23.8ha | Gross 23.8ha | Net 14.28ha**HELAA Assessed Yield:** Max 142,800 sqm**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.4ha**Stage B****Land Status:** Greenfield.

Access: The site is bordered by Colebrooke Lane. Comments from Devon County Council Highways identify that the Colebrooke Lane would need to be widened to accommodate 2 vehicles passing and a footway connection to Swallow Way. They further comment that a site of this scale would require a full transport assessment and master planning exercise. The promoter identifies that two access points are available via Colebrooke Lane and Elizabeth Road and the roundabout access via Colebrooke Lane has been subject to agreement with Devon County Council. No PROWs on site, closest 275m metres W. The closest bus stop is approx. 200 metres E. Closest train station Tiverton parkway, approx. 8km N. Nearest shops and other facilities are approx. 1km NE. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the Great Crested Newt Consultation Zone and beavers are present in catchment. Legally protected species are outside the site boundary to the SW and E, approx. 80m (bats, moths, frogs, hedgehogs, birds). Devon County Council ecology specialists identify the site as grassland fields with hedgerow boundaries featuring standard trees. A watercourse forms northern boundary and is tree lined. Tree lined main river forms the south-east boundary. A site assessment is needed prior to development to confirm botanical interest of grassland. The site is likely to support a range of protected and priority species including reptiles and amphibians, breeding birds (possibly barn owl and farmland birds), dormice, badgers, hedgehogs and invertebrates. There are also possible riparian species in association with the watercourses e.g., otter. Bats are likely to use hedges and trees for commuting, and use trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (lighting, noise etc.). Site is of high strategic ecological importance (unless the habitat is shown to be of lower ecological value following a site visit). Mitigation suggested includes protecting and enhancing hedges, margins, and trees. The main river corridor will require a min. 20 metre buffer and smaller watercourse likely to require a min. 10 metre buffer which is likely to limit the developable area. Pollution prevention measures are needed to protect rivers. Protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Cole Brook runs along the Southern boundary of the southern portion of the site. There is also a small watercourse that runs along the Eastern boundary of the both portions of the site. There is 0.4ha in FZ3 along the southern boundary, with very small areas of FZ2 identified adjoining parts of the area of FZ3. The remainder of the site is FZ1. High groundwater vulnerability. The Eastern portion of the site is within Cullompton Critical Drainage Area. Risk of flooding from surface water can be found along the Northern and Southern boundaries as well as close to Colebrooke Lane. The 2014 SFRA identifies that there is potential for fluvial flood risk from the overtopping of the Cole Brook and its tributaries. A new SFRA will be developed alongside the new Local Plan. Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. 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. There is a need for surface water to be managed to a higher standard than normal, to ensure any new development will contribute to a reduction in flood risks in line with NPPF. 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: Devon County Council archaeology specialists identify potential for prehistoric and Roman archaeology, including palaeoenvironmental evidence, based on finds from wider area. Potential mitigation will require pre-determination assessment and evaluation. MDCC Conservation Officers commented that they have no objections.

Landscape: The site is within the Lower rolling farmed and settled valley slopes landscape character type in the SW, and Sparsely settled farmed valley floors in the NW, N, E, and SE and a very small section within the Upper farmed and wooded valley slopes to the East. The Devon landscape character area is Culm Valley Lowlands and the National Character area is the Devon Redlands. The site has medium sensitivity to commercial development as it is in countryside that may be locally valued for its intrinsic rural character, beauty, and tranquillity as experienced from Colebrook Lane. The site's north-eastern, eastern, and southern edges are of med-high sensitivity to change in topography and land cover due to the presence of Cole Brook and associated riparian vegetation. This feature, together with boundary hedgerows and hedgerow trees provide locally distinctive landscape features and wildlife links likely to require protection, reducing the developable area. Sensitivity to employment use could be lower around Heron's Farm where larger buildings could relate to large modern agricultural sheds. The distinctive rural character of Colebrook Lane is sensitive to change and could be eroded through any necessary widening

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. M5 and railway track approx. 1km E possible noise and pollution.

Soils and contamination: The Eastern portion of the site benefits from a Agricultural Land Classification detailed Post 1988 ALC survey which was undertaken in 1996 and published in February 2016 by Natural England which identified the Eastern portion of the site to be Grade 3a (8.8ha), the SW portion of the site to be Grade 2 (7.4ha). The remainder of the site is covered by the DEFRA 2020 Provisional Land Classification which identifies the remainder of the Western portion to also be Grade 2 (6.1ha) a small portion to the north of the site to be Grade 1 (1.4ha) and a very small

section to the centre of the northern portion of the site to be Grade 3 (0.1ha). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (4% slope percentage) down W-E.

Economic Development: MDDC economic specialists identify the site as not suitable for commercial development because it is too far from J28 motorway junction and motorway traffic would need to travel through Cullompton town. However, with regard to mixed use, the HELAA Panel considered the site could be achievable in the context that the site could offer scope for specialist accommodation for older persons.

Potential Constraints to Delivery: Access. Natural Environment. Potential landscape impact. Flood Risk, Water Quality and Drainage. Grade1, 2 and Grade 3a ALC on site. May lead to increased traffic levels in an AQMA. M5 and railway track approx. 1km E possible noise and pollution.

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 1-5 years as the promoter has identified the site is available within 5 years.

Settlement: Cullompton

Site Reference and Name: E/CU/31 Land North of A373, East of Dead Lane

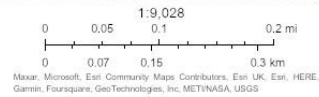
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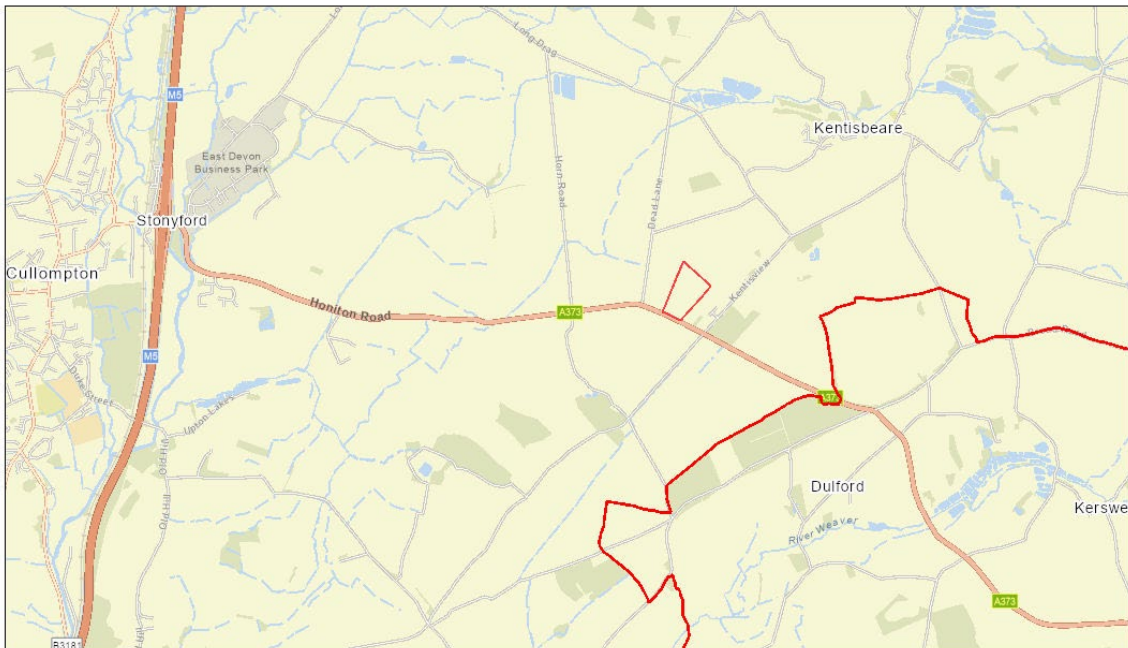
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- District Boundary
- Call For Sites Layer



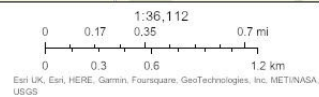
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- District Boundary
- Call For Sites Layer



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Parish: Kentisbeare

Site Area: Whole 4.45ha | Gross 4.45ha | Net 1.78ha

Site submitted for: Industrial / warehouse

Yield: 17,800 sqm

HELAA Assessed Yield: 17,800 sqm

Site description: Gently sloping arable greenfield, rising to the E. The site lies to the E of Cullompton, on the northern side of the A373. Set amidst farmland, the site borders an existing employment development to the E. The site is enclosed by hedges interspersed with mature hedgerow trees. Water courses run along the S and part of the NW boundary. The site is within the Great Crested Newt Consultation Zone. The site is located in view of the Blackdown Hills National Landscape, 2.4km to the E. A group of Grade II listed buildings are located <240 metres E. The whole site falls within another submitted site E/CU/01, however given the site was submitted independently and the significant difference in scale and therefore impacts, a separate assessment has been provided for this site here. The site may also be subject to covenants. This may be need to be investigated further. This site has one landowner. The HELAA Panel considered the site may be achievable if the site was considered in conjunction with other sites in the area.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.02ha (Flood Maps show FZ3. For the purposes of commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B

Land Status: Greenfield.

Access: Existing access to the A373 is via an existing farm gate in the SE corner of the site. The promoter states that engineers have confirmed that a suitable visibility splay is achievable along the A373. DCC Highways advise that the site is accessed off an A Classified Road with no footway. A site of this scale would require a full transport assessment and master planning exercise. No PROWs on site. The closest bus stop is approx. 3km W. The nearest train station is Tiverton Parkway, approx. 6.6km N. The nearest shops and other facilities are in Cullompton (approx. 3.3km W). Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site is arable grassland bordered by hedges which are interspersed with mature hedgerow trees. Water courses run along the southern boundary and part of the NW one. Legally protected species are outside the site boundary to the SW (approx. 500m) and NE (approx. 300m) (bats, moth). A site assessment is needed prior to development to confirm botanical interest of grassland. There are also possible riparian species in association with the watercourses e.g., otter. Bats are likely to use hedges and trees for commuting, and use trees as roosts. Impact of development on the site is likely to include direct loss / degradation of habitat. Also possible impact from lighting and other urban impacts (noise etc.). Mitigation suggested includes protecting and enhancing hedges, margins, and trees. Pollution prevention measures may be needed to protect watercourses. Protecting and enhancing hedges and dark corridors for bats and dormice etc. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ3 (0.02ha) and FZ2 (0.03ha) at NW. Medium groundwater vulnerability. Low risk of flooding from surface water within the northern part of the site (approx. 0.16ha) and along the S boundary (0.3ha). Devon County Council flood risk specialists note that ordinary watercourses cross the full extent of the S boundary and NW western edge of the site. Informal reports of surface water flooding to the A373 at the S boundary of the site have been received. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists advise that the area under consideration lies to the west of a putative prehistoric or Romano-British field system that was identified by aerial photography. There is therefore the potential that this site may contain archaeological and artefactual deposits associated with the ancient field system. Based on the evidence available to date and depending on the nature and extent of any development of this site, any proposal may require a programme of archaeological work by condition. MDDC Conservation Officers note that this land is looked down on from the Blackdowns National Landscape and the high land to the west of Cullompton. There are no designated heritage assets within the site; to the E of the site (approx. 240 metres) are the designated heritage assets of Grade II Kentismoor Cottages. The site is separated from the two Grade II listed buildings by several fields, however the topography of the land results in far reaching views including towards the site. Given the distance and separation of the proposed site to the designated heritage assets, it is considered that the proposed development would have a very limited impact upon the setting of the heritage assets, not resulting in harm to their significance. Consideration should be given to mitigating any potential impact should the site be brought forward and development should be in keeping to local character and distinctiveness. It is important that colour of roof coverings and walls and lighting are carefully considered and may need to be recessive colours for the buildings.

Landscape: The site is located 2.4km W of the Blackdown Hills National Landscape. The site is within the Lowland Plains landscape character type. The Devon landscape character area is Clyst Lowland Farmland. Overall sensitivity to employment development is medium-high due to the distance from the settlement, proximity to Blackdown Hills National Landscape and potential impact on vistas. The site is set within a rural semi-open, gently rolling landscape consistent with LCT3E. The site comprises of an arable field bordered by low hedges which are interspersed with mature hedgerow trees. Watercourses flow along the southern and northwestern boundaries. The site may contribute to the setting of the Blackdown Hills National Landscape, with long distance views of the National

Landscape. The site currently bears a limited relationship to any existing residential area but is adjacent to a small industrial development, making the site less susceptible to change to small-scale employment use. If developed, the site should be visually screened by additional trees or hedgerows to reduce the visual impact.

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

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists have no objection to development.

Topography: The site slopes very gently, rising to the East (3.1% slope percentage).

Economic Development: MDDC Economic Development specialists note that this is an elevated and exposed site and is some distance from junction access to the M5; this will impact upon accessibility for both goods and employees and could lead to an increase in through traffic for nearby communities. There may be potential for limited and planned expansion of the existing employment area (as long as an acceptable buffer zone can be established). Infrastructure requirements/constraints may affect viability of deliverability at what could be an acceptable scale. If this proposal has potential to link to the wider Culm Garden Village development, it should be considered/planned in that wider context to ensure that the various aspects of the development and appropriate transport links are holistically planned and optimised.

Potential Constraints to Delivery: Access. Natural environment. Flood Risk, Water Quality and Drainage. Assessment of groundwater risk and surface water flow. Potential Grade 3a ALC. Potential landscape impact. May lead to increased traffic levels in an AQMA. Economic development comments.

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


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

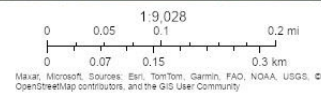
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E/CU/32



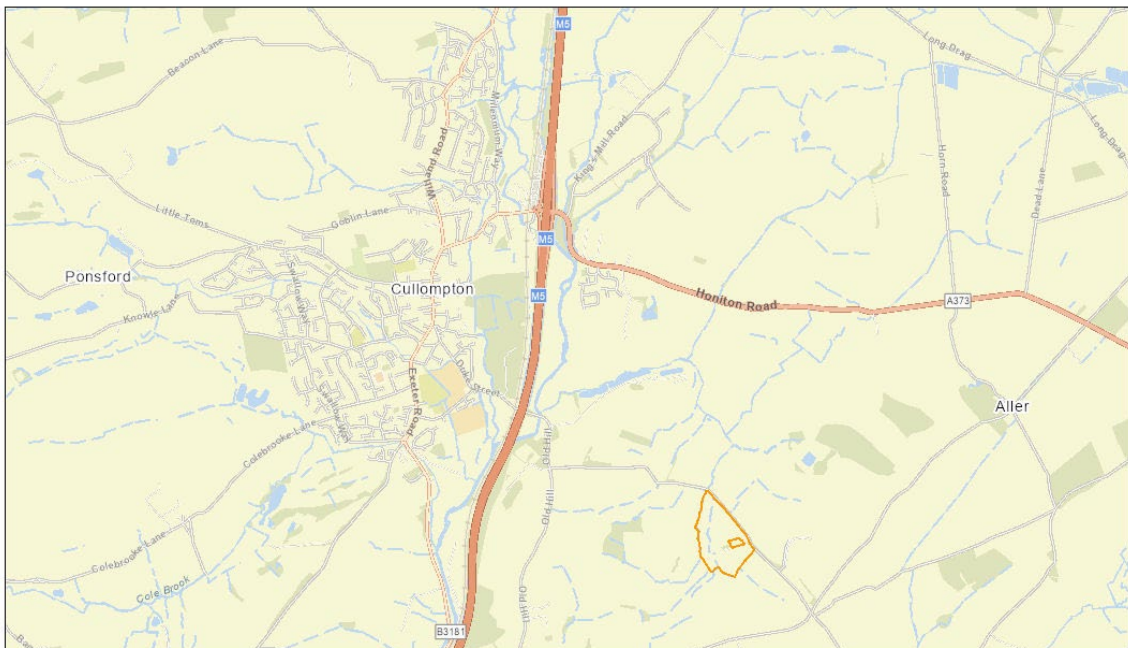
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E/CU/32



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Parish: Cullompton

Site submitted for: E/CU/32a Homes for sale, custom and self-build homes; E/CU/32b Habitat Creation/Enhancement

Site Description: Greenfield nearly level land to the East of Cullompton on the Eastern side of the M5. The site is accessed via an existing entrance situated on the Western boundary of the site, directly from a Class C classified road. The majority of the site is in the FZ1 with 0.21ha of the Northern area of the site in the FZ2&3. The site is within the catchment of a Beaver Activity Zone and the Greater Crested Newts Consultation Zone. Ancient Woodland, County Wildlife Sites and Priority Habitats are situated within reasonably close distance to the site. The Legally Protected Species (Bats) were recorded within the site. Around the existing built development there are various approved planning applications including 3 dwellings, provision of a replacement building and conversion of barns into 5 dwellings (23/01669/FULL, 24/00701/FULL, 24/00616/FULL, 23/01307/PNCOU). However the whole site has been considered when assessing the site. The HELAA Panel identify the site as achievable potentially for up to 100 dwellings however they note a number of constraints identified including the multiple watercourses on the western side of the site which makes this area of the site unlikely appropriate for development, therefore the potential for 100 dwellings may be significantly reduced to closer to the promoter yield of 20 depending on the outcome of more detailed investigations. The HELAA Panel also note that development of the site would be subject to the Culm Garden village development as the site would be isolated if developed independently.

E/CU/32a Homes for sale, custom and self-build homes

Site Area: Whole 8.83ha | Gross 8.67ha | Net 5.20ha

Max yield: 182

Min Yield: 104

Promoter Yield: 20

HELAA Assessed Yield: 20-100 (mid-point 60)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.16ha

Stage B

Land Status: Greenfield Land.

Access: The site is accessed via an existing entrance situated on the Western boundary of the site, directly from a Class C classified road, known as Road from Old Hill Cross to Five Cross Way. The access has good visibility to the South and moderate visibility to the North. The road has no street

lighting, footway or cycling links. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The road is defined by mature hedgerows and provides access to a number of residential properties in the vicinity of the site. There are no PRoW within, or near to the site. The closest bus stop is on Honiton Road to the North-West of the site. The nearest train station is Tiverton Parkway situated approximately 7.9km to the North of the site. The site is currently remote from facilities or services. DCC Highways identifies that in isolation the site is likely to be unsustainable in transport terms due to its isolated location, approximately 2km from Cullompton town centre and over 1.6km from the nearest bus stop. The lack of footways, street lighting, and cycling infrastructure makes walking or cycling impractical, while limited access to local services, schools, and jobs reinforces car dependency, contrary to sustainable transport goals. Hedgerow removal and road widening (to at least 4.8m or with passing places) would be needed to meet safety and visibility standards, as the existing narrow, rural road lacks pedestrian and cycling provision. The Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP) identifies nearby active travel improvements, and the development should either deliver or proportionately contribute financially to these to mitigate its location and to encourage modal shift away from private car use. A Transport Assessment will be required to evaluate impacts on the local and strategic road networks, with potential contributions needed for highway upgrades, traffic calming, or junction improvements. Overall, the site poses major challenges for sustainable transport and highway safety, requiring significant investment in active travel and off-site road improvements. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the catchment of Beaver Activity Zone with beavers present in catchment and the site is also within a Greater Crested Newts Consultation Zone. Areas of Ancient Woodland, also designated as a County Wildlife Sites, lie approximately 690 metres to the North-East and 1.2km to the South-West. The Weeks Farm Orchard County Wildlife Site is also situated 550 metres to the South-West. Priority Habitats are situated approximately 1.2km to the South-West, 680 metres to the South, and 540 metres to the North-East and 320 metres to the West (deciduous woodland), and also traditional orchard lies circa 560 metres and 830 metres to the South-West, 290 metres to the South and 540 metres to the South-East. MDDC's arboriculture specialist identifies that there are numerous mature hedgerow trees within hedgerow boundaries along the field margins and lane access. Development on the site is viewed as moderate arboriculture risk and would require caution/protection measures. Legally Protected Species (Bats) were recorded within the site and approximately 300 metres to the South. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecology perspective. It is likely that standard ecological mitigation requirements are sufficient. Natural England indicated that the site includes an opportunity area for freshwater watercourse corridors and floodplains identified in the Draft Local Nature Recovery Network.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ1, with 0.05ha in FZ2 and 0.16ha in FZ3 in the Northern corner of the site. However various watercourses cross the site throughout. The site falls within an area of a high category 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 and sustainable drainage as part of the design. DCC Local Lead Flood Authority identifies the site has multiple watercourses on the western side which are mapped as impacting upon existing residential buildings. Even re-developing the existing buildings for residential will need to consider significant flood mitigation measures. Extensive areas on the western side are unlikely to be appropriate for development.

Heritage and Archaeology: Post Medieval to Modern Orchard Banks Historic Environment Record Monument was recorded within the central part of the site and adjacent to the Western boundary of the site. The closest Grade II listed building lies circa 550 metres to the South-East. MDDC's Conservation specialist identifies that Wheatcroft Farm is shown on historic mapping thus there is also the potential for the identification of this as a non-designated heritage asset. A brief heritage assessment would be required to determine the heritage significance of the existing buildings and the farmstead. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment and Archaeology team have no further comments to make on this site area.

Education Infrastructure: The closest primary and secondary schools to the site are in Cullompton. Devon County Council education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town and a review of provision west of Cullompton will be required, new provision for all sites to the East. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years, SEND and school transport contribution.

Landscape: The site is within the Lowland Plains Landscape Character Type and the Clyst Lowland Farmlands Devon Character Area. The National Character Area is Devon Redlands. The overall sensitivity to housing development is medium to high due to the separated location of the site within the open countryside. However, small housing development of low density may be possible to be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Electric Overhead Lines of 11KV run through the Southern part of the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the Eastern half of the site to be Grade 3a ALC (3.8ha), and the Western portion of the site to be Grade 3b ALC (4ha) with the remainder of the built up area of the site classed as 'Other' ALC. The site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site is level (0.17% slope percentage).

Open Space and Recreation: The closest open and green public spaces, and recreational fields are situated in Cullompton, approximately 1.8km to the West.

Potential Constraints to Delivery: Access and transport infrastructure. Flood Risk, water quality and drainage. Heritage. Education infrastructure. Grade 3a ALC. Natural Environment. May lead to increased traffic levels in an AQMA. Potential landscape impact.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	29	-	-
Max	25	50	50	50	7
Promoter	20	-	-	-	-
HELAA	25	35	-	-	-

E/CU/32b Habitat Creation/Enhancement**Site Area:** Whole 8.83ha | Gross 8.83ha | Net 8.83ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.16ha (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 Land.**Access:** The site is accessed via an existing entrance situated on the Western boundary of the site, directly from a Class C classified road, known as Road from Old Hill Cross to Five Cross Way.**Natural Environment:** The site is within the catchment of Beaver Activity Zone with beavers present in catchment and within a Greater Crested Newts Consultation Zone. Areas of Ancient Woodland, also designated as a County Wildlife Sites, lies approximately 690 metres to the North-East and 1.2km to the South-West. The Weeks Farm Orchard County Wildlife Site is also situated 550 metres to the South-West. Priority Habitats are situated approximately 1.2km to the South-West, 680 metres to the South, and 540 metres to the North-East and 320 metres to the West (deciduous woodland), and also traditional orchard lies circa 560 metres and 830 metres to the South-West, 290 metres to the South and 540 metres to the South-East. MDDC's arboriculture specialist identifies that there are numerous mature hedgerow trees within hedgerow boundaries along the field margins and lane access. Legally Protected Species (Bats) were recorded within the site and approximately 300 metres to the South. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. DCC ecology specialists noted that while site is dependant on the grassland habitat type and condition, it is highly likely the site has good potential for viable medium sized (8.83 ha) habitat.**Flood Risk, Water Quality and Drainage:** The majority of the site is in the FZ1, with 0.05ha in FZ2 and 0.16ha in FZ3 in the Northern corner of the site. However various watercourses cross the site throughout. The site falls within an area of a high category Groundwater Vulnerability.**Heritage and Archaeology:** Post Medieval to Modern Orchard Banks Historic Environment Record Monument was recorded within the central part of the site and adjacent to the Western boundary of the site. The closest Grade II listed building lies circa 550 metres to the South-East. MDDC's Conservation specialist identifies that Wheatcroft Farm is shown on historic mapping thus there is also the potential for the identification of this as a non-designated heritage asset. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment and Archaeology team have no further comments to make on this site area.**Landscape:** The site is within the Lowland Plains Landscape Character Type and the Clyst Lowland Farmlands Devon Character Area. The National Character Area is Devon Redlands.

Health and Safety related constraints: None identified. No comments from consultees.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the Eastern half of the site to be Grade 3a ALC (3.8ha), and the Western portion of the site to be Grade 3b ALC (4ha) with the remainder of the built up area of the site classed as 'Other' ALC. The site does not fall within a MCA, MSA or WCZ.

Topography: The site is level (0.17% slope percentage).

Potential Constraints to Delivery: Flood Risk, Water Quality and Drainage. 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.

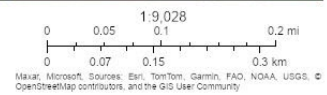
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Site Reference and Name: E/CU/33 Land at Kings Mill Road
Customer Reference Number: ECU33

E/CU/33



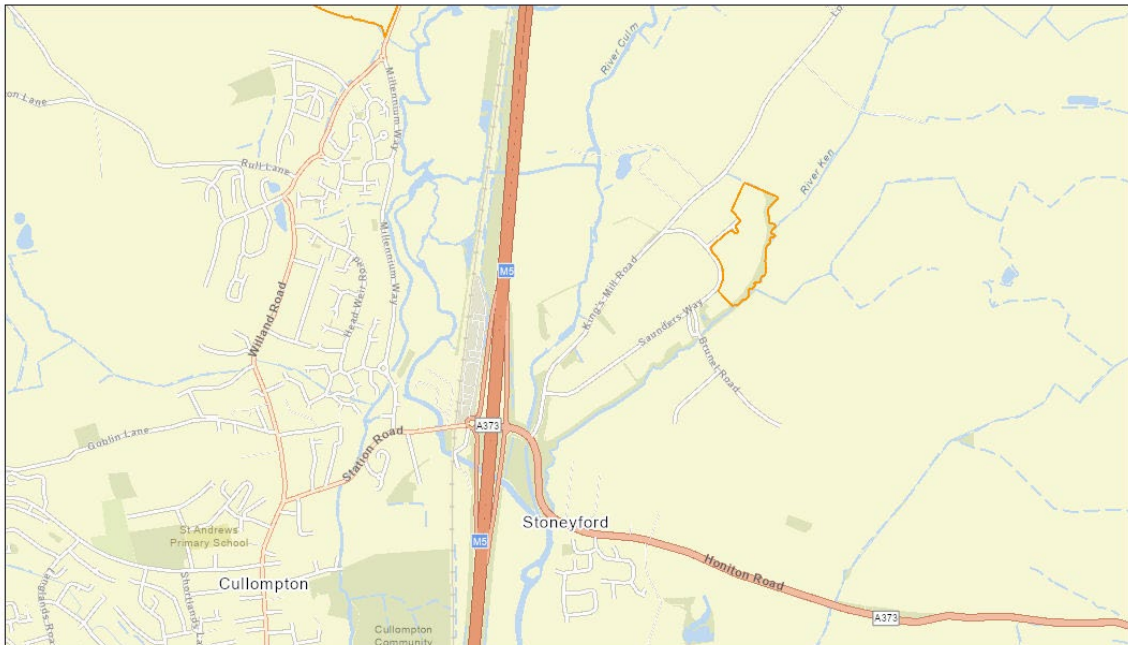
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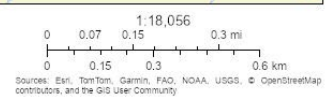
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E/CU/33



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Call for Sites 2025



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Parish: Cullompton

Site submitted for: E/CU/33 Industrial/Warehouse/Mix Use

Site Description: Land situated within the settlement boundary of Cullompton, at the North-East edge of Kingsmill Industrial Estate. The site is accessed from Saunders Way with the access situated at the Western boundary of the site. There is existing walking linkage to the nearest bus stop, situated approximately 770 metres to the South of the site, and Cullompton Town Centre is located circa 1km to the South-West. The site is surrounded by existing commercial/industrial development to the West and South-West. The site is within the catchment of Beaver Activity Zone and the Greater Crested Newts Consultation Zone. Priority Habitats (coastal and floodplain grazing marsh) are located immediately to the North of the site. 0.66ha of the Western area of the site is in the FZ3. Historic Environment Record Monument (Water Meadow at Moorhayes Farm) lies approximately 48m to the East of the site. The closest Grade II listed buildings are situated circa 560m and 730m to the East. The site is within Cullompton Air Quality Management Area. The HELAA Panel identify this site would be achievable for commercial development and the site already has an established access provided the constraints can be overcome.

E/CU/33 Industrial/Warehouse/Mix Use

Site Area: Whole 3.55ha | Gross 3.55ha | Net 0.89ha – 2.84ha

Max yield: 28,400sqm

Min Yield: 8,875sqm

HELAA Assessed Yield: 8,875-28,400 sqm

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.66ha (Flood Maps show FZ3. 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 land designated for commercial/industrial development.

Access: The site is accessed from Saunders Way with the access situated at the Western boundary of the site. There are no PRoW within the site, however the site is connected to pedestrian linkage to the rest of the industrial estate and main linkage to the centre of Cullompton. The nearest bus stop is approximately 770m to the South and the closest train station is Tiverton Parkway, circa 5.7km to the North of the site. The closest facilities and services are in Cullompton, circa 1km to the South-West. DCC Highways identifies that the site is acceptable in principle for industrial or mixed-use development due to its proximity to Kingsmill Industrial Estate, but several transport and access

issues must be addressed to ensure sustainability and prevent adverse highway impacts. A full Transport Assessment will be required to assess traffic impacts, particularly on the A373 junction and key routes in Cullompton, including peak-hour and cumulative effects from other developments. Depending on the results, junction improvements or financial contributions may be necessary to maintain safety and network performance. Enhancements to walking and cycling links will be essential, providing safe, well-lit, and continuous routes to the town centre and employment areas, in line with the objectives of the Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP). Where on-site delivery is not possible, financial contributions should support off-site improvements. Given the parking and HGV demands typical of industrial uses, a detailed parking strategy will be needed to prevent overspill and ensure safety, potentially including parking restrictions on Saunders Way and nearby roads. Overall, the development's acceptability will depend on implementing a coordinated package of transport improvements, active travel measures, and mitigation to manage its impacts effectively. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the catchment of a Beaver Activity Zone with beavers present in catchment and is also within a Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that, sporadic self-seeded trees with the site along with tree belt bordering the eastern aspect along the River Ken. Site is viewed as low arboriculture risk subject to suitable buffering of the trees along the River Ken. The Priority Habitats (coastal and floodplain grazing marsh) are located immediately to the North of the site. There are no identified Legally Protected Species within, or in close distance, to the site. Ancient Woodland lies circa 1.8km to the South of the site. The site is surrounded by mature hedgerows and trees to the North-East and South-East, which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists express uncertainty around the existing semi-natural habitats and their value which may influence the type of development, size and design which may result in potentially costly BNG and protected species mitigation for site of this size. Natural England stated that the site includes an opportunity area for freshwater watercourse corridors and floodplains identified in the Draft Local Nature Recovery Network.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ1 with 0.66ha of the Eastern area of the site in the FZ3. The site falls within an area of a high category Groundwater Vulnerability. The River Ken runs alongside the South-Eastern boundary of the site. The North-West area of the site is at low risk of surface water flooding. 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 and sustainable drainage 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. Devon County Council Local Lead Flood Authority identify there will need to be an appropriate buffer zone from the watercourse, defined by the Environment Agency (usually 8 metres).

Heritage and Archaeology: Historic Environment Record Monument (Water Meadow at Moorhayes Farm) lies approximately 48m to the East of the site. The closest Grade II listed buildings are situated

circa 560m and 730m to the East. The Eastern boundary of Cullompton Conservation Area lies approximately 980m to the South-West of the site. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The site is already surrounded by commercial/industrial development to the West and South-West, however if the site was developed for industrial development, a heritage appraisal may be required at the planning application stage to assess the significance of the neighbouring heritage assets and the impact of the development upon their setting. The MDDC Conservation Officer identified the requirement for a setting assessment due to the listed buildings to the east. However, it is considered likely that any potential impacts could be effectively mitigated. The DCC Historic Environment and Archaeology specialist identifies that the proposed area lies within a landscape where archaeological work has identified prehistoric and Roman settlement activity. The historic environment team advises that any planning application be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development.

Landscape: The site is within the Lowland Plains Landscape Character Type and the Clyst Lowland Farmlands Devon Character Area. The National Character Area is Devon Redlands. The overall sensitivity to commercial development is low due to the site's location within the established industrial estate. Further site appraisal might be needed to assess any impacts arising from the development upon the countryside landscape to the East and North.

Health and Safety related constraints: The site is within Cullompton Air Quality Management Area. Therefore, possible off-site air quality impact within Cullompton AQMA. 132KV electric overhead line runs just outside of the Northern boundary of the site and a National Transmission Electric overhead line crosses the NE corner 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 majority of the site to be Grade 1 ALC (3.3ha), small areas to the north along the borders are Grade 3a ALC (0.2ha) with marginal areas along the SE border identified as Grade 3b ALC. The site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste Specialists have no comments to provide regarding this site at this time.

Topography: The site is level (0.11% slope percentage).

Economic Development: MDDC economic development specialists identify that the location is in demand for firms needing M5 access. There may be potential for logistics and supply chain uses tied to larger strategic developments. But there should be caution around heavy vehicle impacts and traffic frequency. The current business park lacks coordinated oversight and control of overflow parking. DCC economic development of the site suggest the site could support employment for Cullompton's growing population. They queried how this might align with Culm Garden Village and town centre regeneration, given many vacant commercial units. They stressed the need to confirm suitable access points. They noted the River Ken at the site's edge, so run-off and pollution risks must be assessed on site and downstream. If progressed, DCC strongly recommend future-proofed high-speed broadband, energy efficiency, and renewable generation from the outset.

Potential Constraints to Delivery: Transport infrastructure. Natural Environment. Flood risk, water quality and drainage. Heritage and Archaeology. Grade 1 and 3a ALC. May lead to increased traffic levels in an AQMA. Potential landscape impact. National Transmission line crosses the NE corner of the site and a 132KV electric overhead line lies just outside the N border.

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.

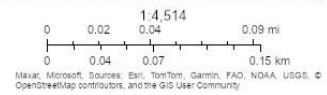
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Site Reference and Name: E/CU/34 Land East of Five Bridges Road
Customer Reference Number: ECU34

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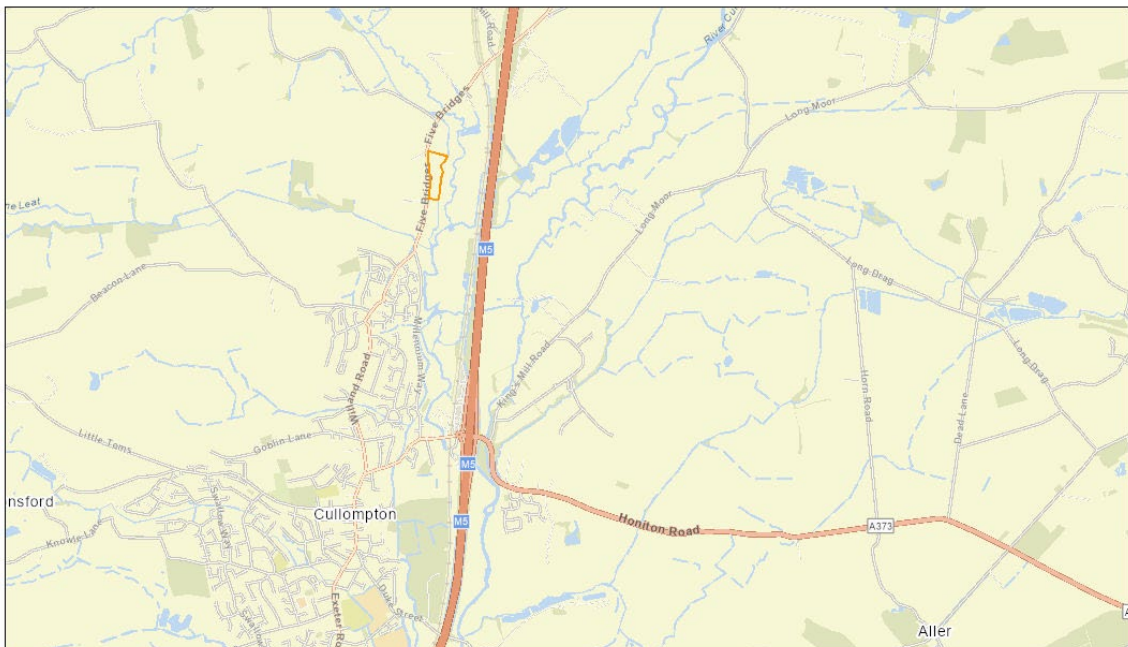
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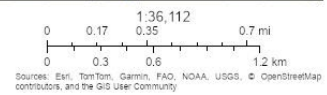
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E/CU/34



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Parish: Cullompton

Site submitted for: E/CU/34a Homes for sale, affordable homes; E/CU/34b Industrial/Warehouse/Mixed use; E/CU/34c Renewable Energy

Site Description: A nearly level site immediately to the East of Five Bridges road and approximately 330 metres to the Northern settlement boundary of Cullompton. Site E/CU/06 lies immediately South of the site, E/CU/35 lies to the South West and E/CU/05 to the North West on the opposite site of Five Bridges Road. The site is within the catchment of Beaver Activity Zone and the Greater Crested Newts Consultation Zone. The Priority Habitats (coastal and floodplain grazing marsh) are located immediately to the North, East and the South of the site. Potential access from Five Bridges road (Class B), which may afford adequate visibility. Historic Environment Record Monument (Early Medieval to Post Medieval) lies approximately 40 metres to the West of the site. The majority of the site is in the FZ3 (1.73ha). The site falls within an area of a high category Groundwater Vulnerability. Halberton Stream runs alongside the Eastern boundary of the site. When taking into account the area of flood risk within the site area, the scale of the site is below the size threshold for housing to be considered as part of the HELAA. For commercial development the HELAA Panel considered the site to be achievable for small scale commercial development. The site may also be considered for renewable energy.

E/CU/34a Homes for sale, affordable homes

Site Area: Whole 1.85ha | Gross 0.12ha | Net 0.12ha

Max yield: 4

Min Yield: 2

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 1.73ha

Size Threshold: An area of 1.73ha of the land is in the FZ3 and therefore, the gross area is 0.12ha which is below the threshold to be considered further in the HELAA process for residential development.

E/CU/34b Industrial/Warehouse/Mixed use**Site Area:** Whole 1.85ha | Gross 1.85ha | Net 0.46 -1.48ha**Max yield:** 14,800sqm**Min Yield:** 4,625sqm**HELAA Assessed Yield:** 4,625-14,800sqm**Site Suitability****Stage A****International/national designations:** None

Flood Zone 3b: 1.73ha. For the purpose 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 land.

Access: Potential access from Five Bridges road (Class B), which may afford adequate visibility. The potential access on the Western boundary of the site could be linked to an existing walking linkage leading to Millenium Road and B3181 road providing access to the Northern edge of Cullompton. The closest bus stop lies circa 175 metres to the North and 335 metres to the South of the site. The closest train station is Tiverton Parkway, approximately 5.2km to the North. DCC Highways identifies that the site faces major highways and transport challenges. There is currently no direct access to the public highway, and any connection via Five Bridges Road would likely require hedgerow removal and possible realignment to achieve adequate visibility, with careful design needed to ensure safety. The site lacks safe, continuous walking and cycling routes to Cullompton town centre, and the surrounding network has no street lighting or segregated pedestrian/cycle facilities. The site lies approx. 330m from settlement boundary, and providing a safe, lit route within existing constraints appears difficult, making the site highly car-dependent and inconsistent with sustainable transport objectives. The Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP) identifies improvements in this area, and development should either deliver or contribute financially to these measures to mitigate its impacts. A comprehensive Transport Assessment (TA) will be required to assess cumulative effects on the local and strategic network, particularly at the Five Bridges junction and along the B3181 corridor. Depending on the findings, mitigation such as junction upgrades may be necessary to maintain safety and capacity. In summary, while access from Five Bridges Road may be technically achievable, the site's poor sustainable transport links and challenging access constraints must be addressed through on-site works, off-site improvements, and/or financial contributions. Without these, the site would be unsuitable from a highways perspective. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the catchment of Beaver Activity Zone with beavers present in catchment and the Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that there are sporadic trees along the southern and eastern boundary with some appearing to be prominent. Low arboriculture risk subject to suitable protection control measures. The Priority Habitats (coastal and floodplain grazing marsh) are located immediately to the North, East and the South of the site. There are no Legally Protected Species within the site, however Bats were recorded approximately 90 metres to the Northern boundary of the site. The site is surrounded by mature hedgerows and trees, which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC ecology specialists express uncertainty around the existing semi-natural habitats and their value which may influence the type of development, size and design and may result in potentially costly BNG and protected species mitigation for site of this size. Natural England noted that the site borders Priority Coastal and Floodplain Grazing Marsh on its eastern side and recommends the inclusion of an appropriate buffer.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ3 (1.73ha) with 0.04ha in FZ2 and the remainder of the site to along the Western boundary in FZ1. The site falls within an area of a high category Groundwater Vulnerability. Halberton Stream runs alongside the Eastern boundary of the site. The central and part of the Western and Southern area of the site is at low to medium risk of surface water flooding. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. DCC Local Lead Flood Authority also comments that most of the site is within flood zone 3 and mapped by the Environment Agency as flooded in 1968, with climate change added to the flood zones, DCC mentions that MDDC may consider this data as part of their review, and with the need for any sustainable drainage system to be outside the flood zone. Therefore, it is unclear that there's enough appropriate space for such a development to come forward. Any development will need to consider the existing surface water flow and sustainable drainage 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: Historic Environment Record Monument (Early Medieval to Post Medieval) lies approximately 40 metres to the West of the site. The closest Grade II listed building is situated circa 480 metres to the North-East. The site may be an area of archaeological potential and further site appraisal may be required together with mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment Team identifies that given the potential for below-ground archaeological deposits linked to known prehistoric settlement and funerary activity nearby, the Historic Environment Team advises that any planning application be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDDC Conservation Officer raises no objection as there would not be an adverse impact upon the setting or significance of any nearby listed buildings. It should be noted that the adjoining water courses are part of the important network that feeds the historic mill leat that passes through Cullompton and is noted as being at risk in the Cullompton Conservation Area Management Plan.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors Landscape Character Type (LCT 3C) and the Culm Valley Lowlands Devon Character Area. The National Character Area is Devon Redlands. The site has open flat landform with distinct vegetated floodplain edge overlooked by steep valley sides. The watercourse is partially screened by riparian vegetation, otherwise views over the river. The site is outside of the settlement area and has a major road along the western boundary. Due to the site having several important characteristics in line with LCT 3C, the site has medium-high sensitivity to employment development. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: The site is within catchment of the Cullompton Air Quality Management Area. Therefore, possible off-site air quality impact within Cullompton AQMA. Approximately 260 metres from the M5 and railways track, possible noise and air pollution.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the southern half of the site as Grade 3b. The northern half of the site does not benefit from this survey, based on the DEFRA 2020 Provisional Land Classification Grade this is identified as Grade 3 ALC. The site does not fall within a MCA, MSA or WCZ.

Topography: The site is level (0.28% slope percentage).

Economic Development: DCC economic development specialists query how the site may fit with the Culm Garden Village plan and town centre regeneration, given many vacant premises. DCC highlighted proximity to the Stream and the need to assess run-off and pollution risks on site and downstream. They note the site is a potentially good strategic location next to the main road, but said development should align with wider Cullompton growth plans and maintain strategic breaks between settlements. DCC would require future-proofed broadband, energy efficiency, and renewable generation from the outset. MDDC economic development specialists note that the location is accessible and may suit smaller-scale commercial development.

Potential Constraints to Delivery: Access and transport infrastructure. Flood risk, water quality and drainage. Archaeology. Possibly Grade 3a ALC. Natural Environment. May lead to increased traffic levels in an AQMA. Potential landscape impact. Proximity to the M5 and railways track, possible noise and air pollution.

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/CU/34c Renewable Energy**Site Area:** Whole 1.85ha | Gross 1.85ha | Net 1.85ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 1.73ha. (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)**Stage B****Land Status:** Greenfield land.**Access:** Potential access from Five Bridges road (Class B), which may afford adequate visibility.

Natural Environment: The site is within the catchment of Beaver Activity Zone with beavers present in catchment and the Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that there are sporadic trees along the southern and eastern boundary with some appearing to be prominent. Low arboriculture risk subject to suitable protection control measures. The Priority Habitats (coastal and floodplain grazing marsh) are located immediately to the North, East and the South of the site. There are no Legally Protected Species within the site, however Bats were recorded approximately 90 metres to the Northern boundary of the site. The site is surrounded by mature hedgerows and trees, which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists identify that while small wind energy developments are low risk generally to wildlife, there are likely more appropriate locations where turbines can be located more than 50m away from suitable habitat for bats. With regard to solar PV there is uncertainty regarding the value of habitats and BNG, otherwise it is likely that there would be standard ecological requirements for solar. Natural England noted that the site borders Priority Coastal and Floodplain Grazing Marsh on its eastern side and recommends the inclusion of an appropriate buffer.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ3 (1.73ha) with 0.04ha in FZ2 and the remainder of the site to along the Western boundary in FZ1. The site falls within an area of a high category Groundwater Vulnerability. Halberton Stream runs alongside the Eastern boundary of the site. The central and part of the Western and Southern area of the site is at low to medium risk of surface water flooding. 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 and sustainable drainage as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority also comments that most of the site is within flood zone 3

and mapped by the Environment Agency as flooded in 1968, with climate change added to the flood zones, DCC mentioned that MDDC may consider this data as part of their review.

Heritage and Archaeology: Historic Environment Record Monument (Early Medieval to Post Medieval) lies approximately 40 metres to the West of the site. The closest Grade II listed building is situated circa 480 metres to the North-East. The site may be an area of archaeological potential and further site appraisal may be required together with mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment Team identifies that given the potential for below-ground archaeological deposits linked to known prehistoric settlement and funerary activity nearby, the Historic Environment Team advises that any planning application be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDDC Conservation Officer raises no objection as there would not be an adverse impact upon the setting or significance of any nearby listed buildings. It should be noted that the adjoining water courses are part of the important network that feeds the historic mill leat that passes through Cullompton and is noted as being at risk in the Cullompton Conservation Area Management Plan.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors Landscape Character Type and the Culm Valley Lowlands Devon Character Area. The National Character Area is Devon Redlands. Due to small-scale landform, presence of human scale features, valued and distinctive skyline landmark features this landscape character area is highly sensitive to all wind energy development with a medium-high sensitivity to 'very small' (15-25m), 'small' (26-50m) and 'medium' (51-75m), and high sensitivity to 'large' (76-110m) and 'very large' (111-150m) turbines. It would be less sensitive to single turbines. The landscape would have a medium sensitivity to 'small' (>1-5ha) solar PV developments due to the small scale landform, presence of narrow fields of medieval origin and strong sense of tranquillity and naturalistic character.

Health and Safety related constraints: Falling distance of turbines (height +10%). MDDC environmental health specialists note that wind is unlikely to be deliverable close to residents.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the southern half of the site as Grade 3b. The northern half of the site does not benefit from this survey, based on the DEFRA 2020 Provisional Land Classification Grade this is identified as Grade 3 ALC. The site does not fall within a MCA, MSA or WCZ.

Topography: The site is level (0.28% slope percentage).

Potential Constraints to Delivery: Flood risk, water quality and drainage. Archaeology. Possibly Grade 3a ALC. Natural Environment. Landscape Impacts. 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 as promoter has confirmed the site is available within the next 5 years.

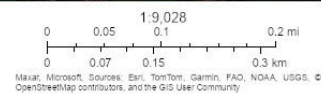
Settlement: Cullompton
Site Reference and Name: E/CU/35 Land West of Five Bridges Road
Customer Reference Number: ECU35

E/CU/35



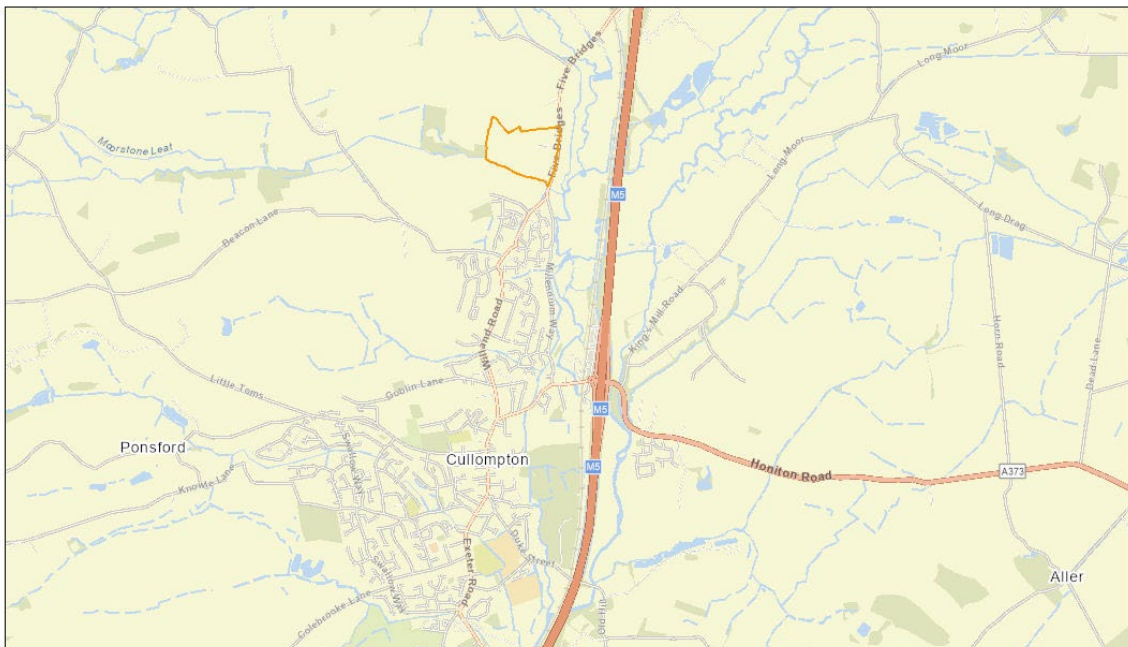
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Call for Sites 2025



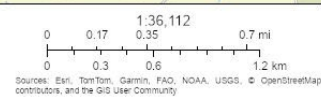
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E/CU/35



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Call for Sites 2025



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Parish: Cullompton

Site submitted for: E/CU/35 Homes for sale, affordable homes

Site Description: Greenfield land situated West of Five Bridges road and approximately 90 metres to the Northern settlement boundary of Cullompton. Site E/CU/06 and E/CU/34 are to the East on the opposite side of Five Bridges Road and E/CU/05 lies close to the site to the North but separated by two fields. An 11KV electric overhead line runs through the center of the site, N-S. The site is within a Beaver Activity Zone and the Greater Crested Newts Consultation Zone. Priority Habitats are located 100m to the East (coastal and floodplain grazing marsh) and immediately to the South-West (deciduous woodland) of the site. There are no Legally Protected Species within the site. The site is nearly level with steeper areas along the southern and Eastern boundaries. The site benefits from two vehicular access points situated on the Eastern boundary of the site, directly from a Class B road. Historic Environment Record Monument (Early Neolithic to Late Bronze Age Artefact Scatter) lies within the Western part of the site and Early Medieval to Post Medieval Former Field Boundaries are situated approximately 38m to the South of the site. Rull lead lies along the S boundary of the site with 1.07ha of the Southern area of the site in the FZ3. The site is adjacent to the Cullompton Critical Drainage Area to the South. The site is within catchment of the Cullompton Air Quality Management Area. The site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site. The HELAA Panel identify the site is achievable provided the constraints can be overcome, if they can, the Panel identify the site could have scope for 150-170 dwellings.

E/CU/35 Homes for sale, affordable homes

Site Area: Whole 10ha | Gross 8.93ha | Net 5.36ha

Max yield: 188

Min yield: 107

Promoter yield: 220

HELAA Assessed Yield: 150-170 (160 mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 1.07ha

Stage B

Land Status: Greenfield Land.

Access: The site benefits from two vehicular access points situated on the Eastern boundary of the site, directly from a Class B road, known as Five Bridges. Potential new access could also be created from the highway. The site is connected to an existing walking linkage leading to Millennium Road and B3181 road providing access to the Northern edge of Cullompton. The closest bus stop lies circa

340m to the North and 96m to the South of the site. The closest train station is Tiverton Parkway, approximately 5.2km to the North. Some hedgerow removal would be required to provide new access, if required. Improvements to the existing footway may be required. The closest facilities and services are in Cullompton, circa 1km to the South. DCC highways identifies that although the site benefits from existing vehicular access from a Class B road, it faces major challenges in providing safe and sustainable pedestrian and cycling connections. Any development must include a well-lit, continuous walking and cycling route linking the site to Cullompton town centre and local facilities. However, the absence of footways and dedicated cycle paths, along with road corridor constraints, makes delivering these improvements difficult without significant land acquisition or off-site works. This raises concerns about meeting active travel and sustainability objectives. The Cullompton Local Cycling and Walking Infrastructure Plan (LCWIP) identifies priority active travel improvements, and a development of this scale would be expected to contribute to these, either directly or through financial contributions, where on-site provision is not feasible. A full Transport Assessment will also be required to assess trip generation, distribution, and cumulative effects on key junctions, particularly along the B3181 and the M5 junction. Depending on the findings, contributions may be needed for strategic highway upgrades, traffic management, or public transport improvements to support modal shift. In summary, while the site has potential for housing, its viability depends on resolving significant transport issues. The development must ensure safe, sustainable access, mitigate traffic impacts, and support wider infrastructure upgrades; otherwise, it risks resulting in a car-dependent scheme that conflicts with local and national transport policies. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the catchment of Beaver Activity Zone with beavers present in catchment and the site is also within a Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that there are numerous significant trees within the site and a woodland bordering a section of the western boundary. Subject to suitable buffers zones to preserve trees and woodland the arboriculture risk is viewed as low. Priority Habitats are located 100m to the East (coastal and floodplain grazing marsh) and immediately to the South-West (deciduous woodland) of the site. There are no Legally Protected Species within the site, however Bats and West European Hedgehog were recorded approximately 260m to the North and 300m to the South of the site respectively. The site is surrounded by mature hedgerows and trees, and there are some trees within the site, which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible. It is likely that standard ecological mitigation requirements are sufficient. Natural England commented that the site borders a Priority Woodland Habitat along its western boundary and recommend the provision of an appropriate buffer. They also noted that the site lies approximately 100 metres from a Priority Coastal and Floodplain Grazing Marsh to the east, although this is separated by a main road.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ1 with 1.07ha of the Southern area of the site in the FZ3. The site falls within an area of a high category Groundwater Vulnerability. Rull Leat runs alongside the Southern boundary of the site. The site is adjacent to the

Cullompton Critical Drainage Area to the South. DCC Local Lead Flood Authority (LLFA) advise that there are surface water flow paths associated with this 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 and sustainable drainage as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC LLFA advise that above-ground attenuation should not be located within Flood Zones 2 or 3.

Heritage and Archaeology: Historic Environment Record Monument (Early Neolithic to Late Bronze Age Artefact Scatter) lies within the Western part of the site and Early Medieval to Post Medieval Former Field Boundaries are situated approximately 38m to the South of the site. The closest Grade II listed building is situated circa 440m to the South-West. The site may be an area of archaeological potential and further site appraisal may be required together with mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment and Archaeology specialist identifies that given the potential for below-ground archaeological deposits linked to known prehistoric settlement and funerary activity nearby, any planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDDC Conservation Officer raises no objection to the site due to the distance from the nearest designated heritage asset and the presence of interposing development.

Education Infrastructure: The closest primary and secondary schools to the site are in Cullompton. Devon County Council education anticipates a significant expansion including Culm garden village requiring expansions as well as new primary, secondary and special provision, land and funding. Primary site is already secured to the NW of the town, and a review of provision West of Cullompton will be required, new provision for all sites to the East. DCC Education further comments that development in the area may be required to make education contributions toward both primary and secondary expansion, as well as Early Years, SEND and school transport contribution.

Landscape: The site falls within the Sparsely Settled Farmed Valley Floors Landscape Character Type and the Culm Valley Lowlands Devon Character Area. The National Character Area is Devon Redlands. The overall sensitivity to housing development is medium to high-medium due to an existing large housing development to the South of the site. If the site was developed for housing, it would be visible from the landscape to the West and East. However, the site is level (0.14% slope percentage) and housing development would be unlikely to be visually prominent in wider landscape. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: The site is within catchment of the Cullompton Air Quality Management Area. Therefore, possible off-site air quality impact within Cullompton AQMA. Electric Overhead Line 11KV runs through the center of the site (N-S). Approximately 340m from the M5 and railways track, possible noise and air pollution.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be Grade 2 ALC with some small areas throughout the site classed as 'Other' ALC. The site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste identifies that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste

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

Topography: The site is level (0.14% slope percentage) with steeper areas along the southern and Eastern boundaries.

Open Space and Recreation: The closest open and green public spaces, and recreational fields are situated in Cullompton, approximately 1.8km to the West.

Potential Constraints to Delivery: Access and transport infrastructure. Flood Risk, water quality and drainage. Archaeology. Grade 2 ALC. Natural Environment. May lead to increased traffic levels in an AQMA. Potential landscape impact. Proximity to M5 and railways track, possible noise and air pollution. The site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site.

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

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


Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	32	-	-
Max	25	50	50	50	13
Promoter	25	50	50	50	45
HELAA	25	50	50	35	-

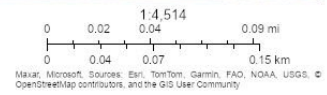
Settlement: Cullompton
Site Reference and Name: E/CU/36 The Land South of Colebrooke Lane
Customer Reference Number: ECU36

E/CU/36



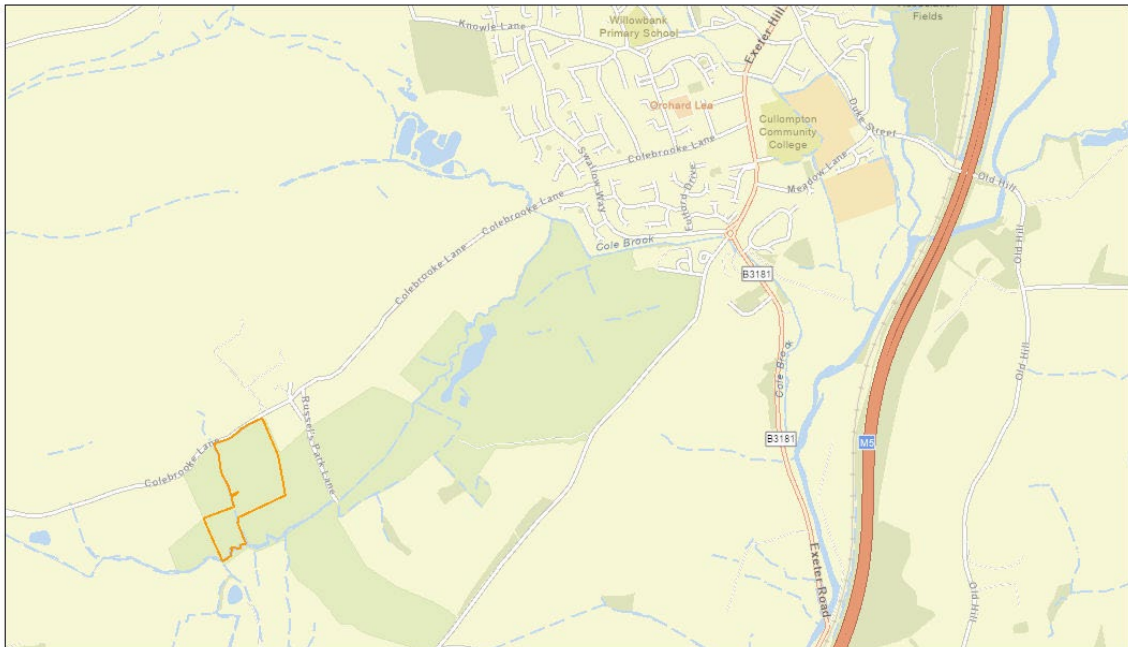
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 Call for Sites 2025




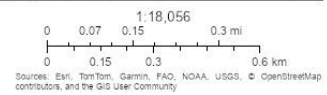
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E/CU/36



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 Call for Sites 2025



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Parish: Cullompton

Site submitted for: E/CU/36a Industrial/Warehouse/Mixed use; E/CU/36b Habitat Creation/Enhancement

Site Description: Greenfield land situated immediately to the South of Colebrooke Lane and approximately 1km from the Southern settlement boundary of Cullompton. The site is within the catchment of a Beaver Activity Zone and within a Greater Crested Newts Consultation Zone. Priority Habitats are located immediately to the NW of the site (traditional orchard) and circa 540m East, 430m SE, and 430m SW (deciduous woodland). There are no Legally Protected Species within the site. The site is accessed directly from Colebrooke Lane (Class C classified road). The site is level. The site is in the FZ1 however Colebrook Stream runs alongside the Southern boundary of the site. Historic Environment Record Monument (Post Medieval to Modern Catch Meadow) lies within the Northern part of the site. The closest Grade II listed building is situated circa 70m to the North and 640m to the West. The site is within catchment of the Cullompton Air Quality Management Area. The HELAA Panel identify may be achievable for commercial uses however currently only for agricultural or rural uses given its location and provided the constraints of the site can be overcome. The site may also be considered for habitat creation/enhancement.

E/CU/36a Industrial/Warehouse/Mixed Use

Site Area: Whole 4.43ha | Gross 0.4.43ha | Net 1.11ha – 3.54ha

Max yield: 35,440sqm

Min Yield: 11,075sqm

HELAA Assessed Yield: 11,075 – 35,440sqm

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: The site is accessed directly from Colebrooke Lane (Class C classified road). The nearest bus stop lies approximately 1.1km to the NE of the site. The closest train station is Tiverton parkway situated circa 8.8km to the NE. The closest facilities and services are in Cullompton, circa 1km to the North. There are no PRoW within the site. The closest public footpath lies approximately 137m to the East of the site. DCC Highways identifies that the site is accessed from Colebrooke Lane, which currently lacks street lighting, footways, and cycling infrastructure. Achieving adequate visibility at the proposed access will require hedgerow removal to meet highway safety standards. The absence of a safe, continuous walking and cycling route to Cullompton town centre and local facilities is a major constraint. Located about 1km south of the settlement boundary, the site is served by a

narrow rural road with no pedestrian provision. Delivering a compliant active travel link would likely require extensive off-site works—such as new footways, lighting, and possible land acquisition—which would be difficult within existing highway constraints. Without these improvements, the development would be car-dependent and inconsistent with sustainable transport objectives. A Transport Assessment will be required to assess the cumulative traffic impacts. In summary, while vehicular access could be achieved with visibility enhancements, the lack of pedestrian and cycling connectivity and the narrowness of the road are significant constraints that must be resolved through detailed design and assessment. Occupation of the site may be restricted until infrastructure improvements to J28 are carried out. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites around Cullompton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J28.

Natural Environment: The site is within the catchment of Beaver Activity Zone with beavers present in catchment and the site is also within a Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that there are sporadic trees within the site, therefore there is low arboriculture risk subject to suitable protection control measures. Priority Habitats are located immediately to the NW of the site (traditional orchard) and circa 540m E, 430m SE, and 430m SW (deciduous woodland). There are no Legally Protected Species within the site, however Bats were recorded approximately 370m NW and Little Owl circa 390m SW of the site. The site is surrounded by mature hedgerows and trees, which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology noted that there is no obvious significant ecological constraints that would significantly influence use of the site and type of development possible. It is likely that standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The site is in the FZ1 however Colebrook Stream runs along the S of the site and a unnamed watercourse runs along the NW and SE edge and through the site north to south. The site falls within an area of a high category Groundwater Vulnerability. DCC Local Lead Flood Authority advise that due to flooding incidents affecting multiple properties on the downstream extent of the Colebrook in Cullompton the watercourse is currently being modelled by Devon County Council. An ongoing Natural Flood Management project is in discussions with landowners in the catchment and this site may be suited to such measures. The applicant may wish to consider this alongside any development proposal. In light of the above, the site would need to provide an appropriate buffer zone from both watercourses. Colebrook Stream runs alongside the Southern boundary of the site. The Southern edge of the site is at low to medium risk of surface water flooding. 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 and sustainable drainage 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: Historic Environment Record Monument (Post Medieval to Modern Catch Meadow) lies within the Northern part of the site. The closest Grade II listed building is situated circa 70m N and 640m W. The proposed commercial development may impact the setting of the heritage assets. The site may be an area of archaeological potential and further site appraisal

may be required together with mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment and Archaeology team has no comments to make on this site area. The MDDC Conservation Officer notes that the site is in proximity to two Grade II listed buildings, including Fairfield House and Colebrook Court. It is identified that there would be an impact to the setting and significance to both these heritage assets which historically have been experience in an isolated rural position. The proposed development of the site would likely result in a level of less than substantial harm to their significance through change in their setting. Were the site to be proposed for development, at a minimum a fully detailed masterplan with a heritage impact assessment would be required. Due to proximity and topography (including intervisibility) it is considered that there is little opportunity for mitigation.

Landscape: The site falls within the Lower Rolling Farmed and Settled Valley Slopes Landscape Character Type and the Culm Valley Lowlands Devon Character Area. The National Character Area is Devon Redlands. The overall sensitivity to commercial development is medium to high. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: The site is within catchment of the Cullompton Air Quality Management Area. Therefore, possible off-site air quality impact within Cullompton AQMA. Overhead Lines of 11KV run through the site.

Soils and contamination: 2.78ha of the site is identified as Grade 2 ALC and the remaining land is identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste Specialists have no comments to provide regarding this site at this time.

Topography: The site is nearly level overall (0.6% slope percentage) however the topography varies across the site with areas steeper than others within the northern parcel of the site.

Economic Development: DCC economic development specialists note that the site is not strategic for commercial use. Access is mainly via lanes, and larger vehicles could disrupt travel. It is suggested that the site as likely unsuitable for anything beyond agricultural or rural uses because of location and access. The site backs onto the Cole Brook, so run-off and pollution risks must be assessed on site and downstream. If any commercial use proceeds, DCC strongly recommend future-proofed high-speed broadband, energy efficiency, and renewable generation from the outset. MDDC economic development specialists describe the site as remote for the scale proposed. They noted poor access to major highways and a lack of locational coherence.

Potential Constraints to Delivery: Access and transport infrastructure. Flood Risk, water quality and drainage. Heritage and Archaeology. Possibly Grade 3a and Grade 2 ALC. Natural Environment. May lead to increased traffic levels in an AQMA. Potential landscape impact. Economic Development comments.

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

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

E/CU/36b Habitat Creation/Enhancement**Site Area:** Whole 4.43ha | Gross 4.43ha | Net 4.43ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield Land.**Access:** The site is accessed directly from Colebrooke Lane (Class C classified road).

Natural Environment: The site is within the catchment of Beaver Activity Zone with beavers present in catchment and the site is also within a Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that there are sporadic trees within the site. Priority Habitats are located immediately to the NW of the site (traditional orchard) and circa 540m E, 430m SE, and 430m SW (deciduous woodland). There are no Legally Protected Species within the site, however Bats were recorded approximately 370m NE and Little Owl circa 390m SW of the site. The site is surrounded by mature hedgerows and trees, which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. DCC ecology specialists advised that the site is of suitable size for a small habitat bank (4.43 ha). Viability is dependant on the baseline habitats type and condition, and the intentions of the landowner, but otherwise there is no significant constraint for habitat banking.

Flood Risk, Water Quality and Drainage: The site is in the FZ1 however Colebrook Stream runs along the S of the site and a unnamed watercourse runs along the NW and SE edge and through the site north to south. The site falls within an area of a high category Groundwater Vulnerability. The Southern edge of the site is at low to medium risk of surface water flooding. DCC Local Lead Flood Authority advise that due to flooding incidents affecting multiple properties on the downstream extent of the Colebrook in Cullompton the watercourse is currently being modelled by Devon County Council. An ongoing Natural Flood Management project is in discussions with landowners in the catchment and this site may be suited to such measures.

Heritage and Archaeology: Historic Environment Record Monument (Post Medieval to Modern Catch Meadow) lies within the Northern part of the site. The closest Grade II listed building is situated circa 70m N and 640m W. The site may be an area of archaeological potential and further site appraisal may be required together with mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required.

Landscape: The site falls within the Lower Rolling Farmed and Settled Valley Slopes Landscape Character Type and the Culm Valley Lowlands Devon Character Area. The National Character Area is Devon Redlands.

Health and Safety related constraints: None identified. No comments from consultee.

Soils and contamination: 2.78ha of the site is identified as Grade 2 ALC and the remaining land is identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level overall (0.6% slope percentage) however the topography varies across the site with areas steeper than others within the northern parcel of the site.

Potential Constraints to Delivery: Flood Risk, water quality and drainage. Heritage and Archaeology. Possibly Grade 3a and Grade 2 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.