

Culmstock

Settlement: Culmstock

Site Reference and Name: E/CL/01 The Croft Field north side of Uffculme Road

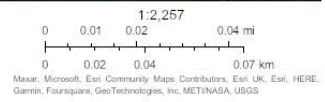
Customer Reference Number: I613ve7

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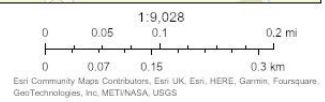
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Parish: Culmstock

Site submitted for: E/CL/01a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/CL/01b Mixed use

Site description: Greenfield grassland site to the S of Culmstock, along Uffculme Road, lying against the current settlement limit to the North and East. The site is on a gentle slope (5.8% slope percentage) however the site is elevated and on higher ground than the existing development to the North. There is an unnamed watercourse along the Western boundary. Blackdown Hills National Landscape less than 800m S. There are hedges and trees along the borders. Culmstock Conservation area less than 100m and grade II listed buildings less than 100m to the E of the site. E/CL/02 borders the site to the N. The site has one landowner. Part of the site to the East has one application (25/00346/PIP) which was refused at the time for 3-9 dwellings for reasons due to the impact on the highway and pedestrian refuge, and the impact on views from the wider countryside in combination with the relationship of the site with the Culmstock Conservation Area, Blackdown Hills National Landscape, its topography and open and elevated nature. An appeal was also dismissed on this site for reasons including highway safety with regard to pedestrian access to Culmstock's services and facilities. During the HELAA panel it was agreed that the site's location to the S of the village could be achievable for a lower yield of residential development provided the constraints can be overcome. The site would not be appropriate for mixed use development due its scale and location. It was also noted that the site would be inappropriate for sheltered housing and most forms of specialist accommodation for older persons as it is not close to a town centre with the necessary services needed to support retirement accommodation.

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

Site Area: Whole 1.64ha | Gross 1.64ha | Net 1.31ha

Max Yield: 46

Min Yield: 26

HELAA Assessed Yield: 26 (minimum yield due to the constraints identified)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Uffculme Road runs along the site's southern border. 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. Devon County Council Highways identifies the need for

footway/cycleway connection to local services and bus stops in order for the site to become suitable for the lower yield from a highways perspective. There are no PRow within the site, closest approx. 150m W. The closest bus stop about 200m E. Closest train station is Tiverton Parkway, approx. 5.4 km W. Closest services and facilities are approx. 500m N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within Great Crested Newt Consultation Zone. Legally protected species about 150m N (frogs). Priority Habitats <300m N and NE. Beavers are present in catchment. Natural England identify the site to be within 2km of Blackdown and Sampford Commons SSSI however they have no specific comments at this stage. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium groundwater vulnerability. Low to high risk of flooding from the surface water (approx. 0.18ha) due to a water course along W boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: Culmstock Conservation area less than 100m to the E. Grade II listed buildings less than 100m to the E of the site and the Grade II* listed Church of All Saints to the East. Devon County Council archaeology specialists identify archaeological potential due to the proximity to historic settlement core. Possible prehistoric or Romano-British settlement site to SE. Potential mitigation would require pre-determination assessment and evaluation. MDDC Conservation Officers identify that the site lies on the approach to the village and the conservation area and there is the potential for less than substantial harm to the setting and significance of the Culmstock Conservation Area. Were prominent built form of a high density proposed, this would have an adverse urbanising effect. Listed buildings lie to the East to the site including the Grade II* listed Church of All Saints. The tower of the Church can be viewed from points along Uffculme Road (south), Silver Street (north) and there is the potential for views of the tower from within the site. There is interposing modern development between the site, the Culmstock Conservation Area and the Church. It is considered that the overall contribution of the site to the significance, and our experience of the Church is towards the low end of the scale being part of its wider landscape and there also being no known historic association to the Church.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular

Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape lies to the S of the site approx. 800m. 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 within the immediate setting (2km) of the Blackdown Hills nationally important landscape and any development type could harm or erode its special qualities. The site is gently sloping but elevated and on higher ground than the existing development to the North. Medium to medium-high sensitivity due to proximity to the Blackdown Hills National Landscape, proximity to the Culmstock Conservation Area, potential impacts on heritage assets and the distinctive Mid Devon landscape of undulating green hills offering distant views. This site lies along a road from SW and has significance in terms of approach.

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 is less than 400m away from Aggregates Mineral Consultation Area and Aggregates Mineral Sensitive Area. 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 Cullompton, Tiverton, Willand and surrounding areas. 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 (5.8% slope percentage) down SE-NW.

Open Space and Recreation: Areas of open space, recreation and play area are available approx. 1km N. Cemetery (approx. 500m E).

Potential Constraints to Delivery: Access. Proximity of site to Blackdown Hills National Landscape. Heritage and archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Possible 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: 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	1	-	-	-
Max	25	21	-	-	-
HELAA	25	1			

E/CL/01b Mixed use**Site Area:** Whole 1.64ha | Gross 1.64ha | Net 0.41ha-1.31ha**Max Yield:** 13,120 sqm**Min Yield:** 4,100 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: Uffculme Road runs along the site's southern border. 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. Devon County Council Highways identifies the need for footway/cycleway connection to local services and bus stops in order for the site to become suitable from a highways perspective. There are no PRow within the site, closest approx. 150m W. The closest bus stop about 200m E. Closest train station is Tiverton Parkway, approx. 5.4 km W. Closest services and facilities are approx. 500m N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within Great Crested Newt Consultation Zone. Legally protected species about 150m N (frogs). Priority Habitats <300m N and NE. Beavers are present in catchment. Natural England identify the site to be within 2km of Blackdown and Sampford Commons SSSI however they have no specific comments at this stage. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium groundwater vulnerability. Low to high risk of flooding from the surface water (approx. 0.18ha) due to a water course along W boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing

surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: Culmstock Conservation area less than 100m to the E. Grade II listed buildings less than 100m to the E of the site and the Grade II* listed Church of All Saints to the East. Devon County Council archaeology specialists identify archaeological potential due to the proximity to historic settlement core. Possible prehistoric or Romano-British settlement site to SE. Potential mitigation would require pre-determination assessment and evaluation. MDDC Conservation Officers identify that the site lies on the approach to the village and the conservation area and there is the potential for less than substantial harm to the setting and significance of the Culmstock Conservation Area. Listed buildings lie to the East to the site including the Grade II* listed Church of All Saints. The tower of the Church can be viewed from points along Uffculme Road (south), Silver Street (north) and there is the potential for views of the tower from within the site. There is interposing modern development between the site, the Culmstock Conservation Area and the Church. It is considered that the overall contribution of the site to the significance, and our experience of the Church is towards the low end of the scale being part of its wider landscape and there also being no known historic association to the Church. Any employment development would need to be carefully considered in how it addressed the road, and use dark colour roofing materials, minimal roadside signage, with buildings of an appropriate height.

Landscape: Blackdown Hills National Landscape lies to the S of the site approx. 800m. 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 within the immediate setting (2km) of the Blackdown Hills nationally important landscape and any development type could harm or erode its special qualities. The site is gently sloping but elevated and on higher ground than the existing development to the North. Medium-high sensitivity due to proximity to the Blackdown Hills National Landscape, proximity to the Culmstock Conservation Area, potential impacts on heritage assets and the distinctive Mid Devon landscape of undulating green hills offering distant views. This site lies along a road from SW and has significance in terms of approach. Employment development, because of its usually larger and higher buildings may cause significant negative effects on valued local views.

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 is less than 400m away from Aggregates Mineral Consultation Area and Aggregates Mineral Sensitive Area.

Topography: Gentle slope (5.8% slope percentage) down SE-NW.

Economic Development: MDDC economic specialists comment that the site is not suitable for employment development due to the impracticable roads for industrial use. No known demand for office space.

Potential Constraints to Delivery: Access. Proximity of site to Blackdown Hills National Landscape. Heritage and archaeology. Economic Development. Potential landscape impact. Flood Risk, Water Quality and Drainage. Possible 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: No build out as the HELAA Panel consider this site unachievable. For the purposes of this report 'mixed use' is considered as commercial.

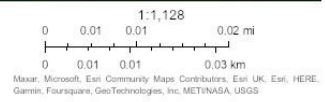
Settlement: Culmstock
Site Reference and Name: E/CL/02 Applegarth, Silver Street
Customer Reference Number: 1y13kkw

E/CL/02



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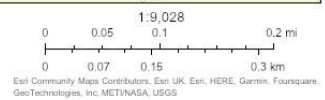
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Parish: Culmstock

Site Area: Whole 0.40ha | Gross 0.40ha | Net 0.32ha

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

Max Yield: 11

Min Yield: 6

HELAA Assessed Yield: 8 (mid-point yield)

Site description: Greenfield gently sloping site (5.8% slope percentage) to the S of Culmstock, along Silver Street. The existing settlement limit lies to the N and E of the site. There is an unnamed watercourse along the Western boundary. The site is approx. 900m outside of the Blackdown Hills National Landscape. There are hedges along the N, W and S borders and trees on the land. Culmstock conservation area is less than 100m and listed buildings and <300m E of the site. E/CL/01 borders the site to the S. During the HELAA panel it was agreed that the site could be achievable for residential development.

Site History

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Silver Street runs along the site's northern border. 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. Devon County Council Highways identifies the need for footway/cycleway connection to local services and bus stops in order for the site to become suitable for a low yield. No PRowS on site, closest approx. 200m W. The closest bus stop is about 300m E. Closest train station Tiverton parkway, approx. 5.4km W. Nearest shops and other facilities are <1km N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within Great Crested Newt Consultation Zone. Legally protected species about 150m NE of the site (frogs). Priority Habitats <200m N. Beavers are present in catchment. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest / whether any veteran trees on site. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat

flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium groundwater vulnerability. Unnamed watercourse along the Western boundary. Low to high risk of flooding from the surface water (approx. 0.06ha) due to the water course along W boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: Listed buildings lie <300m E. Devon County Council archaeology specialists identify archaeological potential due to the proximity to historic settlement core and possible prehistoric or Romano-British settlement site to SE. Potential mitigation would require pre-determination assessment and evaluation. MDDC Conservation Officers identify that the site is on the approach to the listed Woodhayne Farmhouse, and back towards the village centre, the site has sufficient distance such that appropriately designed dwellings (height) is unlikely to have an impact on setting. Listed buildings lie to the East to the site including the Grade II* listed Church of All Saints. The tower of the Church can be viewed from points along Uffculme Road (south), Silver Street (north) and there is the potential for views of the tower from within the site. There is interposing modern development between the site, the Culmstock Conservation Area and the Church. It is considered that the overall contribution of the site to the significance, and our experience of the Church is towards the low end of the scale being part of its wider landscape and there also being no known historic association to the Church.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape lies to the SE of the site approx. 900m. 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 within the immediate setting (2km) of the Blackdown Hills nationally important landscape and any development type could harm or erode its special qualities. Medium sensitivity to housing development due to the proximity to the Blackdown Hills National Landscape and distinctive Mid Devon landscape of undulating green hills offering distant views. The site is adjoining the settlement in the SW and developing it would relate well to it. The height of dwellings should be kept to one storey to match dwellings in the vicinity.

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 is less than 400m away from Aggregates Mineral Consultation Area and Aggregates Mineral Sensitive Area. 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 Cullompton, Tiverton, Willand and surrounding areas. 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: Gently sloping (5.8% slope percentage) down SE-NW.

Open Space and Recreation: The areas of open space, recreation and play area are available approx. 1km N. Cemetery (approx. 500m E).

Potential Constraints to Delivery: Access. Proximity of site to Blackdown Hills National Landscape. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Possible 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: 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	6	-	-	-	-
Max	11	-	-	-	-
HELAA	8	-	-	-	-

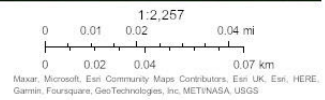
Settlement: Culmstock
Site Reference and Name: E/CL/03 Glebe Land at Culmstock
Customer Reference Number: k513kgs

E/CL/03



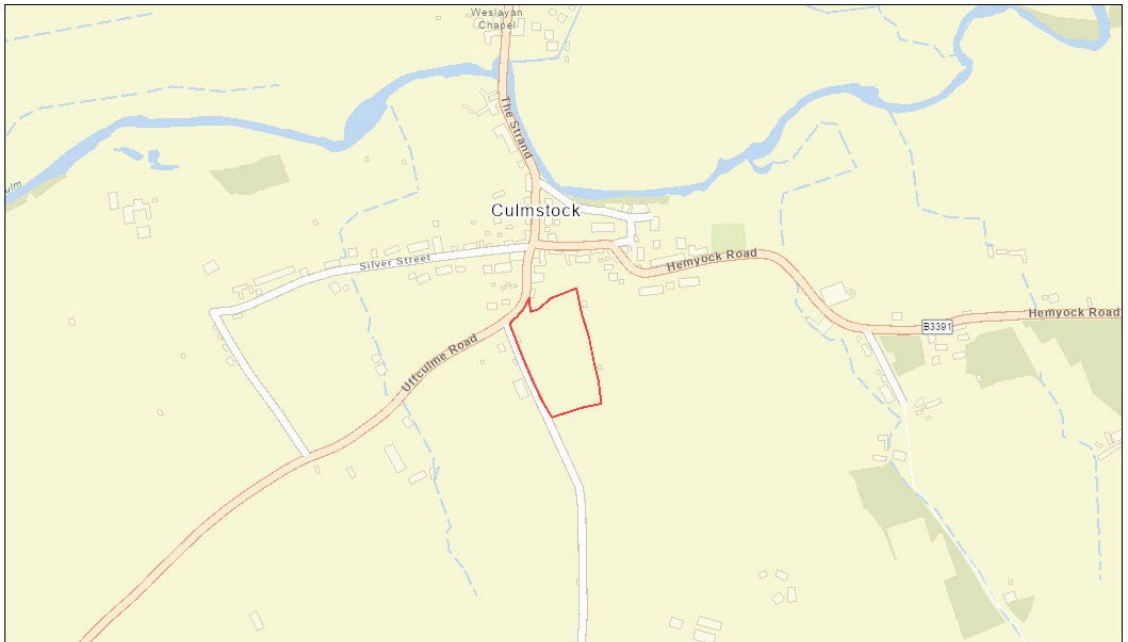
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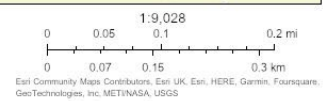
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Parish: Culmstock

Site Area: Whole 1.47ha | Gross 1.47ha | Net 1.18ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 31

Min Yield: 18

Promoter Yield: 30

HELAA Assessed Yield: 24 (mid-point yield)

Site description: Greenfield agricultural land. The site is on a very gentle slope (4.5% slope percentage) but on elevated ground. In the N the site borders the settlement limit and Culmstock Conservation Area. The W boundary is along a road, S and E boundaries border open countryside. There are hedges and trees along all boundaries. Blackdown Hills National Landscape is less than 600m S. Restrictive covenants are identified on site. This may need to be investigated further. This site has one landowner. During the HELAA panel it was agreed that provided the constraints for this site can be overcome the site is considered achievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways is unclear where the access to the site would be. 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. Footway/cycleway connection would be required to local services and bus stops in order for the site to become suitable for development. The promoter suggests that access can be taken from Uffculme Road. No PROWs on site, closest two are 200m E and S. The closest bus stop is about 150m N. Closest train station Tiverton parkway, approx. 5.6km W. Nearest shops and other facilities are <1km N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Japanese knotweed along road verge adjacent to site – would need assessing. Beavers are present in catchment. Priority Habitats <200m N. Natural England identify the site to be within 2km of Blackdown and Sampford Commons SSSI however they have no specific comments at this stage. Devon County Council ecology specialists identify that the site appears to be permanent grassland

surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees, and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium groundwater vulnerability. The 2014 SFRA identifies surface water a risk to the site and further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. 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: Northern boundary is adjacent to the Culmstock Conservation Area with a very small section falling within the Conservation area. Listed buildings <300m N. Devon County Council archaeology specialists identify known and potential archaeological interest. Site of possible prehistoric and/or Romano-British settlement enclosure. Also 'rack' field names suggest textile industry drying racks. Potential mitigation would require pre-determination assessment and evaluation. MDDC Conservation Officers identify that the site is on rising ground and land appears to be higher than both adjoining public roads. Due to the shared boundary with the conservation area and the curtilage of listed buildings and non-designated heritage assets, development of land close to this boundary is likely to be harmful to the setting of the conservation area. It is questionable whether an access for residential units could be implemented without harm to the conservation area and the setting of the listed building.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape lies to the S of the site approx. 600m. 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 within the immediate setting (2km) of the Blackdown Hills nationally important landscape and any development type could harm or erode its special qualities. The site is gently sloping but is on elevated ground. Medium-high sensitivity to housing development due to the proximity to the Blackdown Hills National Landscape, proximity to the Culmstock Conservation Area, potential impacts on heritage assets and distinctive Mid Devon landscape of undulating green hills offering distant views.

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 is less than 400m away from Aggregates Mineral Consultation Area and Aggregates Mineral Sensitive Area. 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 Cullompton, Tiverton, Willand and surrounding areas. 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 (4.5% slope percentage).

Open Space and Recreation: Areas of open space, recreation and play areas are available approx. 1km N. Cemetery (approx. 400m E).

Potential Constraints to Delivery: Access. Proximity of site to Blackdown Hills National Landscape. Heritage and archaeology. Education infrastructure. Flood Risk, Water Quality and Drainage. Potential landscape impact. Japanese knotweed on 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: 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	24	-	-	-	-
Max	25	16	-	-	-
Promoter	25	5	-	-	-
HELAA	24	-	-	-	-

Settlement: Culmstock

Site Reference and Name: E/CL/04 Land on the south side of Prescott Road

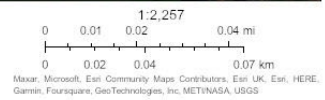
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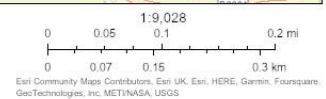
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Parish: Culmstock

Site Area: Whole 1.83ha | Gross 1.83ha | Net 1.46ha

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

Max Yield: 51

Min Yield: 29

Promoter Yield: 20-40 (mid-point yield 30)

HELAA Assessed Yield: 40 (mid-point yield)

Site description: Greenfield agricultural land on a very gentle slope (3.7% slope percentage). The site lies to the west of Culmstock, along Prescott Road, with a small part lying inside of the settlement boundary in the NE section of the site which is allocated in the current local plan under CL1 (6 dwellings). This area has been excluded from this HELAA assessment as that section has already been identified as achievable. Site E/CL/09 also lies to the West of the site. Blackdown Hills National Landscape is approx. 500m N. Beavers are present in catchment. The site comprises of two fields with hedges and trees along boundaries. The hedgerow between the sites has a few hedgerow trees in the S. The Culmstock Conservation Area is just off the E boundary and closest listed building is <200m E. The site is within walking distance of shops and other amenities. Restrictive covenants are identified on site. This may need to be investigated further. The site has one landowner. Part of the site to the East has a planning application history (18/01634/MFUL) which was refused based on the current policies at the time. Reasons included the site being outside of the settlement limit, provision of limited affordable housing contrary to policy, the layout and design of the site did not respect or enhance the local environment nor the setting of the Blackdown Hills National Landscape and insufficient information was provided for areas including archaeology and surface water drainage. During the HELAA panel it was agreed that the site location could be suitable for residential development provided the constraints can be overcome. However, it was noted that the site would likely be inappropriate for sheltered housing and most forms of specialist accommodation for older persons as it is not close to a town centre with the necessary services needed to support retirement accommodation.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Prescott Road along the N boundary. Devon County Council Highways identifies a requirement for footway/cycleway connection to local services and bus stops in order for the site to

become suitable for development. No PRowS within the site, one about 200m NW, other about 200m S. The closest bus stop about 100m E. Closest train station Tiverton parkway, approx. 5.4km W. Nearest shops and other facilities approx. 400m E. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species (butterfly) on site. Several other protected species (bats, hedgehog) just off the site in S, SE and N. Priority Habitats <200m S. Natural England identify the site to be within 2km of Blackdown and Sampford Commons SSSI however they have no specific comments at this stage. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium groundwater vulnerability. Risk of flooding from surface water is low to high (approx. 0.1ha) on NW, W and SW boundaries. The 2014 SFRA identifies surface water a risk to the site and further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. 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: Eastern boundary touching Culmstock Conservation Area. Listed buildings <200m E. Devon County Council archaeology specialists identify possible prehistoric and/or Romano-British settlement enclosure. Potential mitigation would require staged programme of archaeological work as condition. MDDC Conservation Officers note that due to the proximity to conservation area that there is the potential for harm to the significance of the Conservation Area through change in its setting.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape lies to the N of the site approx. 500m. 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 within the immediate setting (2km) of

nationally important landscape and any development type could harm or erode its special qualities. Medium to medium-high sensitivity to housing development due to the proximity to the Blackdown Hills National Landscape and distinctive Mid Devon landscape of undulating green hills offering distant views. The level of sensitivity depends on whether the entire site is developed or only the part along Prescott Road. Provided only the part along Prescott Road is developed, it will not have a negative impact on the settlement form. Previous application 18/01634/MFUL [permission refused], covering only the eastern part of the submitted site, was refused in part because it was considered to not respect or enhance the local environment nor the setting of the Blackdown Hills National Landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. An electric 11KV line runs across the NE corner of 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 commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving Cullompton, Tiverton, Willand and surrounding areas. 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 (3.7% slope percentage) down N-S.

Open Space and Recreation: The areas of open space, recreation and play area are available approx. 400m N. Cemetery (<1km SE).

Potential Constraints to Delivery: Proximity of site to Blackdown Hills National Landscape. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA. 11KV electric line to the NE corner.

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	5	-	-	-
HELAA	25	15	-	-	-

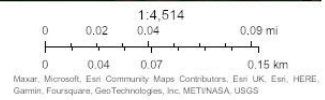
Settlement: Culmstock
Site Reference and Name: E/CL/05 The Paddocks
Customer Reference Number: x213lg2

E/CL/05



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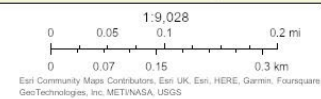
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Parish: Culmstock

Site Area: Whole 4.12ha | Gross 4.12ha | Net 2.47ha

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

Max Yield: 87

Min Yield: 49

Promoter yield: <80

HELAA Assessed Yield: 49 (minimum yield due to access constraints)

Site description: Agricultural land on a gentle slope (7.2% slope percentage), with some buildings on site. The site is in the North East of Culmstock. The SE corner of the site falls inside of the settlement boundary. There are hedges with hedgerow trees around the border and crossing the site N-S, E-W. Blackdown Hills National Landscape lies approx. 400m to the N of the site. Culmstock Conservation Area is just off the S boundary and closest listed building is 200m W. 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 considered that the site may be achievable for a lower yield due to access constraints.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land, with some buildings on site.

Access: Promoter says that access can be provided to the site via Blackwater Road. Devon County Council Highways however identifies this road leading to this site as narrow with no potential for widening and therefore to make this site acceptable, access would be required from the North in off Hunters Hill. Additionally, footway/cycleway connection to local services and bus stops would be required as well. No PRoWs within the site, closest approx. 400m SW or E. The closest bus stop about 300m SW. Closest train station Tiverton parkway, approx. 5.8km W. Nearest shops and other facilities approx. 400m W. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within a Great Crested Newt Consultation Zone. Legally protected species (bats, hedgehogs, frogs) just off the site in N, W and S. Priority Habitats <100m S. Natural England identify the site to be within 2km of Blackdown and Sampford Commons SSSI however they have no specific comments at this stage. Devon County Council ecology specialists identify the site appears to be permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest / whether any veteran trees on site. The surrounding

boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species, although the presence of housing to the W of the site reduces these urban impacts. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. Medium groundwater vulnerability. Risk of flooding from surface water is low (approx. 0.1ha) along E, W and SW boundaries. 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: Culmstock conservation area along SW boundary. Listed buildings <200m W. Devon County Council archaeology specialists identify possible prehistoric and/or Romano-British archaeological evidence, including iron smelting, based on finds from wider area. Potential mitigation would require pre-determination assessment and evaluation. MDDC Conservation Officers identifies potential harm to the conservation area setting due to access road into the site, loss of open land and introduction of noise, lighting and movement. Possible impact on views from conservation area and listed buildings to south on elevated ground. The level of less than substantial harm would be low on the spectrum.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape lies to the N of the site approx. 400m. 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 within the immediate setting (2km) of nationally important landscape and any development type could harm or erode its special qualities. Medium-high sensitivity to housing development due to the proximity to the Blackdown Hills National Landscape, distinctive Mid Devon landscape of undulating green hills offering distant views, the size of the site, loss of open land and proximity to conservation area. An application for 140 dwellings (20/00452/MOUT) for the site area was previously withdrawn. The application when submitted was not supported by the Blackdown Hills National Landscape partnership. They commented that the scale of development was far too great for Culmstock and the surrounding area and would have had a negative impact on village facilities and the local natural and built environment.

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 commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving Cullompton, Tiverton, Willand and surrounding areas. 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 (7.2% slope percentage) down N-S.

Open Space and Recreation: The areas of open space, recreation and play area are available approx. 400m NE. Cemetery (<1km S).

Potential Constraints to Delivery: Access. Proximity of site to Blackdown Hills National Landscape. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. 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: 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	24	-	-	-
Max	25	50	12	-	-
Promoter	25	50	5	-	-
HELAA	25	24	-	-	-

Settlement: Culmstock

Site Reference and Name: E/CL/06 Land adjoining Woodbine Cottage (Prescott)

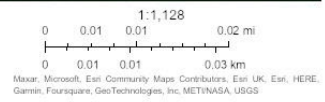
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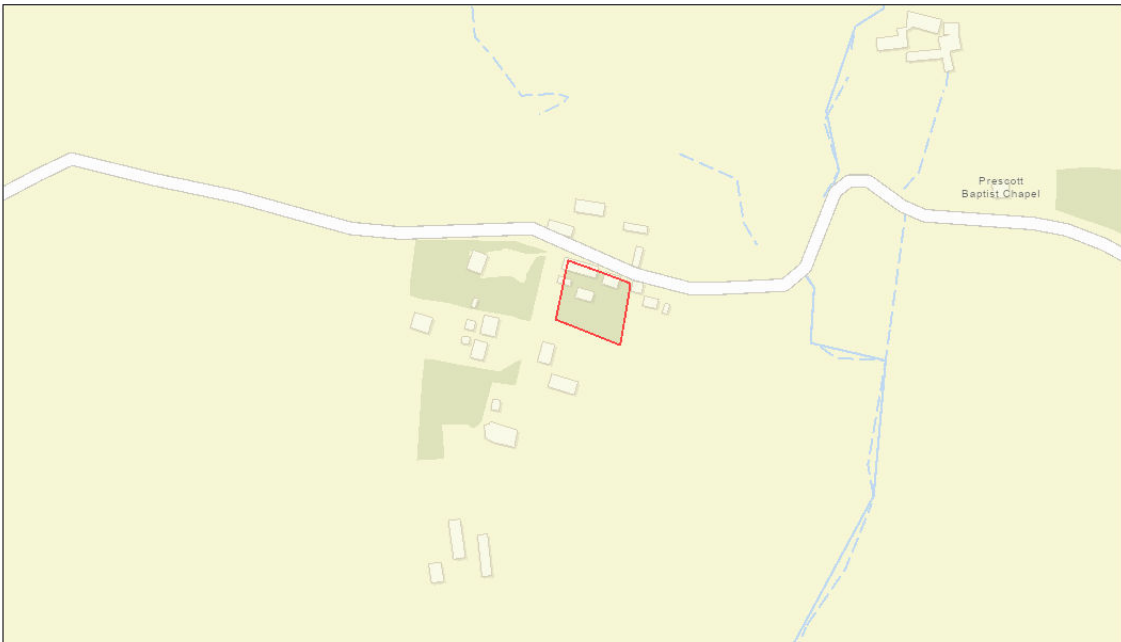
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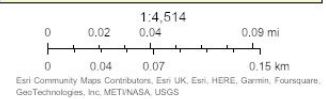
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Parish: Culmstock

Site Area: Whole 0.21ha | Gross 0.21ha | Net 0.21ha

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

Max Yield: 7

Min Yield: 4

Promoter Yield: 9

HELAA Assessed Yield: None

Site description: Partial Brownfield land, 3 buildings on site. The site is situated by the main road through Prescott and has very gentle slope (4.2% slope percentage) towards S. There are trees on site, and a track (accessible to vehicles) running from the main road to the S, to other houses. There are buildings in the S and E of the site and those may support a bat roost. The site lies within Great Crested Newt Consultation Zone. TPO area bordering on the site in the W. Blackdown Hills National Landscape approx. 1.4km to the E. The site has one landowner. During the HELAA panel it was agreed that the location would not be achievable for residential development due to its lack of a relationship with a settlement and the constraints of the site including access and impact on the natural environment.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Partial Brownfield.

Access: Devon County Council (DCC) Highways identifies accessed off a privately owned narrow lane, with no street lighting and footway. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. DCC Highways suggests that the site would not be suitable for non-motorised users. The availability of the access road could be a constraint to the achievability of the site as well. No PRoWs within the site, closest >100m S. The closest bus stop about 1.6km E in Culmstock. Closest train station Tiverton Parkway, approx. 4.3km W. Nearest shops and other facilities in Culmstock, 1.6km E. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Culmstock regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within Great Crested Newt Consultation Zone. Priority Habitats <500m S and <300m N. Natural England identify the site to be within 2km of Blackdown and Sampford Commons SSSI however they have no specific comments at this stage. Beavers are present

in catchment. Devon County Council ecology specialists identify that the site appears to be broadleaved woodland/copse and large trees. A site visit is needed prior to development to check ecological interest / whether any veteran trees on site. The woodland could support protected and priority species such as dormice, reptiles and act as bat flight lines as well as bat foraging habitat. Buildings also appear present onsite which may support a bat roost. An inspection of the buildings is required for bats to ensure that this wouldn't stop possible development. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation required to be identified following a site visit. If the wooded area on site is Priority Habitat then this could potentially stop possible development of the site (although this is not currently indicated by the Priority Habitats Inventory). Mitigation suggested includes protecting and enhancing trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: Devon County Council archaeology specialists identify possible for medieval and/or post-medieval settlement evidence. Former chapel and cottages(s) at Prescott. Potential mitigation would require staged programme of archaeological work as condition. MDDC Conservation Officers note that the building on the northern side of the site appears to be at least in part cobb and may well constitute an undesignated heritage asset. Further analysis of this building, which appears on the first series OS map is required to establish whether it should be retained as part of any development of the site.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications for both primary and secondary schools. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape lies to the N of the site approx. 1.5km. The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is within the immediate setting (2km) of nationally important landscape and any development type could harm or erode its special qualities. Medium-high sensitivity due to the site having high density of hedgerow trees and distance from Culmstock. Additionally, OS 1st Edition maps show an orchard, possibly a post-medieval orchard on this site.

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

Soils and contamination: Grade 1 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Aggregates Mineral Consultation Area and Aggregates Mineral Sensitive Area <400m S. 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 Cullompton, Tiverton, Willand and surrounding areas. 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 (4.2% slope percentage) down N-S.

Open Space and Recreation: The areas of open space, recreation are available in Culmstock 1.6km E.

Potential Constraints to Delivery: Access. Proximity of site to Blackdown Hills National Landscape. Heritage and archaeology. Natural environment. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Grade 1 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 as unachievable no build out rate is provided.

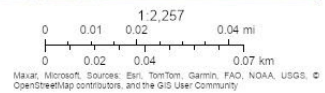
Settlement: Culmstock
Site Reference and Name: E/CL/07 Land North of Earland Rise
Customer Reference Number: ECL07

E/CL/07



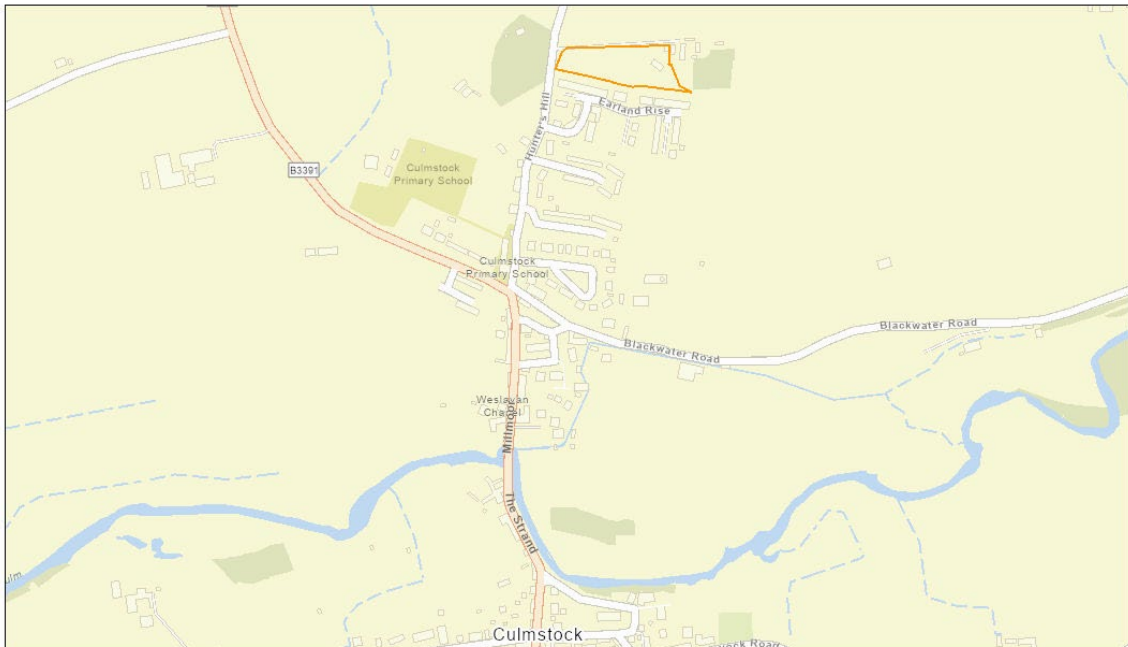
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 Call for Sites 2025




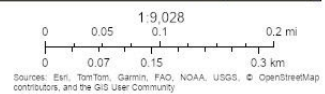
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E/CL/07



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 Call for Sites 2025



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Parish: Culmstock

Site submitted for: E/CL/07 Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site description: The site lies to the North of Culmstock approx. 100m S of the Blackdown Hills National Landscape at its closest point. The site consists of a small scale field with some hedgerows bordering the site and residential development bordering the site to the South. There is an existing agricultural building within the site and existing development to the East. Hunters Hill adjoins the site the West. The site is gently sloping. Multiple land ownership. All owners were aware of the site submission to be considered as part of the HELAA. The HELAA Panel identify the site as achievable provided constraints can be overcome.

Site Area: Whole 0.79ha | Gross 0.79ha | Net 0.63ha

Max Yield: 22

Min Yield: 13

HELAA Assessed Yield: 17 mid-point yield

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield with building on site.

Access: Access would likely be from Hunter's Hill. 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. The closest railway station is Tiverton Parkway approx. 5.6km W. There are no PRoW within the site, closest approx. 200m N. DCC Highways identifies that access is proposed from Hunter's Hill, a local road with width and alignment constraints. Achieving safe visibility splays will require reduced vehicle speeds, a potential change to the posted speed limit, and a detailed speed survey to ensure compliance with design standards. Pedestrian and cycle connectivity is essential due to the site's proximity to Culmstock village, the primary school, and a bus stop 410m to the south. As the existing route lacks a continuous, safe, and lit footway, development must include a street well-lit pedestrian link to key amenities designed to inclusive mobility standards, supporting active travel and reducing car reliance. A Transport Assessment will be required to assess local network impacts, and construction traffic management must be planned to minimise disruption. Overall, while access is achievable, improvements are necessary to ensure safety and suitability for all users. 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 J27.

Natural Environment: Maiden Down SSSI and Blackdown and Sampford Commons SSSI <2km. Blackdown Hills National Landscape, closest point approx. 100m N. Beavers are present in catchment. The site falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (bats, badgers, butterflies). The site consists of a small scale field with some hedgerows bordering the site. To the South, existing residential development borders the site. Within the site there is an existing agricultural building. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology noted that the potential for protected species and habitat protection should not pose constraints that would significantly influence the use of the site and type of development possible from an ecological perspective. It is likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: FZ1. There are some small areas of low risk of flooding from surface water (plus climate change) towards to the Western border of the site. 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. DCC Local Lead Flood Authority question that if infiltration is viable, then an applicant might need to assess groundwater re-emergence.

Heritage and Archaeology: Culmstock Conservation area lies approx. than 260m to the S. The closest listed building to the site is the Grade II listed Mill Moor Cottage approx. 335m S. MDDC Conservation Officer raises no objection due to distance and separation from heritage assets. The DCC Historic Environment and Archaeology team has no comments to make on this site at this time.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape, closest point approx. 100m N. The National Character area is the Sandstone hills and ridges. The Devon landscape character area is Culm Valley Lowlands. The landscape character type is the Upper farmed and wooded valley slopes. The site itself has very limited characteristics of the landscape character type, existing residential development lies to the South of the site with some existing development within and to the East of the site also and it is not likely to impact on the Conservation area due to distance. The site does lie approx. 100m S at its closest point to the Blackdown Hills National Landscape and therefore likely to fall within the setting of the National Landscape. The likely overall sensitivity to housing development is medium. However, there is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. An 11KV Electric Overhead Line lies close to the site boundary to the East approx. 28m from the NE corner.

Soils and contamination: Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). No land contamination. Site does not fall within a MCA, MSA or WCZ. Contaminated land lies outside the site area approx. 260m NE. 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 Cullompton, Tiverton, Willand and surrounding areas. 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 (6.3% slope percentage).

Open Space and Recreation: There are areas of open space and recreation are available in Culmstock. The closest being the Culmstock community garden on the opposite site of Hunter's Hill to the site.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment. Water Quality and Drainage. Education infrastructure. Landscape, proximity to Blackdown Hills National Landscape. Health and Safety related constraints. Possible Grade 3a ALC.

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 years. Year 6 start as unconsented site.


Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	13	-	-	-	-
Max	22	-	-	-	-
HELAA	17	-	-	-	-

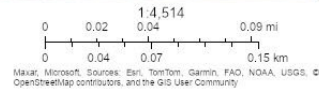
Settlement: Culmstock
Site Reference and Name: E/CL/08 Brookshill Farm (S of Prescott)
Customer Reference Number: ECL08

E/CL/08



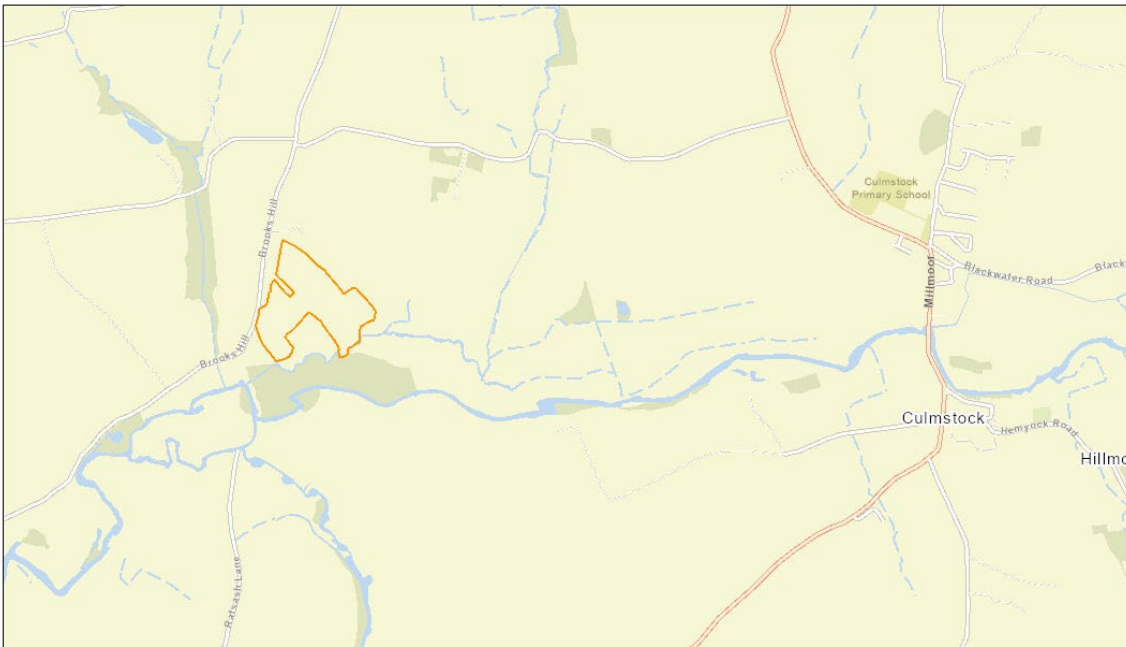
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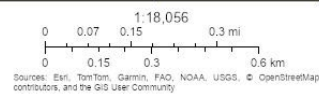
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E/CL/08



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Parish: Culmstock

Site submitted for: E/CL/08 Habitat Bank e.g. for Biodiversity Net Gain

Site Area: Whole 5.53ha | Gross 5.53ha | Net 5.53ha

Site description: The site lies at Brookshill outside of Culmstock to the West to the South of Prescott. The site has been put forward as a Habitat Bank with the promoter identifying a baseline survey conducted with the potential for 25 credits. The site is a gently sloping greenfield site with a number of trees and hedgerows throughout the site. The northern portion of the site has been identified as ALC Grade 1 with the southern portion Grade 4. The site lies within a MCA and MSA. Single landownership. The site has planning permission (21/02163/FULL) granted with conditions for the change of use of agricultural land to siting of 2 shepherd huts, 3 glamping tents, toilet/shower hut, kitchen hut and ancillary parking (*Southern part of the site adjacent to river Culm*). The site may be considered for habitat creation/enhancement.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.23ha (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: Access from Brooks Hill. DCC Highways identifies that the proposed Habitat Bank is considered low-intensity and unlikely to generate significant traffic, so existing agricultural access from Brooks Hill is adequate for occasional light vehicles. No highway improvements are needed for this use. However, any future changes that increase traffic, such as visitor or educational facilities, would require further assessment. Brooks Hill is a narrow rural lane without pedestrian provision, which is acceptable for the current proposal but would need careful consideration if use intensified. The presence of PROW Culmstock Footpath 11 within the site must also be considered in site design.

Natural Environment: Maiden Down SSSI and Blackdown and Sampford Commons SSSI and Blackdown Hills National Landscape <2km. MDDC's arboriculture specialist identifies that, the site lies adjacent to a Deciduous woodland that is subject to a felling licence. The site contains high level of tree cover along field boundaries. Beavers are present in catchment. A County Wildlife site the Five Fords Fen lies to the West of the site approx. 110m W. The site is within Great Crested Newt Consultation Zone and legally protected species (moths, bats and otter) have been identified outside the site area in the vicinity. Priority habitats border the site to the South (Coastal and floodplain grazing marsh). Hedgerows and trees border and run throughout the site. The hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. DCC ecology specialist noted that at 5.53 ha, the site is a suitable size for a small Habitat Bank, subject to baseline survey outcomes and the landowner's intentions i.e. whether focused on Biodiversity Net Gain or other income-generating uses such as farming or business. Natural England,

noted that there is a Priority Deciduous Woodland Habitat located near the southern boundary of the site. Additionally, the site lies directly adjacent to, and partially overlaps with, the River Culm Priority Coastal and Floodplain Grazing Marsh to the south however no further specific comments are provided at this stage.

Flood Risk, Water Quality and Drainage: 0.11ha FZ2, 0.23ha FZ3 towards the SE corner of the site. The remainder of the site is FZ1. Small areas of low risk from surface water flooding (plus climate change) in the SE corner of the site. The northern portion of the site is in high groundwater vulnerability and the southern portion is in medium-high groundwater vulnerability. DCC Local Lead Flood Authority note that part of site has watercourse flowing through so question whether there would be scope for water credits be achieved for BNG if this were to be a habitat bank.

Heritage and Archaeology: A Grade II* Listed building, Spiceland Quaker Meeting House and Former Cartshet lies just outside the border of the site to the North. The DCC Historic Environment and Archaeology team and Conservation officer have no comments to make on this proposed site.

Landscape: The site falls within the National Character Area Devon Redlands. The Devon landscape character area is Culm Valley Lowlands. The landscape character type is the Lower rolling farmed and settled valley slopes to the North and Sparsely settled farmed valley floors to the south.

Health and Safety related constraints: There is a 11KV Electric Overhead line along the Western boundary.

Soils and contamination: The NE portion of the site (3.94ha) is identified as Grade 1 ALC. The remainder of the site is ALC Grade 4 (DEFRA 2020 Provisional Land Classification Grade). The Southern portion of the site is within a MSA, the site is within a MCA. DCC Minerals and Waste specialists identify that the site lies partly within a Mineral Safeguarding Area (MSA) for sand and gravel identified in the Devon Minerals Plan, with nearby active extraction at Hillhead Quarry. Policy M2 (Mineral safeguarding area) of the Devon Minerals Plan and the NPPF states that 'Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working' and seek to protect such resources from being sterilised by non-mineral development. The proposal is for a Habitat Bank, expected to be in place for at least 30 years to meet Biodiversity Net Gain (BNG) requirements. Policy M2 allows for non-mineral development within a Mineral Safeguarding Area where one or more of the five criteria are met. Given the site's constraints, features, and limited economic mineral potential, Devon County Council considers it unlikely to be of future economic value and therefore raises no objection on mineral grounds.

Topography: The site has a gentle slope to the south (6.9% slope percentage) and a very gentle slope to the North (4.1% slope percentage).

Potential Constraints to Delivery: Natural Environment, felling licence. FZ within site area. Grade 1 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.

Settlement: Culmstock


Site Reference and Name: E/CL/09 Land on the South West Site of Prescott Road

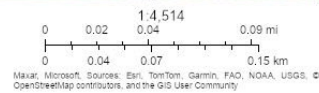
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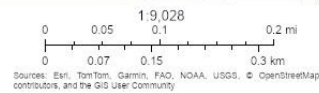
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E/CL/09



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Parish: Culmstock

Site submitted for: E/CL/09 Homes for sale, affordable homes

Site description: The site lies to the West of Culmstock. It is separated from the main settlement by a number of small scale fields. E/CL/04 lies to the East of the site. The site consists of a very gentle sloping small scale field with heavily treed hedgerows bordering the site. To the North of the site are some agricultural buildings. Just outside the site area to the South lies the River Culm. The southern portion of the site lies in FZ2 and 3. Priority habitat borders the site to the South (Coastal and Floodplain grazing marsh). Current access to the site is from Prescott Road with a farm track crossing a neighbouring field to provide access. It is unclear whether the access point is in third party ownership. Close to the access point is also an 11KV electricity overhead line. Culmstock Conservation area lies approx. 150m to the E of the site. The majority of the Western portion of the site is identified as ALC Grade 2 and the majority of the Eastern portion ALC Grade 3. Single land ownership. The HELAA Panel identify the site as currently unachievable due to the access constraints. Should access be resolved and improvements provided to meet highways requirements, the site may be achievable.

Site Area: Whole 2.67ha | Gross 1.89ha | Net 1.13ha

Max Yield: 40

Min Yield: 23

Promoter Yield: 50 (if the whole site were to come forward)

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.78ha

Stage B

Land Status: Greenfield

Access: The promoter identifies access would be via a small part of adjoining field from Prescott Road. It is unclear whether the access point is in third party ownership. 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. Pedestrian/cycleway connection would be required to services and facilities within Culmstock. The closest bus stop is approx. 230m E and the closest railway station is Tiverton Parkway approx. 5.2km W. A PRoW lies outside the site area close to the Southern boundary of the site. DCC Highways identify that the proposed site west of Culmstock is accessed via a privately maintained farm track that is not a public highway, raising concerns about safe and suitable access for residential development. The legal status and ownership of the access must be clarified, and any upgrades would require Highway Authority approval. The

existing track likely does not meet the minimum standards required for residential development, and a nearby 11KV overhead line may pose additional constraints. Due to the site's separation from the village and proximity to the River Culm, safe, convenient, and well-lit pedestrian and cycle links to local services, including the Culmstock Primary school, shops, and bus stops, are essential to encourage sustainable travel. A Transport Assessment will be needed to evaluate impacts on the local highway network, especially junctions with the B3391 and other key routes. 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 J27.

Natural Environment: Maiden Down SSSI and Blackdown and Sampford Commons SSSI and Blackdown Hills National Landscape <2km. Beavers are present in Catchment. The site falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (bats, crayfish). MDDC's arboriculture specialist identifies that the site contains high number of trees along field boundary hedgerow. Development on the site is viewed as moderate arboriculture risk due to the thin linear nature of the site therefore adequate buffering from trees and hedgerows is likely to be challenging. To the North of the site are some agricultural buildings. Just outside the site area to the South lies the River Culm. The southern portion of the site lies in FZ2 and 3. Priority habitat borders the site to the South (Coastal and Floodplain grazing marsh). The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and trees may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology specialists noted that although standard ecological mitigation requirements are likely sufficient, due to uncertainty over the baseline habitat based on aerial view there may be ecological constraints that would significantly influence use of the site and type of development possible from an ecological perspective. Natural England noted that the site lies immediately adjacent to, and partially overlaps with, the River Culm Priority Coastal and Floodplain Grazing Marsh located to the south.

Flood Risk, Water Quality and Drainage: To the South 0.78ha FZ3, 0.13 FZ2. The remainder of the site is FZ1. Areas of low-high risk of surface water flooding (plus climate change) are found throughout the site and along all borders of the site. The majority of the site has medium groundwater vulnerability with a smaller area to the North of the site as medium-high risk. 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. DCC Local Lead Flood Authority note that a large areas of the site including potential site accesses are mapped at risk of surface water flooding or flooding from the River Culm. It's unclear but the site and/or its access appear to have a culverted ordinary watercourse crossing it. Early assessment of watercourses on the site and the feasibility for any daylighting of any culverts should be considered. If infiltration is unviable, an applicant would need to prove the suitability of discharging to a watercourse here (there is an issues point shown in the south of the site, but this might not be within the site boundary). It also might not be substantial enough nor in a condition to receive discharge from a drainage system.

Heritage and Archaeology: Culmstock Conservation area lies approx. 150m to the E of the site. There are a number of Grade II listed buildings outside of the site area to the East of the site along Millmoor as well as a Grade II listed building (Woodhayne Farmhouse) approx. 270m SW of the site. The DCC Historic Environment and Archaeology team suggests that due to the potential for below-ground archaeological deposits linked to medieval and earlier iron extraction activity in the area, 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 identified the need for a heritage led approach and a fully detailed Heritage Statement at application stage due to the nearby heritage assets including the Culmstock Conservation Area and Woodhayne Farmhouse. The site is on the approach into the Culmstock Conservation Area and part of its rural setting, thus development would likely have an adverse effect on the setting and significance of the Conservation Area.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape, at its closest point 0.49km NE. The National Character area is the Sandstone hills and ridges. The Devon landscape character area is Culm Valley Lowlands. The landscape character type is the Lower rolling farmed and settled valley slopes to the North (approx. third of the site) and Sparsely settled farmed valley floors to the south. The site has some features typical of the landscape character types, including pastoral farmland with a wooded appearance, variable field pattern with many hedgerow trees, near a watercourse which is screened by riparian vegetation. The site is separated from the main settlement although has a very gentle slope and is unlikely to be prominent. The site is likely to fall within the Blackdown Hills National Landscape setting. If the whole site were to be developed it would lead to an unusual extension to the settlement form. E/CL/04 lies to the E of the site. An application on a previous application on the Eastern portion of E/CL/04 (18/01634/MFUL) was refused in part because it was considered to not respect or enhance the local environment nor the setting of the Blackdown Hills National Landscape. The site is likely to have a medium to medium-high sensitivity to landscape. However, there is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: There is a 11KV Electric overhead line to the North of the site at the point of current access to the site. May lead to increased traffic levels in an AQMA.

Soils and contamination: The majority of the Western side of the site is in ALC Grade 2 (1.42ha) and the majority of the Eastern side of the site is in ALC Grade 3 (0.97ha), with the remainder of the site to the South in ALC Grade 4. (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land lies outside the site area approx. 290m E (natural and man-made textile manufacture). 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 Cullompton, Tiverton, Willand and surrounding areas. 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 (2.6% slope percentage).

Open Space and Recreation: There are areas of open space and recreation are available in Culmstock. The closest being the Culmstock community garden approx. 300m NE of the site.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment. Flood Risk, Water Quality and Drainage. Heritage and Archaeology. Education infrastructure. Landscape, proximity to Blackdown Hills National Landscape. Health and Safety related constraints. Possible Grade 3a ALC and Grade 2 ALC.

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


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

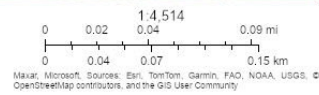
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Site Reference and Name: E/CL/10 Land at Higher Prescott Farm
Customer Reference Number: ECL10

E/CL/10



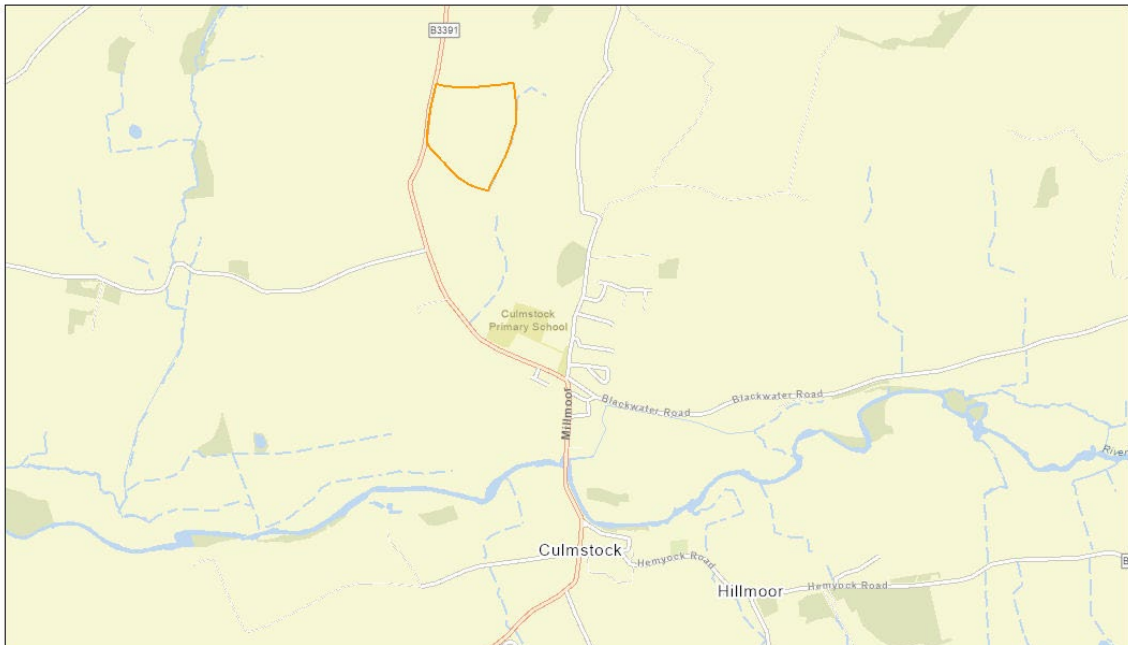
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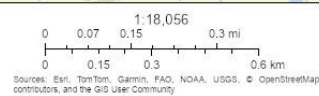
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E/CL/10



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Parish: Culmstock

Site submitted for: E/CL/10 Homes for sale, affordable homes

Site description: The site lies to the North of Culmstock separated from the main village by a number of medium-large scale fields. The site consists of a small and a medium scale field gently sloping bordered by trees and hedgerows which also divide the two fields. The B3391 lies to the West of the site. The site is FZ1 with an unnamed watercourse along the Eastern boundary. Single land ownership. The HELAA Panel identify the site may be achievable, provided the constraints of the site can be resolved, including access and transport infrastructure of which DCC Highways have raised deliverability concerns.

Site Area: Whole 5.71ha | Gross 5.71ha | Net 3.43ha

Max Yield: 120

Min Yield: 69

Promoter Yield: 120

HELAA Assessed Yield: 94 mid-point yield

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield

Access: The promoter identifies access will be off the B3391. 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. Pedestrian/cycleway connection would be required to services and facilities within Culmstock. The closest bus stop is approx. 580m SE and the closest railway station is Tiverton Parkway approx. 5.2km W. A PRoW lies outside the site area close to the Southern boundary of the site. The closest PRoW lies outside the site area approx. 115m SW on the opposite side of the B3391. DCC Highways identifies that the proposed site lies north of Culmstock with access from the B3391, a National Speed Limit Road requiring substantial visibility splays in line with DMRB standards, likely involving hedge removal and land take. A detailed access design and Stage 1 Road Safety Audit will be needed. The site is separated from the village with no existing footway or cycleway, and providing a safe, continuous, and well-lit route to local facilities would likely require significant off-site works and land acquisition, raising deliverability concerns. The proposed 120 dwellings would significantly increase traffic on the B3391 and through Culmstock. The cumulative impact on the local highway network, particularly at key junctions such as the B3391/Hemyock Road and routes towards the A38 and M5, must be fully assessed. Therefore, Transport Assessment is required to assess trip generation, junction capacity, and impacts on road

safety and vulnerable users. 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 J27.

Natural Environment: Maiden Down SSSI and Blackdown and Sampford Commons SSSI <2km. Blackdown Hills National Landscape approx. 200m E of the site. Beavers are present in Catchment. The site falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (bats). The site consists of a small and a medium scale field bordered by trees and hedgerows which also divide the two fields. Furthermore, MDDC's arboriculture specialist identifies that, there's high number of trees along the field boundary hedgerow. Development on the site is viewed as low arboriculture risk subject to control measures such as suitable buffering from trees. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology noted that standard ecological mitigation requirements are likely sufficient, but due to uncertainty regarding SSSI impacts there may be ecological constraints that could significantly influence the use of the site and type of development possible from an ecological perspective.

Flood Risk, Water Quality and Drainage: FZ1. There is an unnamed watercourse along the Eastern boundary. There is low-high risk of surface water flooding (plus climate change) also along the Eastern 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. 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 advise that the site is too steep for infiltration. A watercourse for drainage is outside the site area which may have third party ownership. DCC recommends this should be clarified at the earliest opportunity as without this, this could render options for drainage difficult to viably deliver.

Heritage and Archaeology: The closest listed building to the site is the Woodgate Farmhouse approx. 450m NE. Culmstock Conservation Area lies approx. 0.5km SE. The DCC Historic Environment and Archaeology specialist identifies that due to the potential for below-ground archaeological deposits linked to medieval and earlier iron extraction activity in the area 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 raised no concerns with the site due to distance and separation from the heritage assets.

Education Infrastructure: The closest schools to the site are Culmstock Primary School and Uffculme secondary School. DCC education note that the primary school is full with limited expansion capability and pupils attend from out of catchment putting pressure in other areas, in particular Uffculme. The secondary school in Uffculme has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: Blackdown Hills National Landscape is approx. 200m East of the site. The National Character area is the Sandstone hills and ridges. The Devon landscape character area is Culm Valley Lowlands. The landscape character type is the Lower rolling farmed and settled valley slopes. The site has some features that are typical of the landscape character type, gently rolling variable field pattern with many hedgerow trees. The site is separated from Culmstock village by several fields and therefore would not reflect the current settlement pattern. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty. The overall sensitivity to housing development is likely to be medium-high given the rural location, proximity to Blackdown Hills National Landscape and separation from Culmstock village.

Health and Safety related constraints: A 11KV electrical overhead line lies just outside of the northern boundary of the site. May lead to increased traffic levels in an AQMA.

Soils and contamination: The majority of the site is Grade 2 ALC 5.5ha with the remaining area in the NE corner Grade 3 (DEFRA 2020 Provisional Land Classification Grade). 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 Cullompton, Tiverton, Willand and surrounding areas. 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: Overall gentle slope (6.3% slope percentage) but steep along the Eastern boundary.

Open Space and Recreation: Areas of open space and recreation are available in Culmstock Village. The closest area is the Culmstock community garden which lies approx. 265m SE. The promoter identifies development of the site could also provide public open space alongside.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment. Flood Risk, Water Quality and Drainage. Education infrastructure. Landscape. Health and Safety related constraints. Possible Grade 3a ALC 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: Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	44	-	-	-
Max	25	50	45	-	-
Promoter	25	50	45	-	-
HELAA	25	50	19	-	-