

Halberton

Settlement: Halberton

Site Reference and Name: E/HA/01 Land at Crown Hill, Halberton, NGR 299818 112649

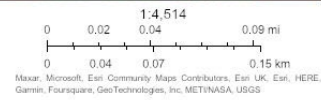
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 Call For Sites Layer



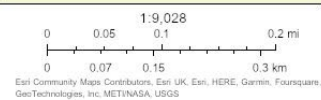
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E/HA/01



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Parish: Halberton

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

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

Max Yield: 43

Min Yield: 24

HELAA Assessed Yield: None

Site description: Greenfield, likely in agricultural land. The site has very gentle slope (3.7% slope percentage). The site is outside of the settlement boundary and is set amidst farmland with residential development along the northwest border. Three are hedges with trees around the site's boundary. Western boundary is formed by the Grand Western Canal, which is a Conservation Area, Country Park, Local Nature Reserve and Core Nature Area. Crown Hill road forms the northern boundary. The site has one landowner. The HELAA panel found the site would not be achievable due the constraints of the site including the impact on the Grand Western Canal and its separation from the settlement. 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.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Access is proposed from Crown Hill road. Devon County Council (DCC) Highways identifies the access to be off a C classified road with footway connections and further suggests that this could be an acceptable site for a lower yield from a Highways perspective. There are no PRoWs within the site, the Grand West Canal towpath lies along the western boundary. The closest bus stop about 1km NE. Closest train station is Tiverton Parkway, approx. 4.8km E. Closest services and facilities are approx. 1.1km E.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Western boundary is adjacent to Grand Western Canal which is a Country Park, Local Nature Reserve and Core Nature Area. Legally protected species are about 50m N of the site (butterflies). Natural England identify the site to be within 3km of Tidcombe Lane Fen SSSI however they have no specific comments at this stage. Beavers are present in catchment. Devon County Council ecology specialists comment that the Local Nature Reserve can have potential direct and indirect impacts on this site and this could influence development. 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 the site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low/medium strategic ecological importance given close proximity to the Grand Western Canal. 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. Grand Western Canal should be buffered from development and protected.

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

Heritage and Archaeology: The Grand Western Canal Conservation Area adjacent to the western boundary and approx. 130m West of the Halberton Conservation area. Devon County Council archaeology specialists comment that the site should not be allocated due to the impact on Grand Western Canal and its setting. They also identify archaeological potential containing former medieval strip fields and with finds of prehistoric and/or Roman date to the west. Potential mitigation would require pre-determination assessment and evaluation of the archaeological potential and of the impact on the canal to inform extent and design of development and open space. MDDC Conservation officers comment that the site is adjacent to the Grand Western Canal Conservation Area. Ground slopes up from canal with no canal side trees/hedge. Site is very open to view. The rural and countryside experience of the Canal Conservation Area would be detrimentally affected by development on this land. With regard to the listed canal bridge, the setting would not be compromised provided development was kept away from the canal so not to impinge on the view to the bridge along the canal.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school has capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has very gentle slope that can accommodate development without any major change to the topographic character. The site is surrounded by hedges with mature trees, outside a settlement and along Grand Western Canal. Medium-high sensitivity to housing development due to the site being in an open countryside and next to Conservation Area.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 0.97ha of the site bordering the canal is Grade 1 ALC. With the remainder of the site to the NE in Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (3.7% slope percentage) down NE-SW.

Open Space and Recreation: The areas of open space and recreation are available <1km E. Cemetery <1km NE.

Potential Constraints to Delivery: Access. Natural environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Grade 1 and 2 ALC site. May lead to increased traffic levels in an AQMA.

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

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

Settlement: Halberton



Site Reference and Name: E/HA/02 Land on north side of Fieldside

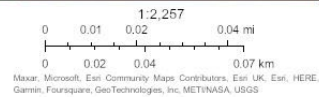
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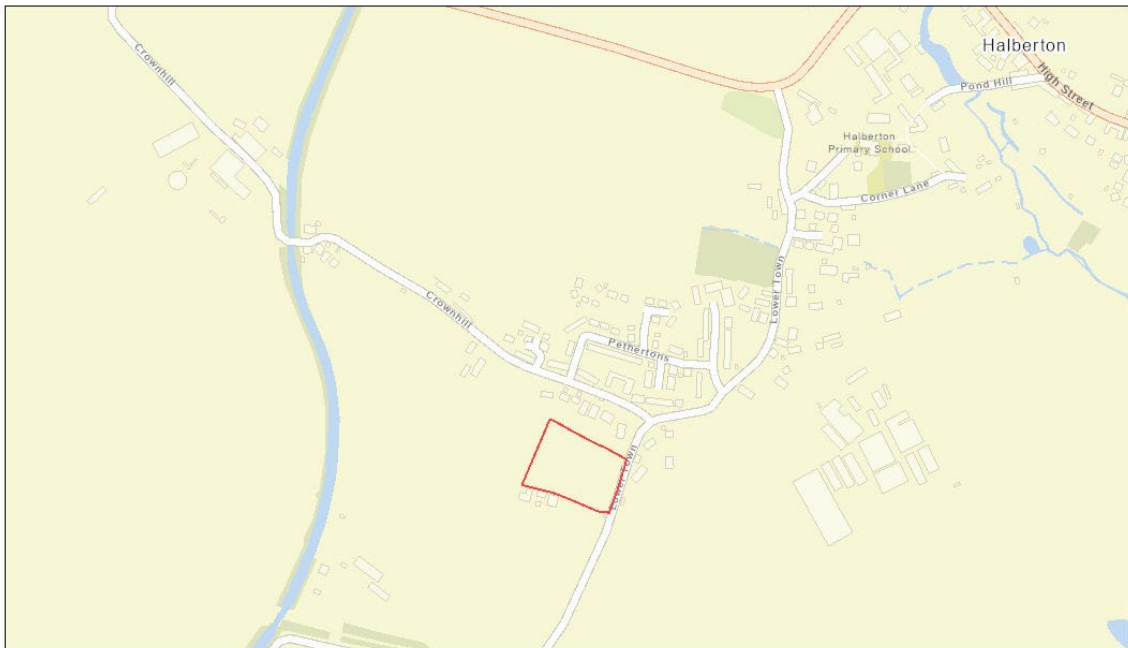
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-  District Boundary
-  Call For Sites Layer



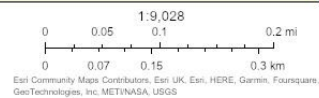
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E/HA/02



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Parish: Halberton

Site Area: Whole 1.12ha | Gross 1.12ha | Net 0.90ha

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

Max Yield: 31

Min Yield: 18

Promoter Yield: 30+

HELAA Assessed Yield: 24 (mid-point yield)

Site description: Greenfield, currently in use as agricultural land. The site has a very gentle slope (5% slope percentage). The site lies to the S of Halberton, just outside of the settlement boundary, along Lower Town road. Development surrounds the site in the N, E and S, agricultural land to the W. It is approx. 300m E of the Grand Western Canal Conservation area, and approx. 160m SW of the Halberton Conservation Area. Restrictive covenants are identified on site. This may need to be investigated further. The site has one landowner. The HELAA Panel considered the site as achievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Access is proposed from Lower Town road. Devon County Council Highways identifies the road to be narrow in parts with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Additionally, footway/cycleway connection would be required to local services and bus stops in order for the site to become suitable. No PRowS on site, closest 300m W. The closest bus stop is approx. 700m N on High Street. Closest train station Tiverton parkway, approx. 4.6km E. Nearest shops and other facilities are in approx. 800m N.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. The site is <300m E of the Grand Western Canal which is a Country Park, Local Nature Reserve (LNR) and Core Nature Area. Legally protected species about 60m NE of the site (bats). 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 the 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. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The site lies <300m E of the Grand Western Canal and approx. 160m SW of the Halberton Conservation Area. Devon County Council archaeology specialists identify archaeological potential containing former medieval strip fields and with finds of prehistoric and/or Roman date to the west. Potential mitigation would require a staged programme of archaeological recording as condition. MDDC Conservation Officers identify the site to be within the setting of the Grand Western Canal conservation area, Halberton conservation area and the listed railway bridge to the south of the site, and they note that appropriately designed dwellings (height and colour palette) are unlikely to have an impact on setting.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is in close proximity to Halberton Conservation Area and Grand Western Canal Conservation Area. Medium-low sensitivity due to proximity of the settlement area and a very gentle slope that can accommodate development without any major change to the topographic character. New dwellings should be of an appropriate height as to not cause harm to either of the conservation areas.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified 0.7ha to the East of the site as Grade 1 agricultural land with the remainder of the site in the West as Grade 2. Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (5% slope percentage) down NW-SE.

Open Space and Recreation: The areas of open space and recreation are available approx. 600m N. Cemetery <700m N.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Water quality and drainage. Grade 1 and 2 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	18	-	-	-	-
Max	25	6	-	-	-
Promoter	25	5	-	-	-
HELAA	24	-	-	-	-

Settlement: Halberton

Site Reference and Name: E/HA/03 Land North of Crown Hill, Lower Town

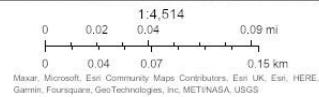
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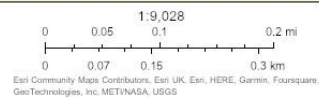
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E/HA/03



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Parish: Halberton

Site submitted for: E/HA/03a Homes for sale, affordable homes, homes for private rent, homes for older people; E/HA/03b Habitat creation/enhancement

Site description: Greenfield, likely agricultural land. Set amidst farmland to the N and W, and residential dwellings to the E and S, the site is located approx. 15m W of the Halberton Conservation Area and <400m E of the Grand Western Canal Conservation Area. The site very gently slopes (3.4% slope percentage) down towards the NE. NE corner abuts a Flood Zone 3 area around a watercourse. The southern part is allocated as part of 'HA1' (approx. 0.31ha) and built as part of the current Local Plan. This area has been excluded from this assessment. E/HA/04 borders the site to the N. Land is subject to restrictive covenants. This may need to be investigated further. The site has one landowner. The HELAA panel suggest the site is achievable for a minimum yield due to the constraints of the site, including access and heritage. It was suggested that the site might be suitable for retirement accommodation, however, the size of the village and limited amenities could make it difficult to provide a sustainable scheme of specialist retirement accommodation. The site may also be considered for habitat creation/enhancement.

E/HA/03a Homes for sale, affordable homes, homes for private rent, homes for older people

Site Area: Whole 2.12ha | Gross 2.12ha | Net 1.27ha

Max Yield: 45

Min Yield: 25

HELAA Assessed Yield: 25 minimum yield due to constraints

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: The original submission identified potential access from Crown Hill via a single track strip but it is also possible from Fishers Way. Devon County Council Highways identifies the access of a C classified Road with footway connections, and suggests that this could be an acceptable site for a lower yield. However, they note that there are access issues associated with Lower Town. No PRoWs on site, closest <400m NE. The closest bus stop is about 380m NE. Closest train station Tiverton parkway, approx. 4.4km E. Nearest shops and other facilities are <1km NE.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. The site lies <400m E of the Grand Western Canal which is a Country Park, Local Nature Reserve (LNR) and Core Nature Area. Legally protected species (bats) approx. 110m S. E boundary adjoins a Grassland Nature Area. 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. 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. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: The site lies approx. 15m W of the Halberton Conservation Area and <400m E of the Grand Western Canal Conservation Area. Devon County Council archaeology specialists note that the site has some archaeological potential, containing earthworks that may be former medieval strip. Potential mitigation suggested includes a staged programme of archaeological evaluation and recording as condition. MDDC Conservation Officers identify a grade II* listed house within Halberton Conservation Area, listed canal bridge on the main road from Halberton to Tiverton and listed Crownhill Bridge, and listed Deanswell on Lower town that looks towards the site from the east across the playing field. Potential for development with access to the S, but a buffer may be required at the NE and E end part for the conservation area and listed building. Potential mitigation would require appropriate height and colour palette of development with a buffer likely at the NE and E part.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school has capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is in close proximity to Halberton Conservation Area and Grand Western Canal Conservation Area. The site is adjacent the settlement boundary and is on a very gentle slope and is unlikely to be prominent however it is likely that the site has a medium-high sensitivity due to site's possible impact on both conservation areas and listed buildings within those.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the majority of the site is ALC Grade 1, with only a very small section of the lane include to the SW of the site as 'Other' ALC (0.05ha). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (3.4% slope percentage) down SW-NE.

Open Space and Recreation: The areas of open space and recreation are available <500m E. Cemetery <500m N.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Grade 1 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 6-10 years.

Build out rate: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

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

E/HA/03b Habitat creation / enhancement**Site Area:** Whole 2.52ha | Gross 2.52ha | Net 2.52ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.**Access:** The original submission identifies potential access from Crown Hill via a single track strip but it is also possible from Fishers Way. Devon County Council Highways identifies the access of a C classified Road with footway connections.**Natural Environment:** Site falls within a Great Crested Newt Consultation Zone. The site lies <400m E of the Grand Western Canal which is a Country Park, Local Nature Reserve (LNR) and Core Nature Area. Legally protected species (bats) approx. 110m S. E boundary adjoins a Grassland Nature Area. Beavers are present in catchment. Devon County Council ecology specialists identify the site to have low strategic ecological importance because it does not border/buffer any biodiverse habitats, however, it is a reasonable sized site which would provide access to nature. The site appears to be permanent grassland surrounded by hedges with trees. A site visit is needed 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. Possible grassland creation (Devon NRN Habitat Opportunity Map).**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Risk of flooding from surface water is low along N boundary (approx. 0.06ha).**Heritage and Archaeology:** The site lies approx. 15m W of the Halberton Conservation Area and <400m E of the Grand Western Canal Conservation Area. Devon County Council archaeology specialists note that the site has some archaeological potential, containing earthworks that may be former medieval strip. Potential mitigation suggested includes staged programme of archaeological evaluation and recording as condition. MDDC Conservation specialist have no objection to appropriate habitat creation/enhancement.**Landscape:** The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands.**Soils and contamination:** A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the majority of the site is ALC Grade 1, with only a very small section of the lane include to the SW of the site as 'Other' ALC (0.05ha). Site does not fall within a MCA, MSA or WCZ.**Topography:** Very gentle slope (3.4% slope percentage) SW-NE.

Potential Constraints to Delivery: The site is of low strategic ecological importance but it is a reasonable sized site which would provide access to nature. Grade 1 ALC site. Covenants.

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

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

Settlement: Halberton

Site Reference and Name: E/HA/04 Land at Cordwents Farm, fronting Blundells Road

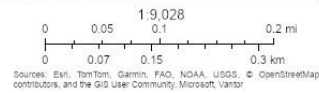
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E/HA/04



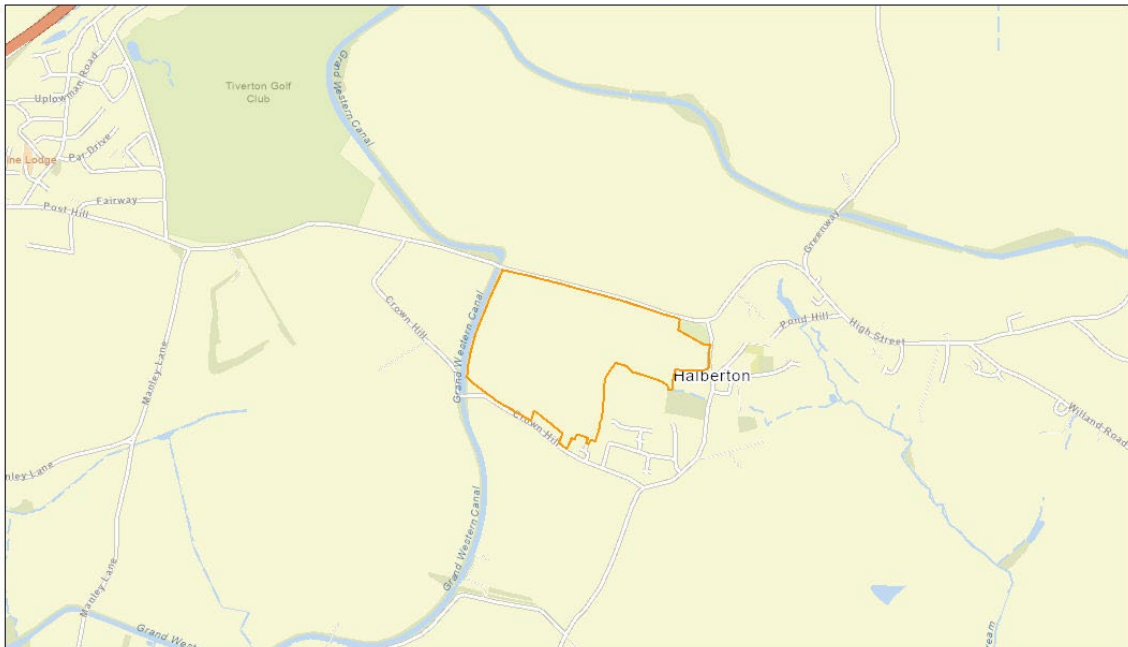
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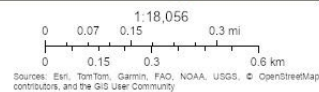
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E/HA/04



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Parish: Halberton

Site submitted for: E/HA/04 Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site description: The site was previously submitted to include only the two fields in in the NE corner. In the latest update from the promoter a larger site area was identified as being available for development which includes four further fields to the West of the original submission leading to the Grand Western Canal and no longer includes the South Eastern corner of the original site submitted which included a small area of FZ3. The larger site submission has been assessed as part of this HELAA. The site is greenfield, currently in use as agricultural land with one building to the East of the site. The site is very gently sloping (4.4% slope percentage) NW-SE towards the village. The site is outside of the settlement boundary and borders the Grand Western Canal. The eastern end of the site lies within Halberton Conservation Area, with two Grade II* listed buildings abutting the western and eastern boundary. Locally listed Boundary Walls lie adjacent to the south east border. E/HA/03 borders the site to the SE. Restrictive covenants are identified on site. This may need to be investigated further. The site has one landowner. The HELAA Panel identify that the site may be achievable provided the constraints of the site can be overcome and a lower yield is suggested.

E/HA/04a Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Area: Whole 18.6ha | Gross 18.6ha | Net 2.70ha

Max Yield: 446

Min Yield: 346

Promoter Yield: 150-600 (mid point 375)

HELAA Assessed Yield: 200

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land with one building to the East of the site.

Access: The site can be accessed from Blundells Road N, Lower Town road E, and Crown Hill road S. Devon County Council Highways identifies access off a C Classified Road and that there are access issues associated with Lower Town. Footway/cycle connections to local services and bus stops required. The HELAA Panel identify that access could make development difficult to achieve the min/max HELAA yields and therefore a lower yield has been suggested. No PRoWs within the site, closest <150m E. The closest bus stop about 250m NE. Closest train station Tiverton parkway, approx. 4.8km E. Nearest shops and other facilities approx. 300m NE.

Natural Environment: The site shares its Western boundaries with the Grand Western Canal Country Park, Local Nature Reserve and Core Nature Area. Legally protected species approx. 60m E (bats). NE and SE corners adjoin Grassland Nature Areas. The site is within 3km of Tidcombe Fen SSSI. The site falls within a Great Crested Newt Consultation Zone and beavers are present in catchment. Devon County Council ecology specialists comment that the Local Nature Reserve can have potential direct and indirect impacts on this site and this could influence development. 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, beavers, greater newts hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. There is a building present onsite which could have the potential to support bat roosts. 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/medium strategic ecological importance given close proximity to the Grand Western Canal. 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: The site is in FZ1, FZ2 and FZ3 borders at the E part of the site. The site also borders the Grand Western Canal to the West, potential for overtopping. 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. An area of low-high risk of surface water flooding (plus climate change) runs through the centre of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The site boundary to the West is shared with the Grand Western Canal Conservation Area and the East end lies within the Halberton Conservation Area. Grade II* listed building to the E, listed bridges SW and NW boundaries and the Grade II listed vicarage is <50m E. Locally listed Boundary Walls along E boundary. Devon County Council archaeology specialists note that the site should not be developed without prior assessment and evaluation of impacts on the Conservation Area, the setting of Listed Buildings (including parish church) and the potential of the site for medieval archaeology. They further comment that it may be possible to develop on a reduced footprint, but needs an assessment to inform layout of greenspace etc. Potential mitigation would require pre-determination assessment and evaluation of impacts on heritage assets and their settings to inform layout/design and further mitigation. The MDDC Conservation Officer identifies that E part of this site, which is within the conservation area, is indicated as visually important open space. The grade II* Old Cordwents and Cordwents Cottage and its important unlisted buildings and the open land to the north and west of it will be significance to its understanding and experience. View towards conservation area from the canal bridge to the cemetery is identified as an important view in the conservation area appraisal – a new estate road and associated viability splay is likely to detract from the setting of the conservation area. The site is likely to be in a view from the listed Greenway canal bridge adjacent to the conservation area and in the canal conservation area looking south, and may be harmful. The canal continues west from Greenway Bridge in an elevated position and will have views of this site. This may be harmful to the setting of the canal.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be

expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. It partially lies within Halberton Conservation Area and shares its W boundary with the Grand Western Canal Conservation Area. Medium-high sensitivity due to the proximity to the Conservation Areas and the East being indicated as visually important open space in Halberton Conservation Area Assessment. Additionally, there are views of the conservation area that are identified as important in regards to this site. Should the entire site be developed, it would result in uncharacteristic settlement form.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. The HELAA Panel identified the nearby AD plant would require a buffer for odour.

Soils and contamination: The site benefits from an Agricultural Land Classification detailed Post 1988 ALC survey which was undertaken in 1996 and published in February 2016 by Natural England which identified the majority of the site is Grade 1 (17.3ha) and the remainder Grade 2 agricultural land. Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (2.7% slope percentage) down SE, towards the village.

Open Space and Recreation: The areas of open space and recreation are available approx. 20m S and E. Cemetery just off the site in NE.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Grade 1 and Grade 2 ALC. Covenants. Buffer for nearby AD plant. 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 5 years. Year 6 start as unconsented site.

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	50	50	50	50	21
Max	50	50	21	-	-
Promoter	50	50	50	-	-
HELAA	-	-	-	-	-

Settlement: Halberton

Site Reference and Name: E/HA/05 Land to the west of Halberton Farm Shop

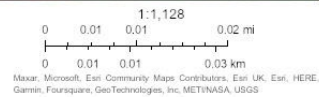
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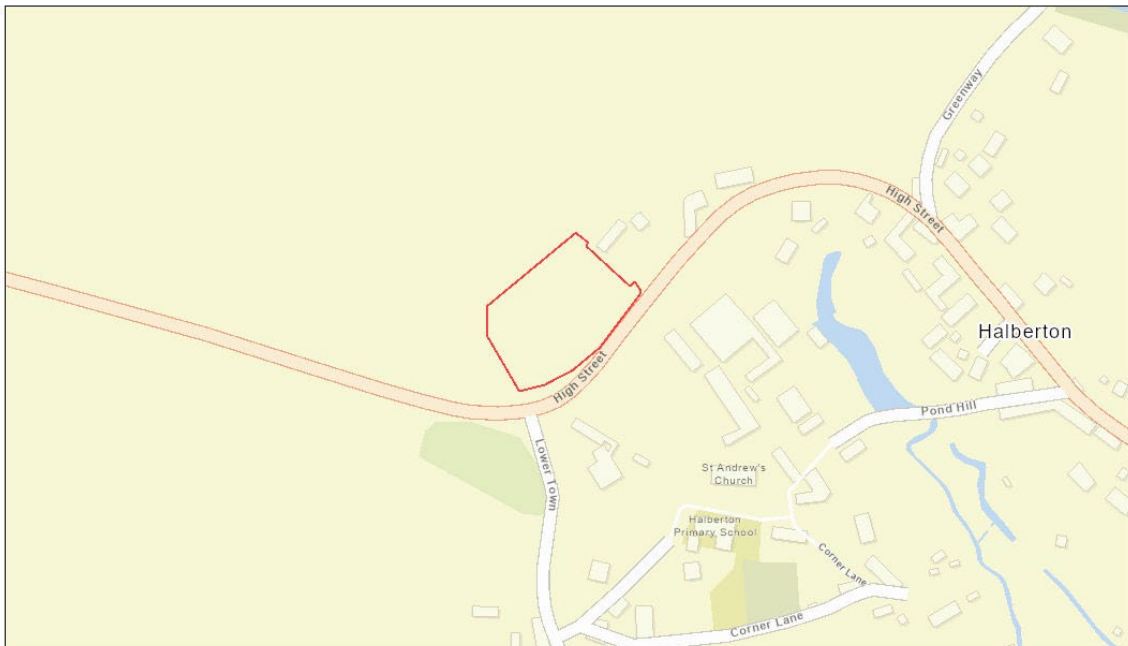
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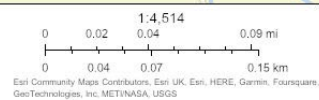
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Parish: Halberton

Site Area: Whole 0.68ha | Gross 0.68ha | Net 0.54ha

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

Max Yield: 19

Min Yield: 11

Promoter Yield: 20

HELAA Assessed Yield: 15 (mid-point yield)

Site description: Greenfield, currently host to polytunnels. The site is very gently sloping (4.4% slope percentage) towards SE. The site lies outside of the settlement boundary and <260m of the Grand Western Canal Country Park and Conservation Area. The southeast boundary adjoins the Halberton Conservation Area, with a Grade II listed building <50m S. Land is subject to restrictive covenants. This may need to be investigated further. The site has one landowner. The HELAA Panel identify the site may be achievable provided the constraints can be overcome. This would include sensitive design given that the site is a gateway location to Halberton.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Promoter indicated that there is an existing access to highway (High Street) through farm shop entrance. Devon County Council Highways identifies access off a narrow C classified road. The site is currently not suitable for non-motorised users due to the lack of a footway. Footway/cycle connections to local services and bus stops required. No PRoWs within the site, closest approx. 150m N. The closest bus stop on the High Street, site's S boundary. Closest train station Tiverton parkway, approx. 4.1km E. Nearest shops and other facilities approx. 400m W.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies about 260m S of the Grand Western Canal Country Park, Local Nature Reserve and Core Nature Area. Legally protected species (bats) approx. 15m S, and (barn owls, otters) <55m E. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees, also used for polytunnels associated with the farm shop. 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 the 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. 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. During the HELAA panel meeting, the issue was raised of potential flooding from the Grand Western Canal.

Heritage and Archaeology: The site lies <260m of the Grand Western Canal Conservation Area and the SE boundary adjoins the Halberton Conservation Area. A Grade II listed building <50m S. Devon County Council archaeology specialists identify archaeological potential due to proximity to historic settlement core. Potential mitigation would require pre-determination assessment and evaluation to assess impacts on archaeology and also on the setting of the Conservation Area and Listed Buildings. MDDC Conservation Officers identifies likely harm to the Halberton 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 open green space positively contributes to the Halberton Conservation area and is one of the main entrances to the Conservation Area. Development of the site would result in the loss of this open green space. Views from the Grand Western Canal Conservation area will also need to be considered were a scheme brought forward.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. Gently undulating landform that can accommodate development without any major change to the topographic character. Medium sensitivity due to the proximity to Halberton Conservation Area and Grand Western Canal Conservation Area. Development sensitive to the conservation areas could potentially be accommodated.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site to be Grade 1 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Very gently sloping (4.4% slope percentage) down NW-SE.

Open Space and Recreation: The areas of open space and recreation are available <400m NE. Cemetery <150m SW.

Potential Constraints to Delivery: Access. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water quality and drainage. Grade 1 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	11	-	-	-	-
Max	19	-	-	-	-
Promoter	20	-	-	-	-
HELAA	15	-	-	-	-

Settlement: Halberton

Site Reference and Name: E/HA/06 Land at Corner Lane, Halberton, NGR: 300577 112767

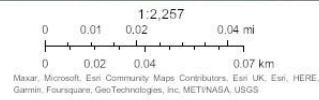
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E/HA/06



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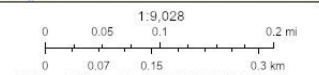
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Parish: Halberton

Site submitted for: E/HA/06a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/HA/06b Mixed use

Site description: Greenfield, likely used as agricultural land. The site is on a very gentle slope (3.5% slope percentage) and 11KV lines that run across the site. Northern boundary runs along Corner Lane. The site is outside of the settlement boundary and the northern boundary adjoins the Halberton Conservation Area. In the south the site has no boundary and opens into the countryside. Bats have been recorded on site. Site has one landowner. The HELAA Panel identify the site as achievable however for a lower housing yield due to the constraints of the site. It was also suggested that the site could be suitable for retirement accommodation. However, the size of the village and limited amenities could make it difficult to provide a sustainable scheme of specialist retirement accommodation. The site is considered achievable for mixed use in the context that the site may be appropriate for specialist accommodation.

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

Site Area: Whole 1.10ha | Gross 1.10ha | Net 0.88ha

Max Yield: 31

Min Yield: 18

HELAA Assessed Yield: 18 (minimum yield due to constraints)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: The site runs along Corner Lane. Devon County Council Highways is unclear where the access to the site would be and note that there are access issues associated with Lower Town. The site is currently not appropriate for non-motorised users. Footway/cycle connections to local services and bus stops required. No PRoWs within the site, closest <100m NE. The closest bus stop approx. 300m NW. Closest train station Tiverton parkway, approx. 4km E. Nearest shops and other facilities approx. 400m N.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies <450m S of the Grand Western Canal Country Park, Local Nature Reserve and Core Nature Area. Legally protected species within the site (bats). Devon County Council ecology

specialists identify that the site appears to be permanent grassland surrounded by hedges and trees with running water and a pond offsite but close to the S and SE boundaries. 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 the 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. Watercourses and the pond will need to be buffered from development and protected. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Risk of flooding from surface water along E boundary which runs along a creek (approx. 0.04ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The northern boundary adjoins the Halberton Conservation Area. The site lies <450m S of the Grand Western Canal Conservation Area. Devon County Council archaeology specialists identify possible medieval earthworks and archaeological potential due to proximity to historic settlement core, including parish church. Potential mitigation would require pre-determination assessment and evaluation to assess impacts on archaeology and also on the setting of the Conservation Area and Listed Buildings. MDDC Conservation Officers identify that the site is accessed via a narrow road that is in conservation area. They suggest that it is difficult to see how the site can be accessed through the conservation area without highway improvements such as widening the carriageway or removing buildings which are highly likely to be harmful to the conservation area. Also it is likely that a standard access with visibility splay to multiple houses, or multiple accesses to individual houses would be harmful to the character of the narrow road and the banks which enclose it which are in the conservation area.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. Gently undulating landform that can accommodate development without any major change to the topographic character. Low scale housing development would not look out of place in this area, however, the site has medium sensitivity due to the impact such a development could have on the assets and character of the Halberton Conservation Area.

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

Soils and contamination: Grade 1 (0.92ha) and Grade 3 (0.18ha) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (3.5% slope percentage) down NW-SE.

Open Space and Recreation: The areas of open space and recreation are available <200m W and N.

Potential Constraints to Delivery: Access. Legally protected species on site. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Grade 1 ALC and possible Grade 3a ALC. 11KV electric overhead lines cross the site. May lead to increased traffic levels in an AQMA.

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

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

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

E/HA/06b Mixed use**Site Area:** Whole 1.10ha | Gross 1.10ha | Net 0.28ha-0.88ha**Max Yield:** 8,800 sqm**Min Yield:** 2,750 sqm**HELAA Assessed Yield:** 2,750 sqm (minimum yield due to constraints)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: The site runs along Corner Lane. Devon County Council Highways is unclear where the access to the site would be and note that there are access issues associated with Lower Town. They further suggest that the site is currently not suitable for non-motorised users. Footway/cycle connections to local services and bus stops required. No PRowS within the site, closest <100m NE. The closest bus stop approx. 300m NW. Closest train station Tiverton parkway, approx. 4km E. Nearest shops and other facilities approx. 400m N.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies <450m S of the Grand Western Canal Country Park, Local Nature Reserve and Core Nature Area. Legally protected species within the site (bats). Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges and trees with running water and a pond offsite but close to the S and SE boundaries. 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 the site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Watercourses and the pond will need to be buffered from development and protected. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Risk of flooding from surface water along E boundary which runs along a creek (approx. 0.04ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The northern boundary adjoins the Halberton Conservation Area. The site lies <450m S of the Grand Western Canal Conservation Area. Devon County Council archaeology specialists identify possible medieval earthworks and archaeological potential due to proximity to historic settlement core, including parish church. Potential mitigation would require pre-determination assessment and evaluation to assess impacts on archaeology and also on the setting of the Conservation Area and Listed Buildings. MDDC Conservation Officers identify that the site is accessed via a narrow road that is in conservation area. They suggest that it is difficult to see how the site can be accessed through the conservation area without highway improvements such as widening the carriageway or removing buildings which are highly likely to be harmful to the conservation area. Also it is likely that a standard access with visibility splay would be harmful to the character of the narrow road and the banks which enclose it which are in the conservation area.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. Gently undulating landform that can accommodate development without any major change to the topographic character. Medium-high sensitivity due to the impact employment development could have on the assets and character of the Halberton Conservation Area. In addition, employment buildings tend to be larger and taller than dwellings which would further harm conservation area as well as would not relate well to the residential buildings surrounding the site.

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

Soils and contamination: Grade 1 (0.92ha) and Grade 3 (0.18ha) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (3.5% slope percentage) down NW-SE.

Economic development: MDDC economic specialists comment that there is no need for more commercial development at this site when other sites in Tiverton/Willand are being developed. No knowledge of any demand in this area.

Potential Constraints to Delivery: Access. Legally protected species on site. Heritage and Archaeology. Potential landscape impact. Economic development. Water Quality and Drainage. Small scale wooden pylons. Grade 1 ALC and possible Grade 3a ALC. 11KV electric overhead lines cross the site. May lead to increased traffic levels in an AQMA.

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

Build out rate: Years 1-5 as promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

Settlement: Halberton

Site Reference and Name: E/HA/07 Land South of Green Acre

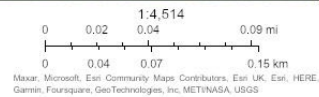
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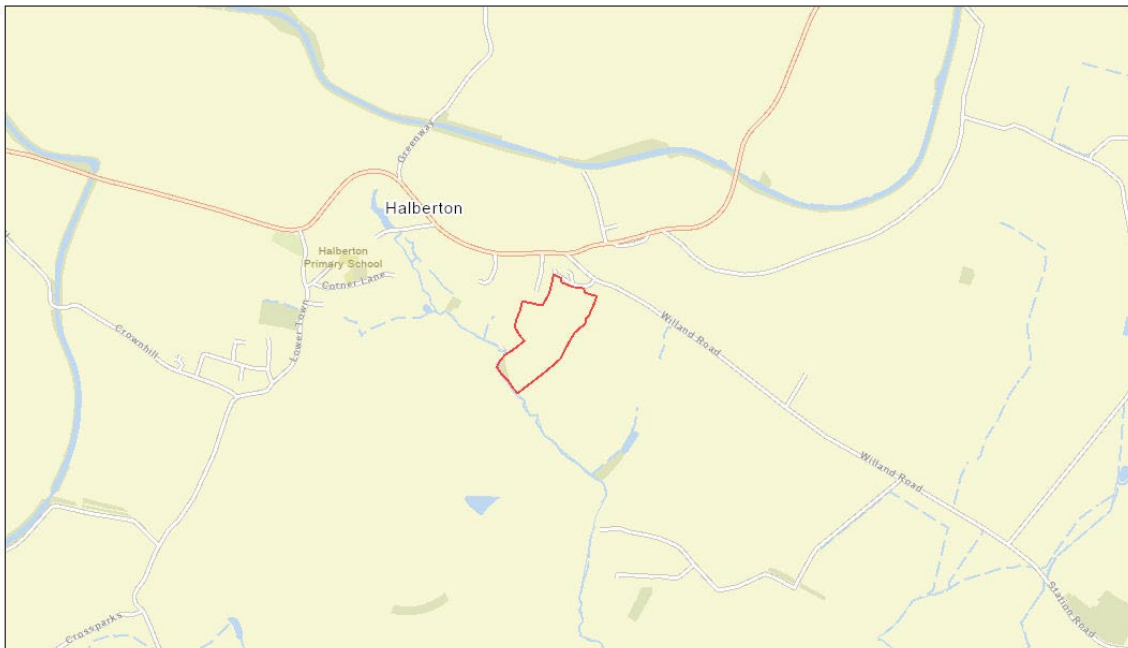
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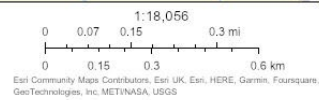
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 District Boundary
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Parish: Halberton

Site Area: Whole 4.25ha | Gross 3.65ha | Net 2.19ha

Site submitted for: Homes for sale, affordable homes.

Max Yield: 77

Min Yield: 44

Promoter Yield: 70

HELAA Assessed Yield: 60 (mid-point yield)

Site description: Greenfield, currently in agricultural use. The site is in the E of Halberton, just outside of the settlement boundary. The site is very gently sloping (2.9% slope percentage) and has 11KV electric overhead lines that cross the site from W to E and across the SW corner. It borders the Halberton Conservation Area to the north, along with two oak trees subject to a TPO. The site's boundaries are marked by hedges with trees. In the E, S and SW the site is surrounded by agricultural land. A watercourse runs along the SW boundary. Most of the land is within Flood Zone 1, but small areas in the southwest corner is within Flood Zone 2 and 3. The site lies <320m S of the Grand Western Canal. Site in multiple land ownership, three landowners. The HELAA Panel consider the site achievable provided the constraints can be overcome.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.29ha

Stage B

Land Status: Greenfield, agricultural land.

Access: Access is proposed from either Green Acre (by the site owner who has engaged with the third party owner of the small strip of land that divides Green Acre land and the site, and they have, in principle, agreed access over their land) or from an unnamed track to the west leading to the High Street. Devon County Council Highways is unclear where the access to the site would be, but suggest that this could be an acceptable site for a lower yield. No PRoWs within the site, closest approx. 500m N. The closest bus stop approx. 190m N. Closest train station Tiverton parkway, approx. 3.5km E. Nearest shops and other facilities approx. 800m NW.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies <320m S of the Grand Western Canal Country Park. Traditional orchard is located approx. 20m W of the site. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees but is possibly within an arable rotation. There is a small copse present to the SW outside site boundary. 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 the site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.35ha), FZ3 (0.29ha) and FZ1 in the remainder of the site. High groundwater vulnerability. Risk of flooding from surface water is low to high along S boundary which runs along a creek (approx. 0.3ha) and E-SE boundary (approx. 0.15ha). Devon County Council flood risk specialist note that NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The northern boundary adjoins the Halberton Conservation Area. There are also listed buildings in close proximity to the N of the site. Devon County Council archaeology specialists identify archaeological potential due to proximity to historic settlement core, including town mills. Potential mitigation would require pre-determination assessment and evaluation to assess impacts on archaeology and also on the setting of the Conservation Area and Listed Buildings. MDDC Conservation Officers identify the N boundary as far less sensitive to change due to a modern development to the N of the site. E boundary is more historic and contains the Town Mills (Corn Mill) and associated water courses. There will be a need to evaluate the setting of the conservation area here and to set development back from the boundary of the conservation area.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. Gently undulating landform that can accommodate development without any major change to the topographic character. Medium-high sensitivity due to an uncharacteristic settlement form as well as the proximity to Halberton conservation area and heritage assets should the whole site be developed. Medium-low sensitivity possible if only the northern part of the site is developed – lesser impact on conservation area and no change in settlement form.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV lines cross the centre of the site West to East and across the SW 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.

Topography: Very gently sloping (2.9% slope percentage) down N-SW.

Open Space and Recreation: The areas of open space and recreation are available <1km W. Cemetery approx. 1km W.

Potential Constraints to Delivery: Access. Heritage and archaeology. Education infrastructure. Potential landscape impact. Flood risk, Water Quality and Drainage. 11KV electric overhead lines cross the site. Possible Grade 3a ALC site. Multiple ownership. 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	19	-	-	-
Max	25	50	2	-	-
Promoter	25	45	-	-	-
HELAA	25	35	-	-	-

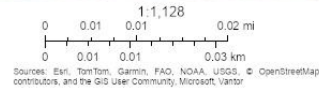
Settlement: Halberton
Site Reference and Name: E/HA/08 Orchard
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E/HA/09



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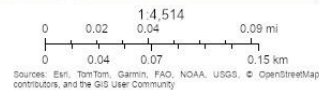
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Parish: Halberton

Site Area: Whole 0.28ha | Gross 0.28ha | Net 0.28ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 10

Min Yield: 6

Promoter Yield: 5

HELAA Assessed Yield: 8 (mid-point yield)

Site description: In the latest update from the promoter a more accurate representation of the site area has been provided which now borders Willand road to the South and follows the field boundary. Greenfield site which borders the settlement boundary to the North. The site is on a gentle slope (8% slope percentage). The eastern boundary is marked by a fence and a few trees, and it opens into the countryside. Existing development lies to the N, W and S. The site lies within the Halberton Conservation Area and approx. 250m S of the Grand Western Canal Conservation Area and Country Park. Grade II listed Orchard House lies 15m W. The 'Former Orchard Area East of Orchard House' is locally listed. The HELAA Panel consider the site may be achievable provided the constraints of the site can be overcome, this includes heritage impacts as the site is an important open space in the Conservation Area. The site may also be a remnant orchard priority habitat which could impact the use of the site.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None.

Stage B

Land Status: Greenfield.

Access: Access is proposed from Willand Road. Devon County Council Highways is unclear where the access to the site would be, but suggest that this could be an acceptable site for a lower yield. No PRoWs within the site, closest two approx. 300m W and N. The closest bus stop approx. 190m NW. Closest train station Tiverton parkway, approx. 3.4km E. Nearest shops and other facilities approx. 900m NW.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies <250m S of the Grand Western Canal Country Park. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees, possible orchard trees onsite. A site visit is needed prior to development to check botanical interest / whether site is a remnant orchard. 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

the site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors and orchard (if present) – if orchard is priority habitat, it could impact the use of the site (although this is not currently indicated by the Priority Habitat Inventory). 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: The site lies in Halberton Conservation Area and is <250m S of Grand Western Canal Conservation Area. Grade II listed Orchard House lies <15m W. The 'Former Orchard Area East of Orchard House' is locally listed. Devon County Council archaeology specialists identify the site as a site of post-medieval cottages. The site has archaeological potential due to proximity to historic settlement core. Potential mitigation would require staged programme of archaeological evaluation and recording as condition. MDDC Conservation Officers identify the site as a visually important open space. Any access for vehicles from the road to the south is likely to be obtrusive and harmful to the listed building and the conservation area. MDDC Conservation Officers suggest the site may not be appropriate for development as would be harmful to heritage assets if developed.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. Gently undulating landform that can accommodate development without any major change to the topographic character. However, the site is a visually important open space identified in the Halberton Conservation Area Assessment. Medium-high sensitivity due to the impact the development could have on views to and from Halberton Conservation Area and listed buildings near to the site.

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.

Topography: Gentle slope (8% slope percentage) down NW-SE.

Open Space and Recreation: Areas of open space and recreation are available <1km W. Cemetery approx. 1km W.

Potential Constraints to Delivery: Access. Natural environment. 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.

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	10	-	-	-	-
Promoter	5	-	-	-	-
HELAA	8	-	-	-	-

Settlement: Halberton

Site Reference and Name: E/HA/09 Cross Parks Cottage, Ash Thomas, nr Halberton

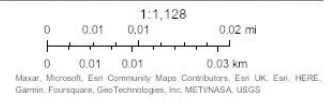
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E/HA/09



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 Call For Sites Layer



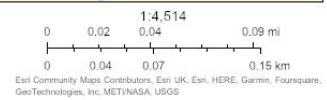
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E/HA/09



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 Call For Sites Layer



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Parish: Halberton

Site Area: Whole 0.22ha | Gross 0.22ha | Net 0.22ha

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

Max Yield: 8

Min Yield: 4

Promoter Yield: 6

HELAA Assessed Yield: None

Site description: Brownfield; dwelling with outbuildings currently in place. A corner plot set within farmland, abounded by residential dwellings to the south, bordered by hedges with trees. Buildings on site are likely undesignated heritage assets. The site lies 300m south-east of the Grand Western Canal and is outside of Halberton's settlement boundary. Access reliant on provisional agreement with neighbouring landowner. This site has one landowner. The HELAA panel consider the site to be unachievable due to its separation from a sustainable settlement and access constraints.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Brownfield.

Access: The promoter comments that a proposed access has been provisionally agreed with a neighbouring landowner for an access road across fields which would run 150 metres north to the junction with Lower Town road and an unnamed road joining from the west. Devon County Council Highways identify narrow lanes in part, with no footways or street lighting, and suggests that the site would not be suitable for non-motorised user. 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. No PRoWs within the site, closest <400m NW. The closest bus stop approx. 750m N. Closest train station Tiverton parkway, approx. 5km NE. Nearest shops and other facilities approx. 1.3km NE in Halberton.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies <300m SE of the Grand Western Canal Country Park. Devon County Council ecology specialists identify that the site appears to be farm buildings/dwellings bordered by hedgerows and trees. The surrounding roadside hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Buildings onsite could possible support bat roosts. Impact of development on the site could include direct loss of habitat and urban impacts (lighting, noise, cat

predation, dogs etc.) on habitats and species although these impacts are likely to be small given the site already has buildings. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: The site < 300m SE of the Grand Western Canal Conservation Area. Devon County Council archaeology specialists identify archaeological potential due to adjacent fields that contain scatters of prehistoric stone tools. There is also possible prehistoric and/or Romano-British settlement enclosure. Potential mitigation would require staged programme of archaeological evaluation and recording as condition. MDDC Conservation Officers note that buildings on site appear in the position of buildings shown on the first series OS map. It is likely that they are undesignated heritage assets which are more appropriate to consider converting than demolition.

Education Infrastructure: The closest schools to the site are Halberton Primary School and Tiverton High School. DCC education note that the primary school capacity to support local growth but will push back out of area children, principally to Tiverton. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. It is a brownfield site on a very gentle slope that can accommodate development without any major change to the topographic character. Medium sensitivity due to no relationship to a settlement and unknown heritage assets on site. Low density housing development might be accommodated.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV line outside the site area but touches the NW boundary.

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

Topography: Very gentle slope (3.5% slope percentage) down NW-SE.

Open Space and Recreation: The areas of open space and recreation are available approx. 1km NE in Halberton.

Potential Constraints to Delivery: Access. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water quality and drainage. May lead to increased traffic levels in an AQMA.

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

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