

Hemyock

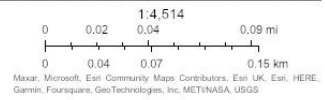
Settlement: Hemyock
Site Reference and Name: E/HE/01 Land at Churchills Farm
Customer Reference Number: 8813loh

E/HE/01



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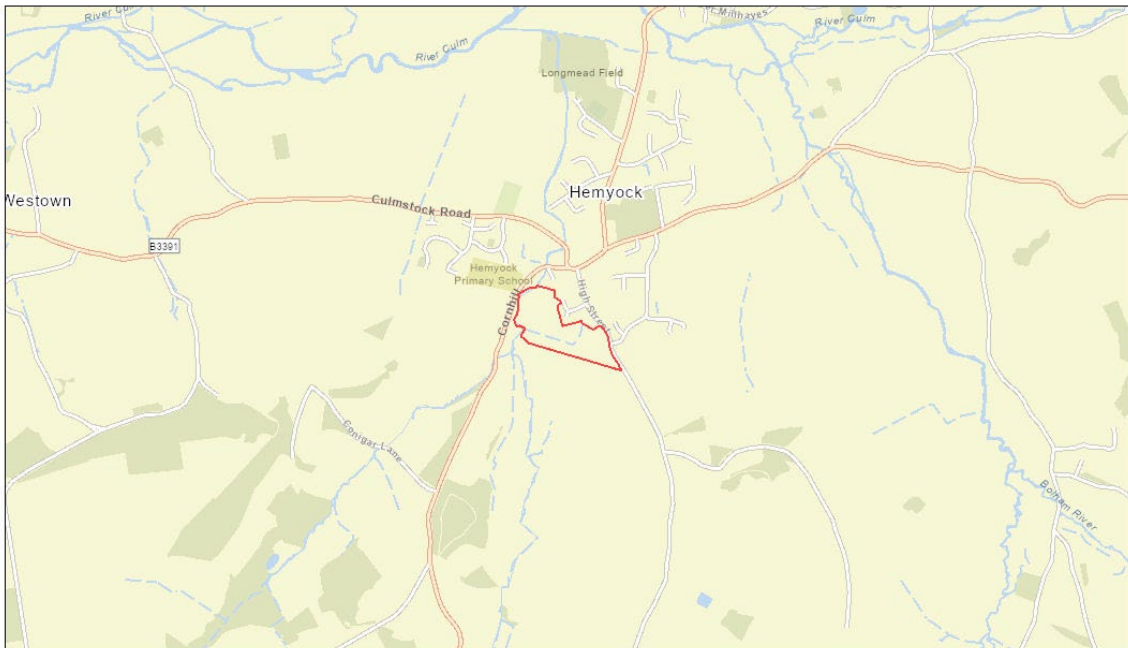
-  District Boundary
-  Call For Sites Layer



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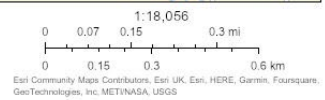
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E/HE/01



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-  District Boundary
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Parish: Hemyock

Site Area: Whole 3.20ha | Gross 3.19ha | Net 1.91ha

Site submitted for: Homes for sale

Max Yield: 67

Min Yield: 38

Promoter Yield: 30

HELAA Assessed Yield: 52 (Mid Yield)

Site description: Greenfield agricultural land on a gentle slope (7% slope percentage). The site is within Blackdown Hills National Landscape and Great Crested Newt Consultation Zone. Flood Zone 2 (0.64 ha) and Flood Zone 3 (0.01 ha) in the W of the site. There is however an unnamed watercourse that runs through the centre of the site and along the Western boundary. The site lies against settlement boundary in the S. There are mature trees within established tree rows and boundaries along W boundary and along the watercourse that runs through the site. Japanese knotweed is less than 50m off site to the W. Listed buildings and a scheduled monument approx. 100m N. One Grade II listed building approx. 50m NE. The site has one landowner. The HELAA Panel considered the site achievable provided the constraints can be overcome.

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: 0.01ha

Stage B

Land Status: Greenfield agricultural land.

Access: Promoter states the access is possible from Churchills Rise and directly from High Street in the south east corner. Devon County Council Highways identifies Cornhill road as narrow and within 20mph and potential access via High Street. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. DCC Highways suggests that this could be an acceptable site for a lower yield. There are no PRoW within the site, closest <100m S. The closest bus stop about 200m N. Closest train station is Tiverton Parkway, approx. 9 km W. Closest services and facilities are approx. 320m N.

Natural Environment: The site is within Great Crested Newt Consultation Zone and within Blackdown Hills National Landscape. Beavers are present in catchment. Legally protected species off site, approx 100m N (bats). Japanese knotweed is off site, <50m W. 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, 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 (0.64 ha) and FZ3 (0.01 ha) in the W of the site the remainder of the site is in FZ1. There is however an unnamed watercourse that runs through the centre of the site and along the Western boundary. High groundwater vulnerability. Low to high risk of flooding from the surface water (approx. 0.3ha) due to a water course along W boundary. DCC flood risk management specialists note that the 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: Listed buildings and a scheduled monument approx. 200m N. A Grade II listed building approx. 50m NE. Devon County Council archaeology specialists identify that there is very high archaeological potential. Previous work at Churchills Farm has recorded evidence of medieval iron working and also late medieval pottery manufacture. Significant archaeological recording may be required. Potential mitigation would require pre-determination archaeological assessment and evaluation to inform a full programme of archaeological mitigation. MDDC Conservation Officers have no comments to make at this time.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary School. DCC education note that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions towards both primary and secondary expansion, Early Years, and school transport.

Landscape: The site lies within the Blackdown Hills National Landscape. The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type in the W and Upper Farmed and Wooded Valley Slopes in the SE. The Devon landscape character area is Blackdown Hills. The site forms part of a valley side patterned with fields, hedgebanks and hedgerow trees that contributes positively to the rural character and natural beauty of the National Landscape. High sensitivity to development. Development of low density housing in the lower northern parts of the site could relate well to the existing nucleated settlement form of Hemyock and could be accommodated if of a high design standard that takes account of the local rural vernacular.

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 (7% slope percentage) down SE-NW.

Open Space and Recreation: The areas of open space, play area and recreation are available approx. 400m N and W. Cemetery approx. 500m N.

Potential Constraints to Delivery: Within Blackdown Hills National Landscape. 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	13	-	-	-
Max	25	42	-	-	-
Promoter	25	5			
HELAA	25	27			

Settlement: Hemyock



Site Reference and Name: E/HE/02 Land west of Churchills Farm

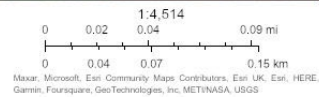
Customer Reference Number: ot13lid

E/HE/02



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-  District Boundary
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E/HE/02



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-  District Boundary
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Parish: Hemyock

Site Area: Whole 5.66ha | Gross 5.66ha | Net 3.40ha

Site submitted for: Homes for sale

Max Yield: 119

Min Yield: 68

Promoter Yield: 15-25 (20 mid-point yield)

HELAA Assessed Yield: 93 (Mid Yield)

Site description: Greenfield agricultural land on a gentle slope (6% slope percentage). The site is within Blackdown Hills National Landscape and Great Crested Newt Consultation Zone. The site is touching settlement boundary in the SW, south of Hemyock Primary School. In the NW corner is a disused gravel pit from 19C, designated as contaminated land, several TPOs around it. There is also an unnamed watercourse along the NW boundary. There are mature trees along the boundary and hedges through the site (dividing the site into 3 fields). The promoter has noted that the site has potential for expansion of primary school and associated grounds or other community facility linked to the primary school. Site has one landowner. The HELAA Panel considered the site as achievable provided the constraints of the site can be overcome.

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies Cornhill road as narrow and within 20mph and potential access via High Street. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. DCC Highways suggests that this could be an acceptable site for a lower yield. PRow along S boundary. The closest bus stop is 200m NE. Closest train station Tiverton parkway, approx. 8.7km SW. Nearest shops and other facilities approx. 320m N.

Natural Environment: The site is within Great Crested Newt Consultation Zone and within Blackdown Hills National Landscape. Beavers are present in catchment. Legally protected species (butterflies, bats) off site, <50m W and <50m N. Japanese knotweed off site, <50m E. Several TPOs along NW border. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. 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, 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. Low to high risk of flooding from the surface water in the NW corner of the site (approx. 0.05ha) and low risk at the N boundary and centre towards E (approx. 0.05ha). There is also an unnamed watercourse along the NW 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 and a scheduled monument approx. 300m NE. Devon County Council archaeology specialists identify high archaeological potential. Previous work at Churchills Farm has recorded evidence of medieval iron working and also late medieval pottery manufacture. Former gravel pit within site may be associated with pottery production. Significant archaeological recording may be required. Potential mitigation would require pre-determination assessment and evaluation to inform a full programme of archaeological mitigation. MDDC Conservation specialists have no comments to make at this time.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary School. DCC education note that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions towards both primary and secondary expansion, Early Years, and school transport.

Landscape: The site lies within the Blackdown Hills National Landscape. The site falls within the Upper Farmed and Wooded Valley Slopes landscape character type. The Devon landscape character area is Blackdown Hills. The site forms part of a valley side patterned with fields, hedgebanks and hedgerow trees that contributes positively to the rural character and natural beauty of the National Landscape. High sensitivity to housing development. However, development of low density housing in the lower eastern parts of the site could relate well to the existing nucleated settlement form of Hemyock and could be accommodated if of a high design standard that takes account of the local rural vernacular. The higher slopes that rise up towards a distinctive Blackdown Hill are of high sensitivity to development, would harm local rural skyline and would not respect the relationship between Hemyock and its landscape setting.

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). Contaminated land (0.5 ha) within the northern boundary of the site (disused gravel pit). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (6% slope percentage) down SW-NE.

Open Space and Recreation: The areas of open space and recreation are available approx. 650m EN. Play area approx. 160m NW. Cemetery approx. 500m N.

Potential Constraints to Delivery: Access. Within Blackdown Hills National Landscape. Archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Possible Grade 3a ALC site. Contaminated land. 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 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	43	-	-	-
Max	25	50	44	-	-
Promoter	20	-	-	-	-
HELAA	25	50	18	-	-

Settlement: Hemyock

Site Reference and Name: E/HE/03 Land off Culmstock Road

Customer Reference Number: tw14x7x

E/HE/03



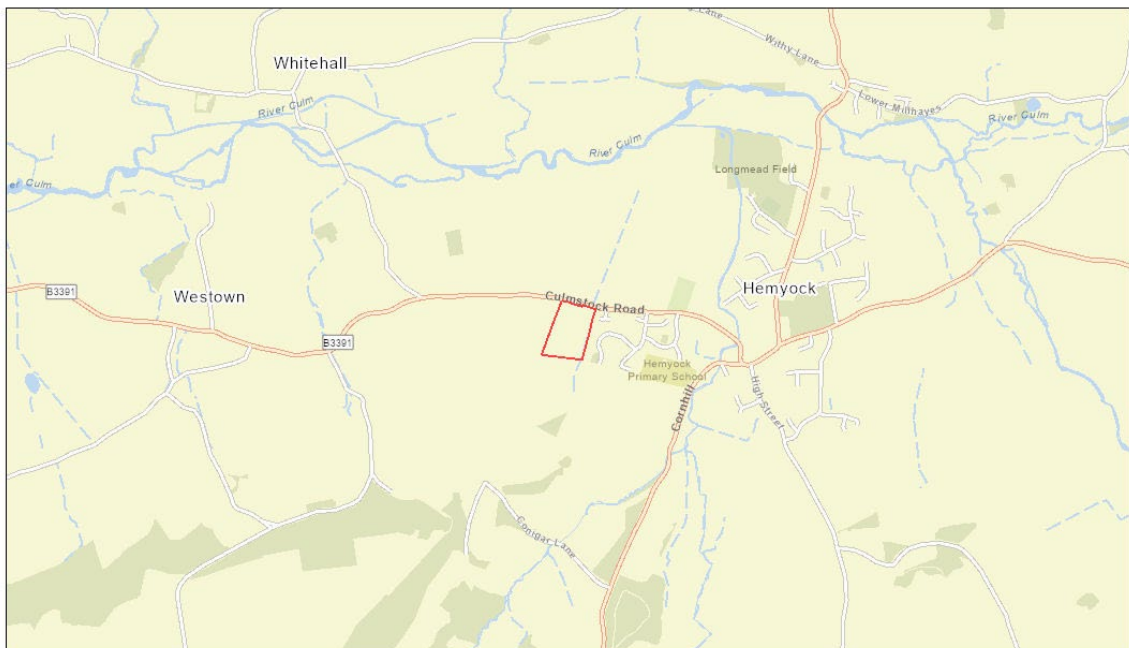
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- District Boundary
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E/HE/03



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- District Boundary
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Parish: Hemyock

Site Area: Whole 1.63ha | Gross 1.63ha | Net 1.30ha

Site submitted for: Homes for sale, affordable homes.

Max Yield: 46

Min Yield: 26

Promoter Yield: 30-40 (35 mid-point yield)

HELAA Assessed Yield: 36 (Mid Yield)

Site description: Greenfield grassland on a very gentle slope (5% slope percentage). The site is within Blackdown Hills National Landscape and a Great Crested Newt Consultation Zone. Culmstock Road is along northern border with existing development to the North and East. Southern and western boundaries border on open countryside. There are trees and hedges around the borders with TPO area along eastern border. Legally protected species (bats) are off site, approx. 50m N. A watercourse along E boundary and a pond in the NE corner. Land is subject to a restrictive covenant. This may need to be investigated further. Site has one landowner. The HELAA Panel considered the site achievable provided the constraints of the site can be overcome.

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Site lies along Culmstock Road. Devon County Council Highways identify the site to be within the village and suggest that this could be an acceptable site for the yield. No PRoWs on site or in vicinity. The closest bus stop is about 250m E. Closest train station Tiverton parkway, approx. 8.6km W. Nearest shops and other facilities are about 500m E.

Natural Environment: The site is within Great Crested Newt Consultation Zone and Blackdown Hills National Landscape. Beavers are present in catchment. Legally protected species off site, approx. 50m N (bats). TPO areas along E and N borders. A balancing pond is located within the northeast corner of the site. 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 could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Licences may be required if

offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High/Medium-high groundwater vulnerability. A watercourse runs along the Eastern boundary and a pond is found in the NE corner of the site. Risk of flooding from surface water is low to high around E, S and W boundaries (approx. 0.15ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: Devon County Council archaeology specialists identify high archaeological potential. Medieval iron smelting sites have been identified on land both sides of Culmstock Road, including land on east of site. Significant archaeological recording may be required. Potential mitigation would require pre-determination archaeological assessment and evaluation to inform a full programme of archaeological mitigation. MDDC Conservation Officers have no in principle objection.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary School. DCC education note that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions towards both primary and secondary expansion, Early Years, and school transport.

Landscape: Site is within the Blackdown Hills National Landscape. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Blackdown Hills. The site is very gently sloping towards south and could accommodate development without major change to the character of the site. Medium-high sensitivity to housing development due to its location in Blackdown Hills National Landscape. If only the northern part along Culmstock Road was developed, the development would mirror residential dwellings north of Culmstock Road. The development should be of a high design standard that takes account of the local rural vernacular.

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: Very gentle slope (4.8% slope percentage) down S-N.

Open Space and Recreation: The areas of open space and recreation are available approx. 800m E. Play area approx. 80m SE. Cemetery <100m E.

Potential Constraints to Delivery: Within Blackdown Hills National Landscape. TPO areas along E and N borders. Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, 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	1	-	-	-
Max	25	21	-	-	-
Promoter	25	5	-	-	-
HELAA	25	11	-	-	-

Settlement: Hemyock

Site Reference and Name: E/HE/04 Circa 2 acres behind Butts Close

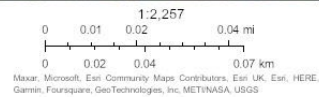
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E/HE/04



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- District Boundary
- Call For Sites Layer



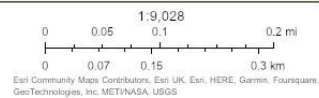
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E/HE/04



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- District Boundary
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Parish: Hemyock

Site Area: Whole 0.83ha | Gross 0.81ha | Net 0.65ha

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

Max Yield: 23

Min Yield: 13

Promoter Yield: Up to 9

HELAA Assessed Yield: 18 (Mid Yield)

Site description: Mostly greenfield. Agricultural land on a very gentle slope (3.5% slope percentage). The site is within Blackdown Hills National Landscape and Great Crested Newt Consultation Zone. Beavers are present in catchment. Culmstock Road runs along S boundary, cemetery is W of the site, residential area is E and agricultural land to the N of the site. Butts Close house in S of the site and agricultural building in the SE corner. A stream forms the eastern boundary, trees and hedges northern and western boundaries. SW part of the site is a grassland Nature Area. Contaminated land is outside of the western boundary (cemetery). FZ2 (0.05ha) and FZ3 (0.01ha along the E boundary. Land is subject to a restrictive covenant. Further information to be acquired. This will be investigated further. The site has one landowner. The HELAA Panel assessed this site may achievable for residential development provided the constraints of the site can be overcome. The Panel however mention that the site is unlikely to be achievable for retirement accommodation for older people as the small size of the village and a limited number of amenities is not enough for a sustainable scheme of specialist retirement accommodation. A planning application for 9 self or custom build dwellings (25/00881/OUT) is awaiting decision at the time of this report.

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: 0.01ha

Stage B

Land Status: Greenfield agricultural land.

Access: Site lies along Culmstock Road. Devon County Council Highways is unclear where the access to the site would be but provided this can be resolved the site may be acceptable for the yield. In the latest update from the promoter it was suggested that the site can be accessed via an existing lane that connects to the highway to the south. They identify that part of the garden of the property adjacent to the lane will be required to provide access which is in the same ownership. No PRoWs within the site, closest about 130m SE. A bus stop just outside of S boundary. Closest train station Tiverton parkway, approx. 9km W. Nearest shops and other facilities approx. 300m E.

Natural Environment: The site is within Great Crested Newt Consultation Zone and Blackdown Hills National Landscape. Legally protected species (bats) off site <50m NE. SW part of the site is a Grassland Nature Area. 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 could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.05ha) and FZ3 (0.01ha) along E boundary. High groundwater vulnerability. There is a watercourse along E boundary. DCC flood risk management specialists note that the 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: Listed buildings and a scheduled monument approx. 100m S. Devon County Council archaeology specialists identify high archaeological potential. Medieval iron smelting sites have been identified on land both sides of Culmstock Road. Significant archaeological recording may be required. Potential mitigation would require pre-determination archaeological assessment and evaluation to inform a full programme of archaeological mitigation. MDDC Conservation Officers have no in principle objection and note that any development of this site must be respectful of the adjoining cemetery which is a place of quiet contemplation and respect.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary School. DCC education note that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions towards both primary and secondary expansion, Early Years, and school transport.

Landscape: The site is within the Blackdown Hills National Landscape. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is Blackdown Hills. The site is traditional rural farmland with small to medium sized distinctive and historically mostly intact field pattern. Medium-high sensitivity to housing development due to gently sloping form that can accommodate development without any major change to the topographic character and would relate well to the existing nucleated settlement form of Hemyock but within the context of the Blackdown Hills National Landscape. The development should be of a high design standard that takes account of the local rural vernacular.

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). Cemetery, contaminated land outside of the western boundary. Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (3.5% slope percentage) down S-N.

Open Space and Recreation: The areas of open space and recreation are available approx. 800m E and approx. 160m S.

Potential Constraints to Delivery: Access. Within Blackdown Hills National Landscape. Natural Environment. Archaeology and Heritage. Education infrastructure. Flood risk, Water Quality and Drainage. Potential landscape impact. Adjacent contaminated land. 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	13	-	-	-	-
Max	23	-	-	-	-
Promoter	9	-	-	-	-
HELAA	18	-	-	-	-

Settlement: Hemyock

Site Reference and Name: E/HE/05 Land at Hemyock

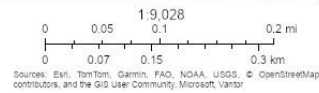
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W/HE/05



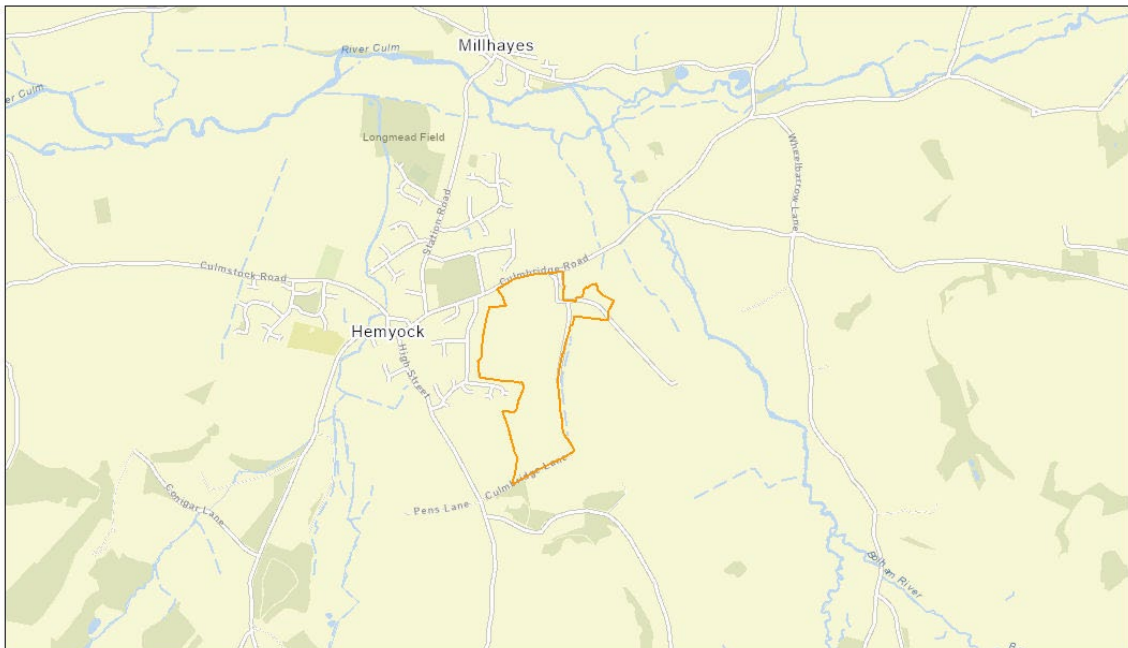
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 Call for Sites_updated sites



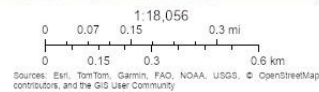
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W/HE/05



25/03/2026, 08:03:40

 Call for Sites_updated sites



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Parish: Hemyock

Site Area: Whole 10.7ha | Gross 10.7ha | Net 6.42ha

Site submitted for: Homes for sale, affordable homes.

Max Yield: 225

Min Yield: 128

HELAA Assessed Yield: 128

Site description: Greenfield with agricultural buildings on a gentle slope (6.9% slope percentage). This site is within Blackdown Hills National Landscape and a Great Crested Newt Consultation Zone. The site consists of Culmbridge Business Park buildings to the N and adjoining fields to the south. Culmbridge Road runs along the northern border. Contaminated land (0.08ha) is in the northern portion of the site. The N and S parts of the north of the site are divided by a row of mature trees and the southern portion of the site is bordered by mature hedgerows and trees. Land is subject to a restrictive covenant. This may need to be investigated further. The HELAA Panel consider the site as achievable for the minimum yield provided the constraints can be overcome.

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land, and agricultural buildings

Access: The site lies along Culmbridge Road. Devon County Council Highways identifies requirement for footway/cycleway connection to local services and road widening towards the village. There are [road] flooding issues here that would need to be addressed. No PRoWs within the site, closest approx. 25m to the E of the Southern border. The closest bus stop about 40m W. Closest train station Tiverton parkway, approx. 9.5km W. Nearest shops and other facilities <500m NW.

Natural Environment: The site is within a Great Crested Newt Consultation Zone, Blackdown Hills National Landscape and beavers are present in catchment. Legally protected species have been identified outside the site area but in close proximity (butterflies, bats, frogs). There are TPO's along part of the Western boundary. Devon County Council ecology specialists identify that the site appears to be arable/permanent grassland surrounded by hedges and existing business park to the N. The surrounding boundary 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. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Licences may be required if offences can't be avoided

– if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High/Medium-high groundwater vulnerability. Risk of flooding from surface water is low-high, running through the middle of the site, in the northern section of the site and much of the 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: Listed buildings approx. 15m E and 100m S. Devon County Council archaeology specialists noted that the site has already had some archaeological evaluation suggesting the presence of limited post-medieval archaeology, possibly relating to iron smelting. Further work will be required. Potential mitigation would require a staged programme of archaeological evaluation and recording as condition. MDDC Conservation Officers noted that development of the site would result in an adverse impact to the setting and significance of Culmbridge Cottage, meaning a level of less than substantial harm.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary School. DCC education note that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions towards both primary and secondary expansion, Early Years, and school transport.

Landscape: The site is within the Blackdown Hills National Landscape. The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Blackdown Hills. The site is within National Landscape and is traditional rural farmland with small to medium sized distinctive and historically mostly intact field pattern. Medium-high/medium sensitivity to housing development depending on whether the entire site is developed or only the NW part. The development should be of a high design standard that takes account of the local rural vernacular.

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

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Contaminated land (0.08ha) in the northern section of the site. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.9% slope percentage) down SW-NE.

Open Space and Recreation: There are areas of open space and recreation are within Hemyock village.

Potential Constraints to Delivery: Access. Natural Environment. Within Blackdown Hills National Landscape. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Contaminated land. Possible Grade 3a ALC site. Covenants. May lead to increased traffic levels in an AQMA. 11KV electric overhead line to the S of the site.

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

Build out rate: Based on HELAA market conditions model 4 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	50	3	-
Max	25	50	50	50	50
HELAA	25	50	50	3	-

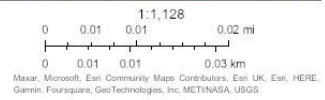
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Site Reference and Name: E/HE/06 Land at Fairview
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E/HE/06



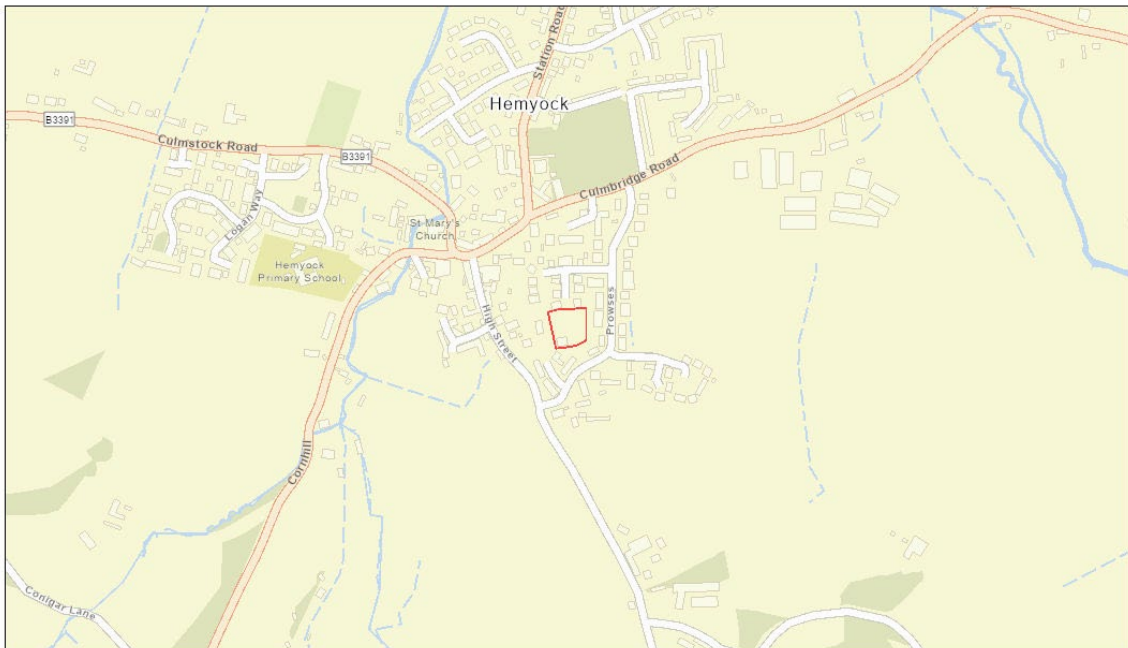
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- District Boundary
- Call For Sites Layer



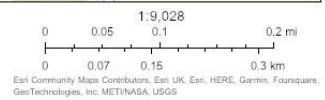
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E/HE/06



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Parish: Hemyock

Site Area: Whole 0.25ha | Gross 0.25ha | Net 0.25ha

Site submitted for: Homes for sale, homes for older people.

Site description: Greenfield on a gentle slope (7% slope percentage). The site is within Blackdown Hills National Landscape and Great Crested Newt Consultation Zone. The plot is a garden within the settlement boundary, surrounded by development on all sites. A bank with trees forms western boundary, a fence is along northern and hedge with trees along eastern and southern boundaries. A building (storage) in the SW corner of the site. Contaminated land (0.03 ha) along the western boundary of the site. The site has one landowner. The site has planning permission for the demolition of existing buildings and erection of 4 bungalows. As the site has planning permission no further HELAA report is required.

Settlement: Hemyock

Site Reference and Name: E/HE/07 Land South of Withy Lane, Millhayes

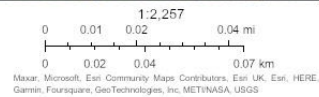
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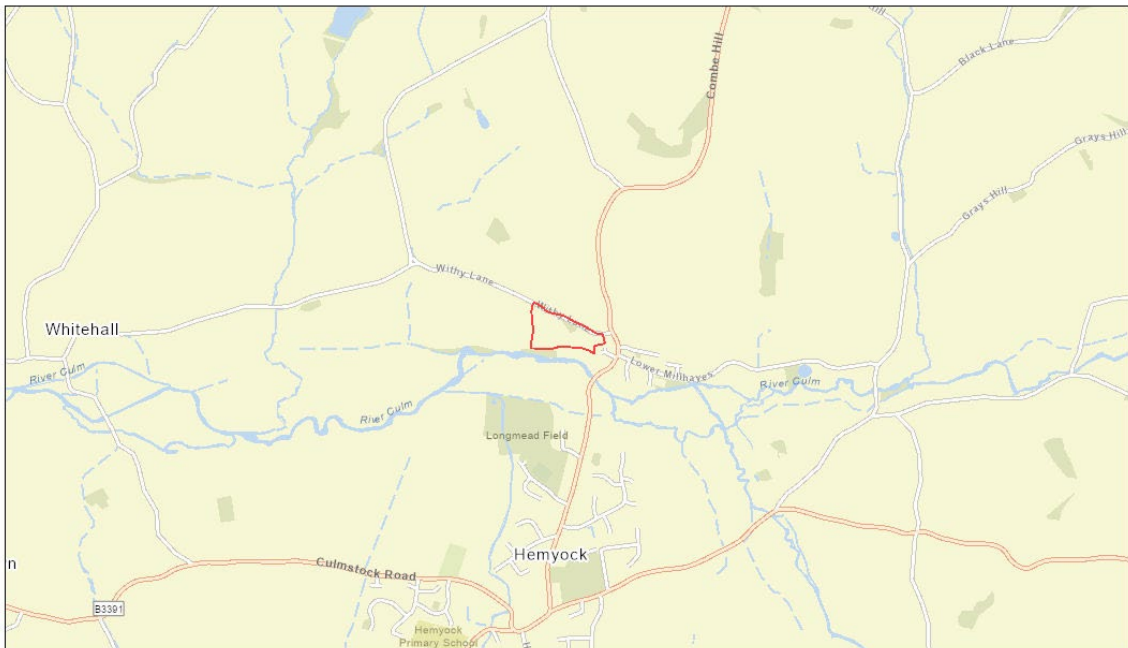
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- District Boundary
- Call For Sites Layer



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E/HE/07



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Parish: Hemyock

Site Area: Whole 1.65ha | Gross 1.65ha | Net 1.32ha

Site submitted for: E/HE/07a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people; E/HE/07b Residential institution

Site description: Greenfield. The site is within Blackdown Hills National Landscape and Within Great Crested Newt Consultation Zone. Agricultural land that is moderately sloping (13% slope percentage) down towards River Culm. The site is just outside of the settlement boundary. There are trees around the W and S border and a group of trees (0.12 ha) just off the middle of the N border. There are legally protected species (otters) on site. Culm Valley Marsh Unconfirmed Wildlife Interest site adjacent to the site to the south. Land is subject to a restrictive covenant. This may be investigated further. The site has one landowner. In an update from the promoter this site is no longer available and therefore it is not assessed further in this HELAA report.

Settlement: Hemyock


Site Reference and Name: E/HE/08 Land East of Pen cross and North of Combe Hill

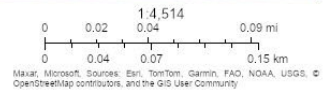
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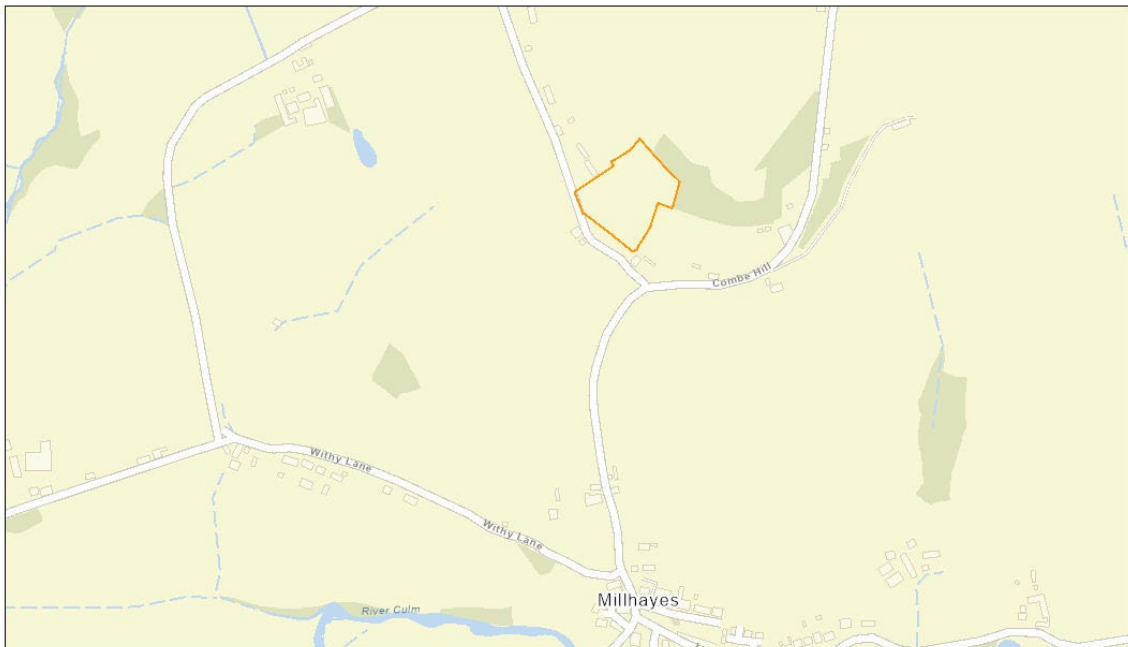
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 Call for Sites 2025




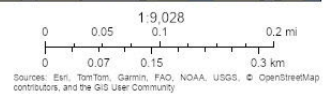
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E/HE/08



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 Call for Sites 2025



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Parish: Hemyock

Site submitted for: E/HE/08a Custom and self-build homes; E/HE/08b Renewable energy.

Site description: Greenfield site situated in the Blackdown Hills National Landscape. The site is designated as a County Wildlife Site, known as Pen Cross Fields, and it is also adjacent to Lowland mixed deciduous woodland, which is designated as Priority Habitat Woodland. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The site is accessed via an existing field entrance directly from an unclassified road to the West of the site. FZ1. The site may be of archaeological importance. The site has a strong slope (26.2% slope percentage). The HELAA Panel identified the site as unachievable for housing or renewable development due to the constraints of the site including the whole site falling within a County Wildlife site.

E/HE/08a Custom and self-build homes

Site Area: Whole 1.22ha | Gross 1.22ha | Net 0.98ha

Max Yield: 34

Min Yield: 20

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: The site is accessed via an existing field entrance directly from an unclassified road to the West of the site. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. There are no PRow within the site, the closest public footpath is approximately 128m to the South-East of the site which connects Combe Hill with the settlement of Millhayes. DCC highways identifies that the proposed site presents major highways concerns for residential development. Access is via a narrow unclassified lane bordered by mature hedgerows, with no street lighting, footways, or cycling infrastructure, and insufficient width for two-way traffic without widening and hedge removal. Achieving safe visibility splays would also require substantial hedge clearance. A safe, well-lit walking and cycling route to Hemyock's village facilities, about 730 metres to the south, would be essential, but the connecting lanes are narrow, unlit, and lack pedestrian or cycle segregation. Delivering such a route would likely require significant land acquisition and could have notable environmental impacts, making it difficult to meet sustainable and active travel objectives. Public transport access is limited, with the nearest bus stop over 500 metres away in Millhayes and Tiverton Parkway station around 9.5km W. A Transport Assessment will be needed to

consider cumulative traffic impacts. 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: The site is within the Beaver Activity Zone with beavers present in catchment and a Greater Crested Newts Consultation Zone. The site is designated as a County Wildlife Site, known as Pen Cross Fields, and it is also adjacent to Lowland mixed deciduous woodland, which is designated as Priority Habitat Woodland. There are no Legally Protected Species within, or immediately adjacent to the site. MDDC's arboriculture specialist identifies that the site is bounded by mature hedgerows and the Northern aspect of site is buffed by a dense tree cover and Devon Bank with mature tree (Oak), as well as dense tree cover bordering Pen Cross. Tree canopy is highly visible as you travel north along Combe Hill. Development on the site is viewed as high arboriculture risk. The surrounding vegetation could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors, and impact on SSSIs might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology experts note that the site is likely unsuitable for selection on policy grounds due to location within a County Wildlife Site. The site has been identified by DCC ecology experts as having potential for a policy or legal showstoppers related to ecology. Natural England commented that the site borders Priority Deciduous Woodland Habitat on its north-eastern edge and recommended the inclusion of an appropriate buffer. They also noted that the site contains an opportunity area for expanding woody habitats identified in the Draft Devon Local Nature Recovery Strategy.

Flood Risk, Water Quality and Drainage: FZ1. The site is in the high category of Groundwater Vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority advise that the site is too steep for infiltration, no sewers within the vicinity and that an applicant would need landowner permission to lay an outfall to a watercourse (an assessment to prove that watercourse is suitable will also be needed).

Heritage and Archaeology: The nearest Grade II listed building, known as Calve's House and Cartshed at Byes Farm lies approximately 750 metres to the South-East. The nearest recorded Historic Environment Monument lies in the South part of the site and larger areas identified as of archaeological potential are situated 50 metres to the West and approximately 195 metres to the North and South of the site. Archaeological mitigation in the form of a programme of archaeological works undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. There are no designated heritage assets within or adjacent to the site, therefore the MDDC Conservation Officer considers that there would be no adverse impact to any designated heritage assets. Pen Cross House which is located immediately adjacent to the site has the potential to be considered a non-designated heritage asset, it dates from at least the nineteenth-century and is located within a rural context. Consideration should also be given to local character and distinctiveness, as the site is in a rural and isolated location with few detached dwellings afforded large plots. 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 should be supported by a

programme of archaeological work to assess impacts and inform the Local Planning Authority's decision.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary School. DCC education notes that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions towards both primary and secondary expansion, Early Years, and school transport.

Landscape: The site lies within the Blackdown Hills National Landscape. The site falls within the Steep Wooded Scarp Slopes Landscape Character Type, which includes valley slopes, dense woodlands, undeveloped skylines and remote and wild character. Although it is surrounded by mature vegetation it can be viewed from long distance views, in particular from the West. The site forms part of a valley side patterned with fields, hedgerows and hedgerow trees that contributes positively to the rural character and natural beauty of the National Landscape. High sensitivity to development. Further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

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

Soils and contamination: The majority of the site is identified as Grade 4 ALC with the Northern part of the site (0.13ha) being designated as Grade 3 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ.

Topography: Strong slope (26.2% slope percentage)

Open Space and Recreation: The closest play and public open spaces are in the village of Hemyock, approximately 800 metres and 1.3km to the South of the site. The village also has the Longmead Filed sports ground, football and tennis club.

Potential Constraints to Delivery: Natural Environment, whole site is within a County Wildlife Site. Access and transport infrastructure. Education Infrastructure. Potential landscape impacts. Blackdown Hills National Landscape. Archaeology. 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 available for development within the five years.

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

E/HE/08b Renewable energy**Site Area:** Whole 1.22ha | Gross 1.22ha | Net 1.22ha**Site Suitability****Stage A****International/national designations:** Blackdown Hills National Landscape**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.

Access: The site is accessed via an existing field entrance directly from an unclassified road to the West of the site. DCC Highways suggest that if the site were to be used for renewable energy development, traffic would mainly increase during construction, with minimal ongoing vehicle movements thereafter, therefore there are no significant highway concerns based on current information.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in catchment and a Greater Crested Newts Consultation Zone. The site is designated as a County Wildlife Site, known as Pen Cross Fields, and it is also adjacent to Lowland mixed deciduous woodland, which is designated as Priority Habitat Woodland. There are no Legally Protected Species within, or immediately adjacent to the site. MDDC's arboriculture specialist identifies that the site is bounded by mature hedgerows and the Northern aspect of site is buffed by a dense tree cover and Devon Bank with mature tree (Oak), as well as dense tree cover bordering Pen Cross. Tree canopy is highly visible as you travel north along Combe Hill. Development on the site is viewed as high arboriculture risk. The surrounding vegetation could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc.) on habitats and species. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists identify that while small wind energy developments are low risk generally to wildlife, there are likely more appropriate locations where turbines can be located more than 50m away from suitable habitat that pose lower levels of potential risk and uncertainty. DCC ecology specialists suggest that CWS habitat loss may be overcome with smaller footprint and opportunity to enhance remainder of the site if there is enhancement capacity in the baseline. With regard to solar development DCC ecology suggest that CWS habitat loss would be a significant constraint. The viability would depend on the current condition of the habitats and siting of the panels. Overall DCC ecology specialists suggest that alternative sites should be considered.

Flood Risk, Water Quality and Drainage: FZ1. The site is also in the high category of 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 nearest Grade II listed building, known as Calve's House and Cartshed at Byes Farm lies approximately 750 metres to the South-East. The nearest recorded Historic Environment Monument lies in the South part of the site and larger areas identified as of archaeological potential are situated 50 metres to the West and approximately 195 metres to the North and South of the site. Archaeological mitigation in the form of a programme of archaeological works undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. There are no designated heritage assets within or adjacent to the site, therefore the MDDC Conservation Officer considers that there would be no adverse impact to any designated heritage assets. Pen Cross House which is located immediately adjacent to the site has the potential to be considered a non-designated heritage asset, it dates from at least the nineteenth-century and is located within a rural context. Consideration should also be given to local character and distinctiveness, as the site is in a rural and isolated location with few detached dwellings afforded large plots. 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 should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision.

Landscape: The site lies within the Blackdown Hills National Landscape. The site falls within the Steep Wooded Scarp Slopes Landscape Character Type, which includes valley slopes, dense woodlands, undeveloped skylines and remote and wild character. Although it is surrounded by mature vegetation it can be viewed from long distance views, in particular from the West. The site forms part of a valley side patterned with fields, hedgebanks and hedgerow trees that contributes positively to the rural character and natural beauty of the National Landscape. Due to small-scale landform, presence of human scale features, valued areas of ancient woodland, Blackdown Hills National Landscape, rough ground and distinctive skyline landmark features this landscape character area is highly sensitive to all wind energy development with a high sensitivity to 'very small' (15-25m), 'small' (26-50m), 'medium' (51-75m), 'large' (75-110m) and 'very large' (111-150m) turbines. The landscape would also be sensitive to solar PV developments with a high sensitivity to 'very small' (<1ha) and 'small' (≥1-5ha) solar PV developments due to the small scale landform, extensive woodland cover, presence of narrow fields of medieval origin and strong sense of tranquillity, natural beauty of the National Landscape and naturalistic character of the landscape.

Health and Safety related constraints: Falling distance of turbines (height +10%). No comments from consultees.

Soils and contamination: The majority of the site is identified as Grade 4 ALC with the Northern part of the site (0.13ha) being designated as Grade 3 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ.

Topography: Strong slope (26% slope percentage).

Potential Constraints to Delivery: Natural Environment, site within County Wildlife Site. Potential landscape impacts. Blackdown Hills National Landscape. Archaeology. Possible Grade 3a ALC. Falling distance of wind turbines.

Site availability: The promoter has confirmed the site will available for development within the next five years.

Build out rate: No build out rate is provided as the site is considered unachievable.

Settlement: Hemyock


Site Reference and Name: E/HE/09 Land North of Culmbridge Road

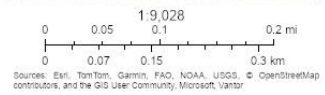
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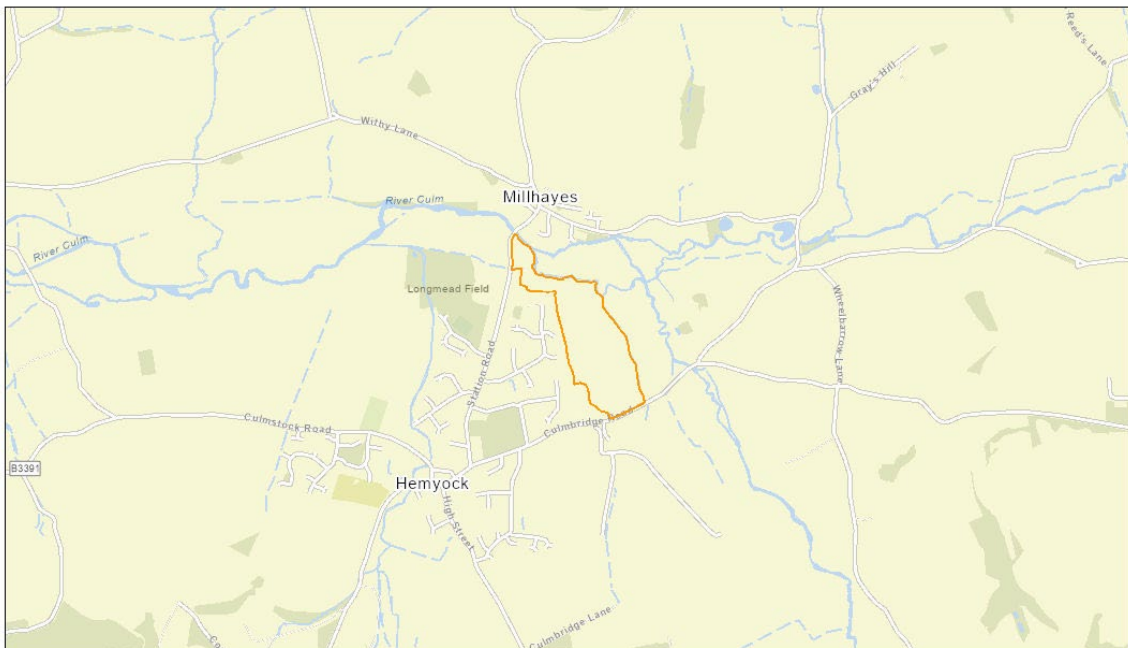
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

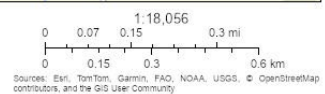
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Parish: Hemyock

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

Site description: Greenfield site situated immediately to the North-East settlement boundary of Hemyock. The site is in the Blackdown Hills National Landscape and a Greater Crested Newts Consultation Zone. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The site is accessed via an existing field entrance directly from a Class C classified road (known as Culmbridge Road) situated at the South-Eastern corner of the site. The majority of the site is in the FZ1 with the Northern part of the site (1.17ha) in the FZ3. The site overall has a very gentle slope (3.4% slope percentage). The nearest Grade II listed building is 60 metres to the South and 180 metres to the East, a Grade II* listed building lies approximately 175 metres to the East. The site may be of an archaeological importance. The site is in multiple land ownership however it has been suggested that the owners have the same intentions for the land. A historical planning application for residential development was refused (91/01281/OUT), at the time reasons for refusal included concerns around impact on rural character and landscape of Hemyock, loss of trees, unsuitable road access, inadequate drainage details and an unsympathetic layout in the proposals. The HELAA Panel identify only the southern portion of the site is achievable for approximately 50 dwellings due to the range of constraints identified in the north including flood risk.

E/HE/09 Homes for sale, affordable homes

Site Area: Whole 6.6ha | Gross 5.43ha | Net 3.26ha

Max Yield: 114

Min Yield: 65

Promoter Yield: 50

HELAA Assessed Yield: 50

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape

Flood Zone 3b: 1.17ha

Stage B

Land Status: Greenfield land.

Access: The site is accessed via (Culmbridge Road) situated at the South-Eastern corner of the site. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. There are no PRoW within the site, the closest public footpath is approximately 20m SE of the site's access, which runs towards the fields to the South. The nearest bus stops are approximately 174m E, 426m SW and 400m N, when measured from the existing site's access. The closest train station is Tiverton

Parkway (approximately 9.4km West). The closest facilities and services are in the village centre. DCC Highways commented that, the proposed site lies NE of Hemyock's settlement boundary and is accessed via an existing field entrance on Culmbridge Road, a Class C Road. The current access is substandard and will require major improvements to operate safely. Visibility is restricted by mature hedgerows and road alignment, meaning hedgerow removal and possible access realignment will be needed. Relocating the access to improve geometry and sightlines should also be considered. A speed survey is required, and if vehicle speeds exceed design limits, speed reduction measures may be necessary to comply with Manual for Streets standards. Given the site's potential for up to 114 dwellings, a Transport Assessment (TA) may be required to assess cumulative impacts on the local network. Culmbridge Road currently lacks street lighting, footways, and cycle facilities. To promote sustainable travel, a safe, continuous, and well-lit walking and cycling route must connect the site to the village centre and local amenities, including suitable crossings and links to public rights of way, ensuring accessibility for all users. Public transport provision is limited, with bus stops located some distance away. Developer contributions may therefore be needed to improve bus service frequency and infrastructure—such as shelters and real-time information—to encourage a shift away from private car use. 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: The site is within a Beaver Activity Zone with beavers present in catchment and a Greater Crested Newts Consultation Zone. County Wildlife Site, known as Wheelbarrow Lane, lies approximately 240 metres to the East of the site. MDDC's arboriculture specialist identifies that development within the northern thin linear field is viewed as high arboriculture risk due to inadequate buffering viability. The larger field accessed off Cumbridge Road is viewed as low arboriculture risk. The Legally Protected Species (bats) were recorded circa 150 metres to the South-East and 202 metres to the North. The Priority Habitats (coastal and floodplain grazing marsh) are at the Northern part of the site and run alongside the North-Eastern part of the site. The site is surrounded by mature hedgerows and trees which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). Mitigation would be required for the SSSI if 50+ dwellings were to be built. Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale however they note that standard ecological mitigation requirements are likely sufficient if the site is of suitable size. Access through priority habitat in northern field may be a challenge. Due to uncertainties regarding the habitat in the northern field, there may be ecological constraints that would significantly influence use of the site and type of development possible. Natural England commented that the site contains an opportunity area for freshwater watercourse corridors and floodplains identified in the Draft Local Nature Recovery Network. They also noted that the site lies immediately adjacent to, and partially overlaps with, the River Culm Priority Coastal and Floodplain Grazing Marsh to the North.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ1 with 1.17ha of the Northern part of the site in the FZ3. The site is also in the medium category of Groundwater Vulnerability. River Culm runs alongside the North and North-East boundary of the site. Any development will need to consider the existing surface water flow and sustainable drainage as part

of the design and sustainable drainage. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. 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 further advise that surface water/ordinary watercourse flooding is known to occur on the existing road network to the south by Culmbridge Business Park. This can sit in this lowspot for long periods. Any development will need to account for the potential for overland flows from the south should a new access opening be developed here as the current fields and infrastructure are bunded from the road currently. If infiltration is viable, then an assessment of groundwater re-emergence might be needed.

Heritage and Archaeology: The nearest Grade II listed building is 60 metres to the South and 180 metres to the East, a Grade II* listed building lies approximately 175 metres to the East. A cluster of listed buildings also lies within 480 metres to the South-West. Early Medieval to 19th century historic environment record was identified at the South-Western and central part of the site, and Post Medieval Iron Processing Site lies within close distance to the South-West. Scheduled Monument (Hemyock Castle) is approximately 520 metres to the South-West. The proposed housing development may impact the setting of the heritage assets. The MDDC Conservation Officer identified the potential impact to the setting and significance of the Grade II listed building, Culmbridge Cottage, to the south. The site has historically remained agrarian land which positively contributes to the historic farmstead to the south and its significance. The site is separated by open fields to the designated heritage assets located to the east, however these should be included within the required Heritage Statement at application stage. The DCC Historic Environment and Archaeology specialist identifies that the site area includes a possible iron slag heap linked to ironworking on the Blackdown Hills from the Iron Age onwards. Given the potential for below-ground archaeological deposits related to prehistoric to post-medieval ironworking and early pottery production, the Historic Environment Team advises that any planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme Secondary School. DCC education note that the primary school has limited capacity to support development but cannot be expanded, feeder school is 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years, and school transport contribution.

Landscape: The site lies within the Blackdown Hills National Landscape. The North and North-East part of the site falls within the Sparsely Settled Farmed Valley Floors Landscape Character Type and the Southern part of the site is within the Lower Rolling Farmed and Settled Valley Slopes Landscape Character Type. The site forms part of a valley side patterned with fields, hedge banks and hedgerow trees that contributes positively to the rural character and natural beauty of the National Landscape. High sensitivity to development. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing. Low density housing development of high quality may be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. No comments from consultees.

Soils and contamination: The central and Southern part of the site is identified as Grade 3 ALC with the Northern part of the site being designated as Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is sloping very gently (3.4% slope percentage) with some areas steeper in the East.

Open Space and Recreation: The closest play and public open spaces are in the village of Hemyock, approximately 77 and 650 metres to the West. The village also has the Longmead Field sports ground, football and tennis club (290 metres to the North-West) and Recreational Grounds (200 metres to the South-West).

Potential Constraints to Delivery: Access and transport infrastructure. Education Infrastructure. Potential landscape impacts. Blackdown Hills National Landscape. Heritage and Archaeology. Natural Environment. Flood Risk, Water Quality and Drainage. Possible Grade 3a ALC. May lead to increased traffic levels in an AQMA. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land.

Site availability: The promoter has confirmed the site will available for development within the five 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	45	-	-	-
Max	25	50	39	-	-
Promoter	25	25	-	-	-
HELAA	25	25	-	-	-