

# Junction 27

**Area: Junction 27**

**Site Reference and Name: E/J27/01(i) Land at Junction 27, M5 [site W of road from Service Station]**

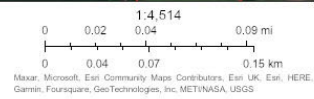
**Customer Reference Number: 11012023**

E/J27/01(i)



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- District Boundary
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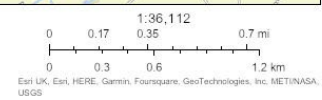
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E/J27/01(i)



11/11/2022, 09:45:42

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**Parish:** Burlescombe

**Site submitted for:** E/J27/01(i)a Residential; E/J27/01(i)b Employment, mixed use

**Site description:** Greenfield, nearly flat (1.9% slope percentage) agricultural land made up of three fields separated and bordered by hedges and trees. The site is south of the Service Station at J27, along Leonards Moor Lane. A watercourse is present on site. The site is within a Great Crested Newt Consultation Zone. A woodland and forest Core Nature Area lie just outside of the SW corner of the site. The landowners also submitted site E/J27/01(ii) which has been assessed separately as the two sites submitted are detached. The site falls within a much larger commercial allocation in the current Local Plan 'Land at Junction 27'. As the site has been submitted for residential as well as commercial development, a HELAA assessment for residential is provided. As the site is allocated in the current Local Plan for commercial use no further HELAA assessment is required for E/J27/01(i)b employment, mixed use, although it is noted this would only be considered achievable in association with the current wider allocated area. HELAA site E/J27/06 borders the site in the W, S and E. The HELAA Panel considered this site may be achievable if considered in conjunction with other nearby sites for residential development. This site has one landowner.

### **E/J27/01(i)a Residential**

**Site Area:** Whole 4.94ha | Gross 4.94ha | Net 2.96ha

**Max Yield:** 104

**Min Yield:** 59

**HELAA Assessed Yield:** 81 (Mid Yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield.

**Access:** Devon County Council Highways identifies that the road which runs from the service station past Leonard Moor Farm falls under private ownership towards the SE end. DCC specialists suggest this could be an acceptable site for the proposed quantum of housing provided access can be resolved. No PRoWs on site, closest approx. 400m S at Mountstephen Farm. The closest bus stop is approx. 400m N. Closest train station is Tiverton Parkway, approx. 0.4km W. Closest services and facilities in Sampford Peverell and Uffculme, 2km W or SE respectively.

**Natural Environment:** The site is within Great Crested Newt Consultation Zone. Beavers are present in catchment. The western boundary adjoins a woodland and forest Core Nature Area. Devon County Council ecology specialists identify that the site appears to be fields including a field of permanent pasture and the others of arable rotation surrounded by mature hedgerows with trees.

The site lies adjacent to priority deciduous woodland habitat to S/W and green lane to the E. One field appears rush pasture with a watercourse running through site, the other two fields appear to be mixed grassland/arable (based on aerials). Appears currently unlit. The surrounding trees, watercourse, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. The site may provide bat foraging habitat. Great Crested Newt may be present. 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 potentially medium strategic ecological importance. Connective habitat to woodland and via green lane. Mitigation suggested includes protecting and enhancing hedgerows, watercourse, trees and field margins, retaining all mature trees and ensuring proposals do not adversely affect off-site habitats to SW and E. There is potential for habitat creation/enhancement opportunities due to connectivity and likely existing wet rush/grassland. Enhancing grassland/rush pasture and protecting and enhancing hedgerows, trees and watercourse for associated fauna. Maintaining dark corridors and unlit areas for wildlife. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

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

**Heritage and Archaeology:** Devon County Council specialists identify some archaeological potential. Finds of iron smelting slag from the Leonard Moor and Bridwell area suggest potential for Roman and/or medieval iron smelting. The value of the Victorian enclosure field pattern of Leonard Moor has yet to be assessed. Potential mitigation would require pre-determination assessment and evaluation to inform layout and any further mitigation. MDCC Conservation Officers have no objections.

**Education Infrastructure:** DCC education are unclear whether site would fall within Sampford or Uffculme primary school areas. The secondary school in Uffculme has children coming from outside of the catchment. The impact of development within the secondary catchment would be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications for both primary and secondary schools.

**Landscape:** The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has an almost flat landform that can accommodate development without any major change to the topographic character, has hedges with many trees along boundaries and is about 300m E of M5. Medium-high sensitivity to housing development due to the site being in an open countryside having no relationship to any settlement but reduced sensitivity being in close proximity to M5.

**Health and Safety related constraints:** Proximity to M5 noise and pollution. May lead to increased traffic levels in an AQMA.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Nearly flat (1.9% slope percentage)

**Open Space and Recreation:** Open space and recreation in Sampford Peverell, approx. 2km W and Willand 2.2km S.

**Potential Constraints to Delivery:** Access. Natural Environment. Education infrastructure. Flood Risk, Water Quality and Drainage. Potential landscape impact. Proximity to M5. 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	34	-	-	-
Max	25	50	29	-	-
HELAA	25	50	6	-	-

**Area: Junction 27**

**Site Reference and Name: E/J27/01(ii) Land at Junction 27, M5 [site E of road from Service Station]**

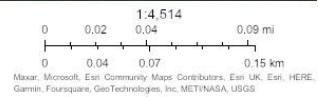
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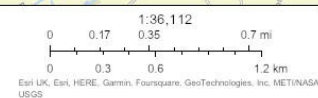
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E/J27/01(ii)



11/11/2022, 09:45:58

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**Parish:** Burlescombe

**Site submitted for:** E/J27/01(ii)a Residential; E/J27/01(ii)b Employment, mixed use

**Site description:** Greenfield, nearly flat (1.9% slope percentage) agricultural land. The site is south of J27, along Leonards Moor Lane. The site is made up of two fields separated by a hedge with a few trees. Boundaries are marked by hedges with many trees. Moorhayes Farm lies just beyond the eastern border. A watercourse is present. The site is within a Great Crested Newt Consultation Zone and has legally protected species (bats) on site. The landowners also submitted site E/J27/01(i) which has been assessed separately as the two sites submitted are detached. The site falls within a much larger commercial allocation in the current Local Plan 'Land at Junction 27'. As the site has been submitted for residential as well as commercial development, a HELAA assessment for residential is provided. As the site is allocated in the current Local Plan for commercial use no further HELAA assessment is required for E/J27/01(ii)b employment, mixed use, although it is noted this would only be considered achievable in association with the current wider allocated area. HELAA site E/J27/06 borders the site in the W, across Leonards Moor Lane. The HELAA Panel considered this site may be achievable if considered in conjunction with other nearby sites for residential development. This site has one landowner.

### **E/J27/01(ii)a Residential**

**Site Area:** Whole 3.17ha | Gross 3.17ha | Net 1.90ha

**Max Yield:** 67

**Min Yield:** 38

**HELAA Assessed Yield:** 52 (Mid Yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Devon County Council Highways identifies that the road which runs from the service station past Leonard Moor Farm falls under private ownership towards the SE end. DCC specialists suggest that this could be an acceptable site for the proposed quantum of housing provided access can be resolved. No PRowS on site, closest approx. 400m S at Mountstephen Farm. The closest bus stop is approx. 550m N. Closest train station is Tiverton Parkway, approx. 0.6km W. Closest services and facilities in Sampford Peverell and Uffculme, 2km W or SE respectively.

**Natural Environment:** The site is within Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species on site (bats). Devon County Council ecology specialists

identify that the site appears to be permanent grassland surrounded by mature hedgerows with trees. The surrounding trees, watercourse, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. Records of pipistrelle roost in oak tree on site. The site may provide bat foraging habitat. Great Crested Newt may be present. 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 hedgerows, trees and field margins and retaining all mature trees. Protecting and enhancing hedgerows and trees for associated fauna. Maintaining dark corridors and unlit areas for wildlife. Licences may be required if offences can't be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. Risk of flooding from surface water is low to high at the W and SW boundaries (approx. 0.35ha). A watercourse lies along the SW 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:** Devon County Council specialists identify some archaeological potential. Finds of iron smelting slag from the Leonard Moor and Bridwell area suggest potential for Roman and/or medieval iron smelting. The value of the Victorian enclosure field pattern of Leonard Moor has yet to be assessed. Potential mitigation would require pre-determination assessment and evaluation to inform layout and any further mitigation. MDCC Conservation Officers identify possible views from the listed Leonard Moor Cottages to the east, but have no objections in principle.

**Education Infrastructure:** DCC education are unclear whether site would fall within Sampford or Uffculme primary school areas. The secondary school in Uffculme has children coming from outside of the catchment. The impact of development within the secondary catchment would be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications for both primary and secondary schools.

**Landscape:** The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site has almost flat landform that can accommodate development without any major change to the topographic character, has hedges with many trees along boundaries and is about 500m E of M5. Medium-high sensitivity to housing development due to the site being in an open countryside and having no relationship to an existing development, and views from a listed building to the E of the site, but reduced sensitivity due to proximity to the M5.

**Health and Safety related constraints:** Approx. 500m from M5 possible noise and pollution. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the East.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site as Grade 3b ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Nearly flat (1.9% slope percentage)

**Open Space and Recreation:** The areas of open space and recreation in Sampford Peverell, approx. 2km W and Willand 2.2km S.

**Potential Constraints to Delivery:** Access. Natural Environment. Education infrastructure. Potential landscape impacts. Flood Risk, Water Quality and Drainage. 11KV electric overhead line. Proximity to M5. 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	-	-	-
HELAA	25	27	-	-	-

**Area: Junction 27**

**Site Reference and Name: E/J27/02 Jersey Farm**

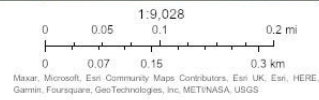
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E/J27/02



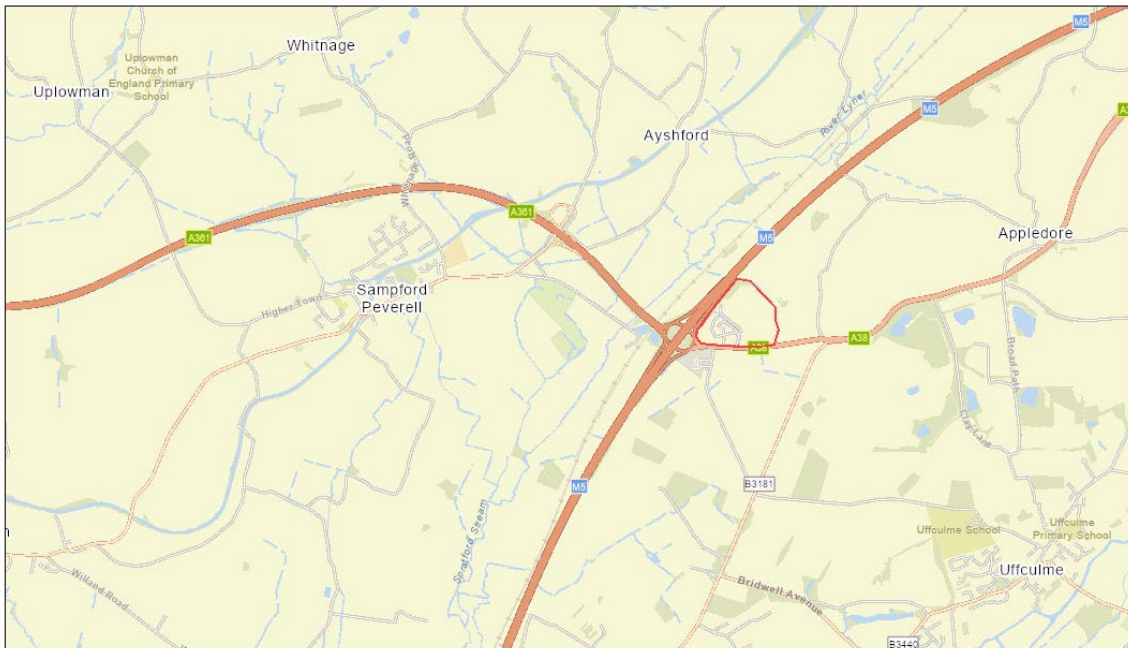
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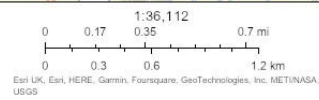
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E/J27/02



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**Parish:** Sampford Peverell (9.78ha N), Burlescombe (2.34ha S)

**Site submitted for:** E/J27/02a Industrial / warehouse, Hotel, Office, Retail, Mixed use. E/J27/02b Renewable energy. E/J27/02c Mixed use (residential).

**Site description:** Mixture of very gentle sloping greenfield and brownfield site. The site is located adjoining J27 of the M5. M5 lies to the (W), Junction 27 (SW), the A38 (S) and farmland to the N and E. It currently consists of farmland with repurposed agricultural buildings, a residential property, and a communications mast. The agricultural field is bordered by trees and hedgerows. A designated woodland and forest Nature Area is located within the NW boundary, adjacent to the M5. Watercourses are present on site. The site falls within a Great Crested Newt Consultation Zone. Protected species (otters) have been recorded on site. The promoter stated that discussions with the owners of adjacent sites to the East (E/J27/04 and E/J27/05) have taken place. To the S on the other side of the A38 is site E/J27/03, which is also allocated as J27 for commercial development within the adopted Local Plan. The site is subject to 3<sup>rd</sup> party rights regarding cables and pipework. One landowner. The HELAA Panel noted there is a strong demand for a logistics hub and also noted there may be energy use issues if there is a substantial employment use. The site has a number of constraints including around access and land ownership. The Panel considered the site achievable provided the constraints of the site can be overcome. The site may also be considered for renewable energy. The Panel consider the site may be achievable for mixed use (residential) but only if considered in combination with other sites in the area, in isolation the site would not be achievable.

**E/J27/02a Industrial / warehouse, Hotel, Office, Retail, Mixed use.**

**Site Area:** Whole 12.12ha | Gross 12.12ha | Net 3.03 - 9.70ha

**Max Yield:** 96,960 sqm

**Min Yield:** 30,300 sqm

**Promoter:** 4,645 – 20,903 sqm

**HELAA Assessed Yield:** 30,300-96,960 sqm

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield/Brownfield

**Access:** DCC Highways identifies that there are two existing access points to the site from the A38. Pedestrian/cycle links would be required to local services and bus stops, with controlled crossing points. Additional infrastructure would be required for Junction 27. On this basis, DCC specialists suggest that this could be an acceptable site for employment development provided the constraints

can be overcome. The closest bus stop is located along the southern boundary on the A38. Tiverton Parkway is the closest railway station 0.4km W. The nearest services and facilities are located in either Sampford Peverell (1.8km W) or Uffculme (2.2km SE). The promoter states that the site benefits from permission for either a 'T' junction or a roundabout, as part of the extant permission for a motorway service station to the north of the A38 (application ref. 17/00407/FULL). A suite of technical studies were prepared to illustrate different options to access land surrounding Junction 27 via a signalised junction.

**Natural Environment:** Protected species (otters) have been recorded on site and badgers along the A38 to the S. Beavers are present in catchment. Small watercourses cross the site and flow along parts of the S and NE boundaries. DCC ecology specialists identify the site as mixed arable and grassland with fields surrounded in part by mature hedgerow trees. Buildings are currently located on site. A designated woodland and forest Nature Area is located within the NW boundary, adjacent to the M5. However, recent works have been undertaken adjacent to the M5, resulting in habitat removal and damage. A site visit is required prior to development to assess the woodland and to confirm whether the site is of botanical interest. The buildings should be inspected prior to development to assess potential for a significant bat roost. The surrounding hedgerows and trees could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs, and act as bat flight lines. Hedgerows and grassland may provide bat foraging habitat. Otters have been recorded on site, associated with the watercourse. The site is located within a Great Crested Newt consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing the watercourse, hedgerows, margins, woodland, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site has a medium-high risk of surface water flooding (approx. 0.3ha) along the W and NE borders, and an area within the centre of the S boundary. Watercourses run across the site as well as along the boundaries. 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 watercourses must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the area has had some archaeological (geophysical) survey work undertaken that has identified geological and archaeological features. There is some archaeological potential. Mitigation suggested includes a required staged programme of archaeological recording by condition. The closest listed building is approx. 425m NE. No comments were made by Conservation officers.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site is in the countryside and may be locally valued for its intrinsic rural character and beauty, although its location adjacent to busy M5 and A38 roads likely to reduce attractiveness. It is unlikely to be valued for its tranquillity given proximity of M5. The site has a low-medium sensitivity to employment development as such use would relate well to the existing Swallow Court employment development and road network. The large size of the eastern field indicates capacity to accommodate development whilst retaining bordering hedges with hedgerow trees that are likely to contribute to rural character, and that may be worthy of protection.

**Health and Safety related constraints:** No health and safety constraints have been raised.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 6.7ha of the Eastern portion of the site to be Grade 3a ALC. With the remainder of the site to the West Grade 3b or 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gentle sloping (2.3% percentage slope) rising to the SE

**Economic Development:** MDDC economic specialists have identified that this is a gateway site of high significance visually. There is an opportunity for quality retail/leisure development such as a tourist attraction or quality farm shop (similar to Gloucester Services). Development would need to be high-end to welcome and draw visitors to Mid Devon, as J27 is the gateway to Mid Devon. Existing employment space already in use on the land as quality office-space (Swallow Court). There is an opportunity to extend this provision, although demand for this is unknown. The site is not suitable for industrial units.

**Potential Constraints to Delivery:** 3<sup>rd</sup> party rights. Legally protected species on site. Grade 3a ALC. Assessment of groundwater risk and surface water flow.

**Site Availability:** The site has been submitted by two separate promoters who have each confirmed the site will be available for development within either the next 5 years or the next 6-10 years.

**Build out rate:** There are two promoters for the site. One promoter identifies the site as available within the next 5 years in which the build out could be in years 1-5. However the second promoter has identified the site as available within the next 6-10 years in which case build out would be considered in years 6-10.

**E/J27/02b Renewable energy**

**Site Area:** Whole 12.12ha | Gross 12.12ha | Net 12.12ha

**Site Suitability****Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Greenfield / brownfield

**Access:** DCC Highways identifies that there are two existing access points to the site from the A38. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan. DCC also note that National Highways would need to be consulted to ensure this would not cause a safety issue beside the M5.

**Natural Environment:** Protected species (otters) have been recorded on site and badgers along the A38 to the S. Beavers are present in catchment. Small watercourses cross the site and flow along parts of the S and NE boundaries. DCC ecology specialists identify the site as mixed arable and grassland with fields surrounded in part by mature hedgerow trees. Buildings are currently located on site. A designated woodland and forest Nature Area is located within the NW boundary, adjacent to the M5. However, recent works have been undertaken adjacent to the M5, resulting in habitat removal and damage. A site visit is required prior to development to assess the woodland and to confirm whether the site is of botanical interest. The buildings should be inspected prior to development to assess potential for a significant bat roost. The surrounding hedgerows and trees could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs, and act as bat flight lines. Hedgerows and grassland may provide bat foraging habitat. Otters have been recorded on site, associated with the watercourse. The site is located within a Great Crested Newt consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing the watercourse, hedgerows, margins, woodland, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site has a medium-high risk of surface water flooding (approx. 0.3ha) along the W and NE borders, and an area within the centre of the S boundary. Watercourses run across the site as well as along the boundaries. DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the area has had some archaeological (geophysical) survey work undertaken that has identified geological and

archaeological features. There is some archaeological potential. Mitigation suggested includes a required staged programme of archaeological recording by condition. The closest listed building is approx. 425m NE. MDDC conservation officers identify that the site might be suitable for solar panels or ground sourced heating. Proposals for turbines will require further assessment with regard to longer views from heritage assets.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The Lowland plains character type is a traditional agrarian Devon landscape comprised of a distinctive pattern of predominantly rectilinear fields criss-crossing hillsides. Enclosed by hedgerows and hedgebanks, areas of improved grassland occur on higher slopes, and arable farmland in lower areas. Isolated copses on higher ground, discrete woodlands, traditional orchards, and parkland trees give the landscape a semi-open character. The landscape is not nationally designated but historic parkland estate vistas increase sensitivity levels. The presence of intensive farming, infrastructure, and modern development within a medium to large-scale rolling landform could indicate a lower sensitivity to the principle of solar PV development, the varied land cover, presence of historic smaller-scale field patterns, areas of Culm grassland, and frequent human scale features increase sensitivity. The site is in the countryside and may be locally valued for its intrinsic rural character and beauty, although its location adjacent to busy M5 and A38 roads likely to reduce its sensitivity rating. It is also unlikely to be valued for its tranquillity, given the proximity of the M5. The large size of the eastern field indicates capacity to accommodate development whilst retaining bordering hedges with hedgerow trees that are likely to contribute to rural character, and that may be worthy of protection. The landscape has a medium sensitivity to very small to medium-scale solar PV (<1ha to 10ha) and a medium-high sensitivity to large-scale solar PV (>10-15ha). The landscape has a low-medium sensitivity to very small turbines (15-25m), medium sensitivity to small and medium scale-turbines (26-75m), a medium-high sensitivity to large-scale turbines (76-110m), and a high sensitivity to very large wind turbines (111-150m). Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** Falling distance of wind turbines.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 6.7ha of the Eastern portion of the site to be Grade 3a ALC. With the remainder of the site to the West Grade 3b or 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gentle sloping (2.3% percentage slope) rising to the SE

**Potential Constraints to Delivery:** Impact on M5, consultation required with National Highways. 3<sup>rd</sup> party rights. Legally protected species on site. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Potential landscape impact. Falling distance of wind turbines.

**Site Availability:** The site has been submitted by two separate promoters who have each confirmed the site will be available for development within either the next 5 years or the next 6-10 years.

**Build out rate:** There are two promoters for the site. One promoter identifies the site as available within the next 5 years in which the build out could be in years 1-5. However the second promoter has identified the site as available within the next 6-10 years in which case build out would be considered in years 6-10.

**E/J27/02c Mixed use (residential).****Site Area:** Whole 12.12ha | Gross 12.12ha | Net 7.27ha**Max Yield:** 255**Min Yield:** 145**HELAA Assessed Yield:** 200 (Mid Yield – only if considered in combination with other sites in the area, the site is not achievable if considered in isolation)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield/brownfield.

**Access:** DCC Highways identifies that there are two existing access points to the site from the A38. Pedestrian/cycle links would be required to local services and bus stops, with controlled crossing points. Additional infrastructure would be required for Junction 27. The closest bus stop is located along the southern boundary on the A38. Tiverton Parkway is the closest railway station 0.4km W. The nearest services and facilities are located in either Sampford Peverell (1.8km W) or Uffculme (2.2km SE). The promoter states that the site benefits from permission for either a 'T' junction or a roundabout, as part of the extant permission for a motorway service station to the north of the A38 (application ref. 17/00407/FULL). A suite of technical studies were prepared to illustrate different options to access land surrounding Junction 27 via a signalised junction.

**Natural Environment:** Protected species (otters) have been recorded on site and badgers along the A38 to the S. Beavers are present in catchment. Small watercourses cross the site and flow along parts of the S and NE boundaries. DCC ecology specialists identify the site as mixed arable and grassland with fields surround in part by mature hedgerow trees. Buildings are currently located on site. A designated woodland and forest Nature Area is located within the NW boundary, adjacent to the M5. However, recent works have been undertaken adjacent to the M5, resulting in habitat removal and damage. A site visit is required prior to development to assess the woodland and to confirm whether the site is of botanical interest. The buildings should be inspected prior to development to assess potential for a significant bat roost. The surrounding hedgerows and trees could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs, and act as bat flight lines. Hedgerows and grassland may provide bat foraging habitat. Otters have been recorded on site, associated with the watercourse. The site is located within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing the watercourse, hedgerows, margins, woodland, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site has a medium-high risk of surface water flooding (approx. 0.3ha) along the W and NE borders, and an area within the centre of the S boundary. Watercourses run across the site as well as along the boundaries. 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 watercourses must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the area has had some archaeological (geophysical) survey work undertaken that has identified geological and archaeological features. There is some archaeological potential. Mitigation suggested includes a required staged programme of archaeological recording by condition. The closest listed building is approx. 425m NE. No comments were made by Conservation officers.

**Education Infrastructure:** The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note that Sampford Peverell CofE Primary is on a constrained site with very limited expansion and is forecast to remain at or around capacity and therefore has very limited ability to support growth. Home to school transport implications for secondary school. 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.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site is in the countryside and may be locally valued for its intrinsic rural character and beauty, although its location adjacent to busy M5 and A38 roads likely to reduce attractiveness. It is unlikely to be valued for its tranquillity given proximity of M5. The site has a medium-high sensitivity to residential development as the site has no relationship with the nearest settlement however the proximity to the A38 and M5 reduce its sensitivity. The large size of the eastern field indicates capacity to accommodate development whilst retaining bordering hedges with hedgerow trees that are likely to contribute to rural character, and that may be worthy of protection.

**Health and Safety related constraints:** Proximity to the M5 (noise pollution and air quality).

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 6.7ha of the Eastern portion of the site to be Grade 3a ALC. With the remainder of the site to the West Grade 3b or 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gentle sloping (2.3% percentage slope) rising to the SE.

**Open Space and Recreation:** There are no allotments, cemeteries, recreation grounds or play areas within walking distance of the site.

**Potential Constraints to Delivery:** 3<sup>rd</sup> party rights. Legally protected species on site. Education infrastructure. Potential landscape impact. Noise assessment required. Air quality assessment required. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Proximity to M5 and A38. Location, no relationship with settlement.

**Site Availability:** The site has been submitted by two separate promoters who have each confirmed the site will be available for development within either the next 5 years or the next 6-10 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	Year 11
Min	25	50	50	20	-	-
Max	25	50	50	50	50	30
HELAA	25	50	50	50	25	-

**Area: Junction 27**

**Site Reference and Name: E/J27/03 Land SE of Junction 27 of the M5 and S of the A38; Moto Tiverton services and adjoining land**

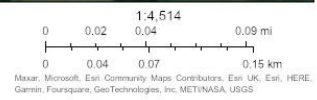
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E/J27/03



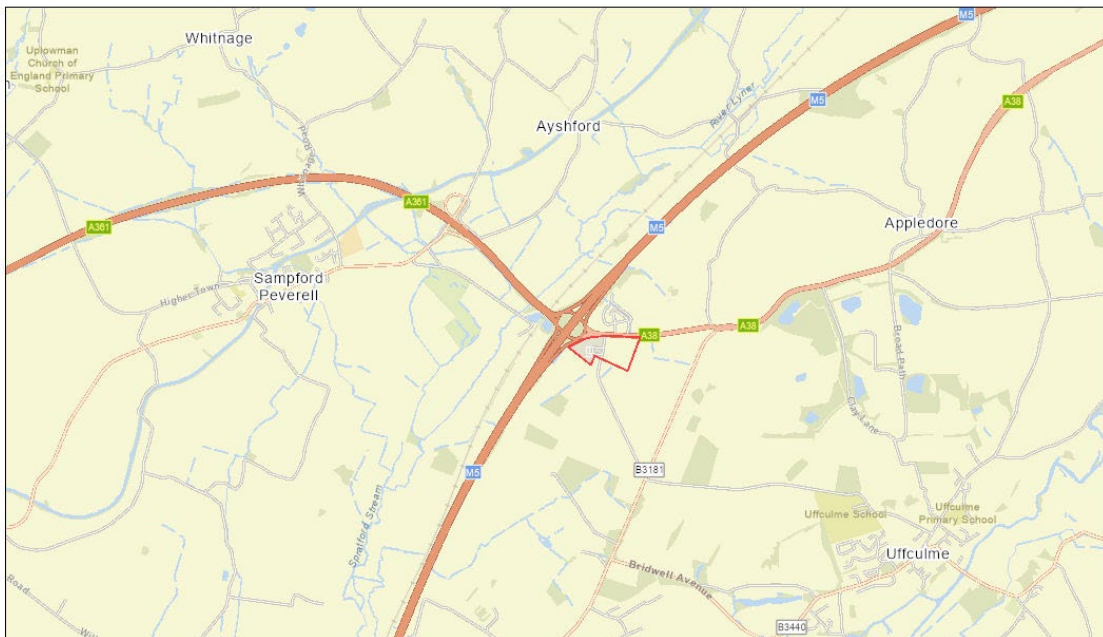
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- District Boundary
- Call For Sites Layer



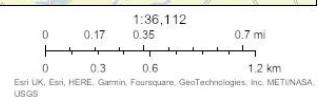
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E/J27/03



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**Parish:** Burlescombe

**Site Area:** Whole 4.95 ha | Gross 4.95 ha | Net 1.24 - 3.96ha

**Site submitted for:** Other (south-bound Motorway Service area)

**Max Yield:** 39,600 sqm

**Min Yield:** 12,375 sqm

**HELAA Assessed Yield:** 25,988 sqm (Mid Yield)

**Site description:** Nearly level brownfield and greenfield bordered by the Junction 27 of the M5 (NW), the A38 (N) and farmland to the S and E. The site falls within part of a larger parcel of land allocated under Policy J27 of the adopted Local Plan. The site is divided into two areas by Leonards Moor Lane. The western part of the site contains a number of mature trees and is currently in use as a service station with a hotel, refuelling station, catering establishment and vehicle parking. The eastern part comprises of an agricultural field. The site is bordered by hedgerows (NW, S and E). Watercourses are present. The site falls within a Great Crested Newt Consultation Zone. Legally protected species (plants, birds and deer) have been recorded on site. Also submitted for assessment, E/J27/02 lies opposite (N). E/J27/01(i) and E/J27/01(ii) lie close to the site to the south. The site has one landowner. The site falls entirely within an exiting commercial allocation 'Land at Junction 27', as the site is already allocated in the current Local Plan for commercial and already has a Motorway service area within the site boundary, no further assessment is required for E/J27/03 for 'Other' south-bound Motorway Service Area.

**Area: Junction 27**

**Site Reference and Name: E/J27/04 Land at Waterloo Cross Cottages (west)**

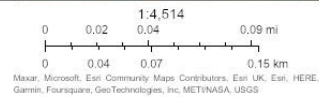
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E/J27/04



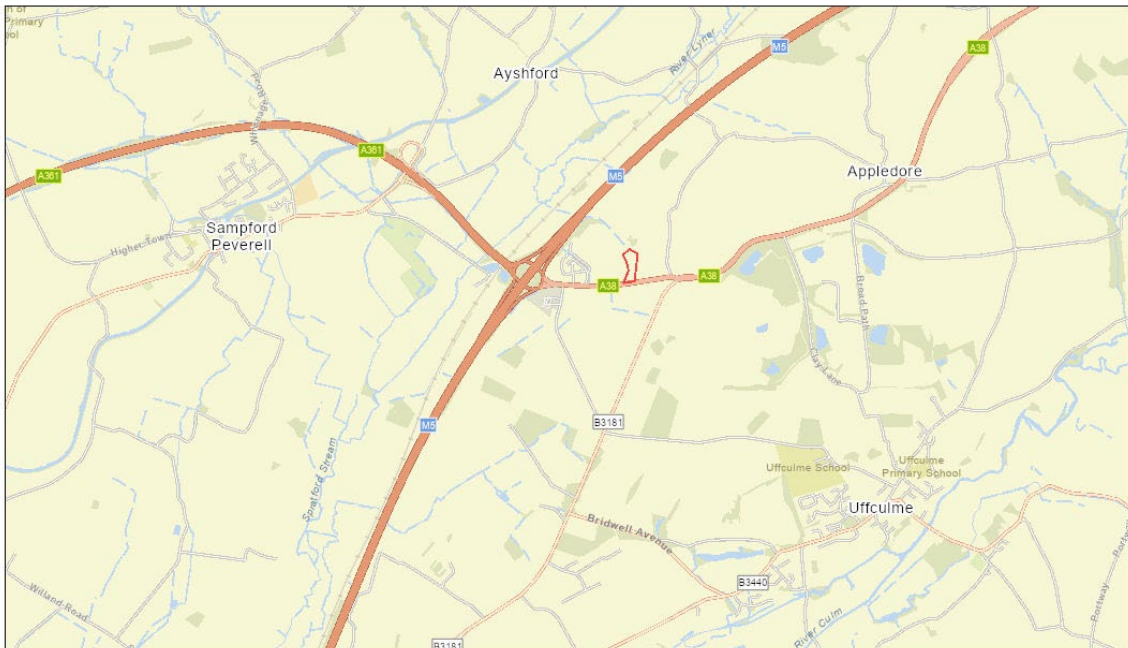
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- District Boundary
- Call For Sites Layer



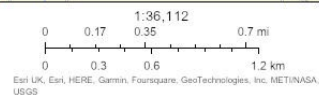
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E/J27/04



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**Parish:** Burlescombe

**Site submitted for:** E/J27/04a Office, Industrial / warehouse, Retail, Hotel, Mixed use. E/J27/04b Mixed use (residential).

**Site description:** Very gently sloping greenfield. The site forms the western end of a larger agricultural field. The site is bordered by farmland to the W,N and E and the A38 to the S. Trees and hedgerows enclose the site on three sides. A caravan park lies across the A38 to the S. A watercourse is present. The site falls within a Great Crested Newt Consultation Zone. Also submitted for assessment E/J27/02 abuts the western boundary, E/J27/05 the east. The title deed includes covenants. This may need to be investigated further. The site has one landowner. In the latest update from the promoter, they suggest the site may be considered in combination with E/J27/05. The Panel considered the site may be achievable when considered in conjunction with other sites in the area for both commercial and residential uses, the site is not achievable if considered in isolation.

**E/J27/04a Office, Industrial / warehouse, Retail, Hotel, Mixed use.**

**Site Area:** Whole 0.98ha | Gross 0.98ha | Net 0.25 - 0.78ha

**Max Yield:** 7,840 sqm

**Min Yield:** 2,450 sqm

**Promoter:** 6,500 – 9,300 sqm

**HELAA Assessed Yield:** 2,450 – 7,840 sqm

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** DCC Highways identify that access to the site would be from the A38. Pedestrian/cycle links would be required to local services, bus stops, with controlled crossing points. Additional infrastructure would be required for Junction 27. On this basis, DCC specialists suggest that this could be an acceptable site for employment development. The closest bus stop is located on the A38 (190m W). Tiverton Parkway is the closest railway station 0.8km W.

**Natural Environment:** A small watercourse adjoins the N boundary. Beavers are present in catchment. Devon County Council ecology specialists identify the site as permanent grassland surrounded in part by mature hedgerow trees. A site visit is required prior to development to confirm whether the site is of botanical interest. The surrounding hedgerows and trees could

support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs, and act as bat flight lines. Hedgerows and grassland may provide bat foraging habitat. The site is located within a Great Crested Newt consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. A small watercourse is present on site. DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** DCC archaeology specialists identify that the area has had some archaeological (geophysical) survey work undertaken that has identified some archaeological features. The site has some archaeological potential. Mitigation suggested includes a required staged programme of archaeological recording by condition. The nearest listed building is approx. 410m NE. No comments were received from the Conservation Officer.

**Landscape:** Protected landscapes are not within close proximity of the site. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium-high. Very gently sloping site which rises to the east, typical of LCT3E. The site is grassland, enclosed by low hedges and mature trees. It is set within a characteristically sparsely populated landscape of medium-large fields which form a simple yet distinctive pattern. The site is bordered to the south and SE by a small cluster of commercial land uses. Flanked by the A38 to the south, the road offers views into and beyond the site to the north and east. Uninterrupted views of the site from the road forming the southern boundary. Long views across open countryside to the north and east. Non-industrial employment use could complement existing development.

**Health and Safety related constraints:** Proximity to M5 and A38. Potential noise and pollution.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be Grade 3a ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gentle slope (2.3% slope percentage), rising to the E

**Economic Development:** MDDC economic specialists identify that the site is suitable for quality office-based workspace, although demand for this is unknown. Green business development with features allowing for ecology and conservation elements would be preferred. Similar development exists off J27 in neighbouring fields at Swallow Court (N).

**Potential Constraints to Delivery:** Grade 3a ALC. Archaeology. Flood Risk, Water Quality and Drainage. Potential landscape impact. Covenants on site.

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

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

**E/J27/04b Mixed use (residential).****Site Area:** Whole 0.98ha | Gross 0.98ha | Net 0.78ha**Max Yield:** 16**Min Yield:** 27**HELAA Assessed Yield:** 21 (Mid Yield) (Mid Yield – only if considered in combination with other sites in the area, the site is not achievable if considered in isolation)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield**Access:** DCC Highways identify that access to the site would be from the A38. Pedestrian/cycle links would be required to local services, bus stops, with controlled crossing points. Additional infrastructure would be required for Junction 27. The closest bus stop is located on the A38 (190m W). Tiverton Parkway is the closest railway station 0.8km W.**Natural Environment:** A small watercourse adjoins the N boundary. Beavers are present in catchment. Devon County Council ecology specialists identify the site as permanent grassland surrounded in part by mature hedgerow trees. A site visit is required prior to development to confirm whether the site is of botanical interest. The surrounding hedgerows and trees could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs, and act as bat flight lines. Hedgerows and grassland may provide bat foraging habitat. The site is located within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. A small watercourse is present on site. DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.**Heritage and Archaeology:** DCC archaeology specialists identify that the area has had some archaeological (geophysical) survey work undertaken that has identified some archaeological features. The site has some archaeological potential. Mitigation suggested includes a required

staged programme of archaeological recording by condition. The nearest listed building is approx. 410m NE. No comments were received from the Conservation Officer.

**Education Infrastructure:** The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note that Sampford Peverell CofE Primary is on a constrained site with very limited expansion and is forecast to remain at or around capacity and therefore has very limited ability to support growth. Home to school transport implications for secondary school. 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.

**Landscape:** Protected landscapes are not within close proximity of the site. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to residential development is medium to high. Very gently sloping site which rises to the east, typical of LCT3E. The site is grassland, enclosed by low hedges and mature trees. It is set within a characteristically sparsely populated landscape of medium-large fields which form a simple yet distinctive pattern. The site is bordered to the south and SE by a small cluster of commercial land uses. Flanked by the A38 to the south, the road offers views into and beyond the site to the north and east. Uninterrupted views of the site from the road forming the southern boundary. Long views across open countryside to the north and east. Housing development would not relate well to the isolated location and open countryside as the site currently has no relationship to a settlement.

**Health and Safety related constraints:** Proximity to M5 and A38, potential noise and pollution.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be Grade 3a ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gentle slope (2.3% slope percentage), rising to the E.

**Open Space and Recreation:** There are no allotments, cemeteries, recreation grounds or play areas within walking distance of the site.

**Potential Constraints to Delivery:** Education infrastructure. Grade 3a ALC. Flood Risk, Water Quality and Drainage. Archaeology. Potential landscape impact. Covenants on site. Proximity to M5 and A38. Location, no relationship to a settlement.

**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	16	-	-	-	-
Max	25	2	-	-	-
HELAA	21	-	-	-	-

**Area: Junction 27**

**Site Reference and Name: E/J27/05 Land at Waterloo Cross Cottages (east)**

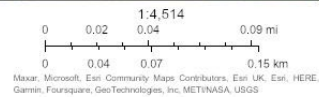
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E/J27/05



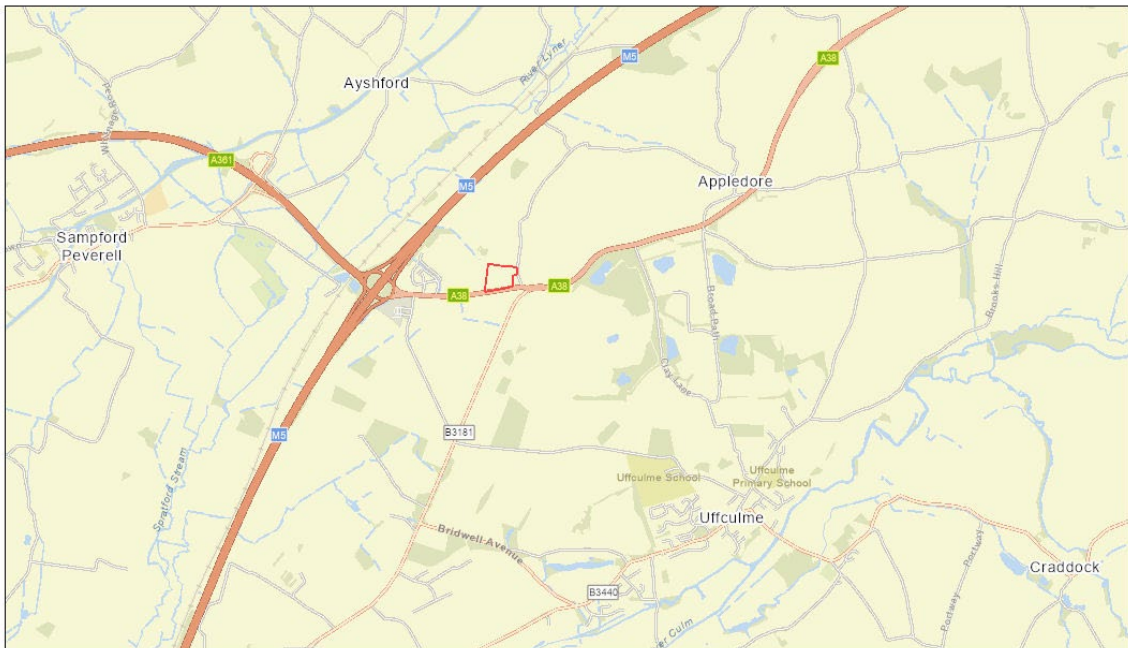
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-  Call For Sites Layer



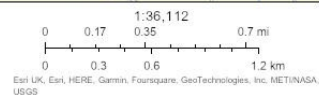
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E/J27/05



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**Parish:** Burlescombe

**Site Area:** Whole 2.06ha | Gross 2.06ha | Net 0.82 - 1.03ha

**Site submitted for:** Office, Industrial / warehouse, Retail

**Max Yield:** 10,300 sqm

**Min Yield:** 8,240 sqm

**Promoter:** 6,500 - 9,300 sqm

**HELAA Assessed Yield:** 8,240 – 10,300 sqm

**Site description:** Very gently sloping agricultural greenfield. The site forms the eastern section of a larger agricultural field. Bordered by an unnamed road to the east, the A38 to the south and farmland. Hedgerows form the N and S boundaries. The site falls within a Great Crested Newt Consultation Zone. The eastern part of the site is within an aggregates mineral consultation area. Also submitted for assessment, E/J27/04 adjoins the western boundary. The title deed includes covenants. This may need to be investigated further. The site has one landowner. In the latest update from the promoter, they suggest the site may be considered in combination with E/J27/05. The HELAA Panel consider the site may be achievable if considered in conjunction with other sites in the area, the site would however not be achievable if considered in isolation.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield

**Access:** DCC Highways identify that the site would be accessed from the A38. Pedestrian/cycle links would be required to local services, bus stops, with controlled crossing points. Additional infrastructure would be required for Junction 27. On this basis, DCC specialists suggest that this could be an acceptable site for employment development. The closest bus stop is on the A38 (150m E). The nearest railway station is Tiverton Parkway 0.8km W.

**Natural Environment:** Beavers are present in catchment. Devon County Council ecology specialists identify the site as permanent grassland surrounded in part (N and S) by mature hedgerow trees. A site visit is required prior to development to assess the woodland and to confirm whether the site is of botanical interest. The surrounding hedgerows and trees could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs, and act as bat flight lines. Hedgerows and grassland may provide bat foraging habitat. The site is located within a Great Crested Newt consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, woodland, dark corridors, and trees and

compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. 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:** DCC archaeology specialists identify that the area has had some archaeological (geophysical) survey work undertaken that has identified some archaeological features. The site has some archaeological potential. The nearest listed building is approx. 410m NE. No comments were received from the Conservation Officer.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment development is medium to high. Very gently sloping site which rises to the east, typical of LCT3E. The site is grassland, enclosed by low hedges and mature trees. It is set within a characteristically sparsely populated landscape of medium-large fields which form a simple yet distinctive pattern. The site is bordered to the south and SE by a small cluster of commercial land uses. Flanked by the A38 to the south, the road offers views into and beyond the site to the north and east. Uninterrupted views of the site from the road forming the southern boundary. Long views across open countryside to distant hills in the northwest, north and east. Non-industrial employment use could complement existing development.

**Health and Safety related constraints:** Proximity to M5 and A38 possible noise and pollution.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be Grade 3a ALC. Site does not fall within a MSA or WCZ. DCC minerals and waste specialists identify that the E half of the site (1.01ha) lies within an MCA for aggregates (the Pebble Beds Sand and Gravel resource). As such, Policy M2: Mineral Safeguarding Areas of the adopted Devon Minerals Plan 2011-2033 is relevant. Mineral resources should be protected from sterilisation or constraint by non-mineral development. Specialists raise no objection at this time as use of the land for employment is unlikely to constrain or sterilise mineral development or resources in this location.

**Topography:** Very gentle slope (2.3% percentage slope), rising to the E

**Economic Development:** MDDC economic specialists identify that the site is suitable for quality office-based workspace, although demand for this is unknown. Similar development exists off J27 in neighbouring fields at Swallow Court (N).

**Potential Constraints to Delivery:** Grade 3a ALC. MCA. Assessment of groundwater risk and surface water flow. Archaeology. Potential landscape impact. Covenants on site. Proximity to M5 and A38.

**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.

Area: Junction 27

Site Reference and Name: E/J27/06 Mountstephen Farm

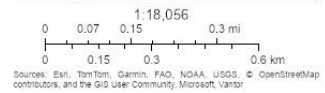
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E/J27/06



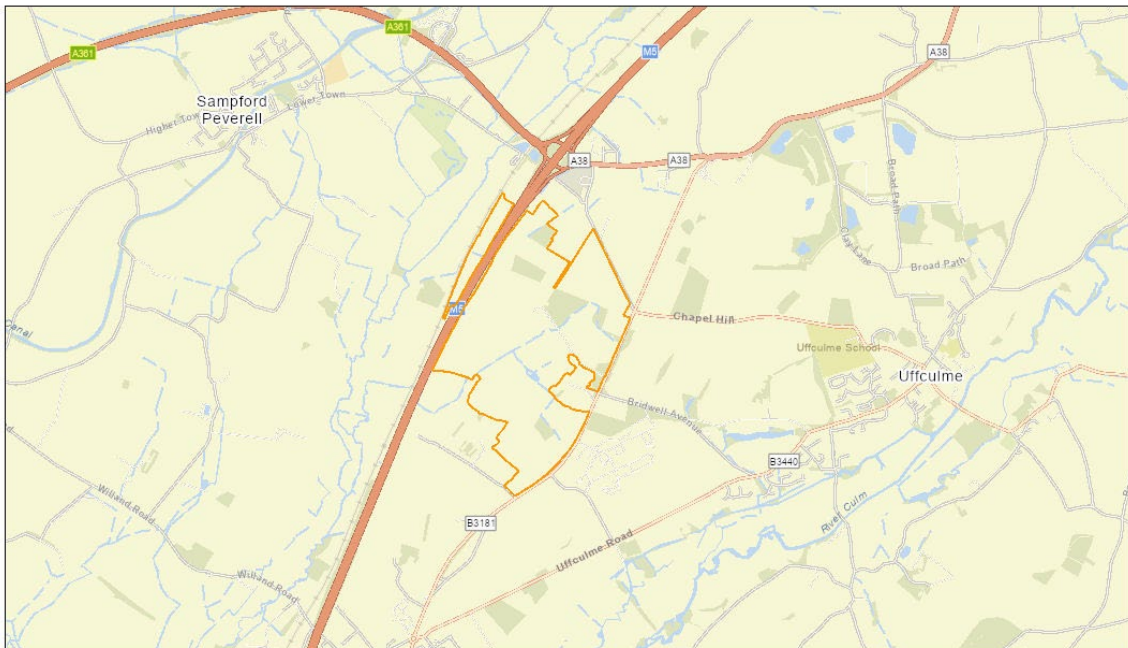
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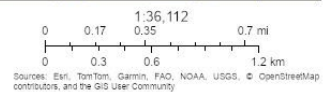
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E/J27/06



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**Parish:** Halberton (70.5ha S), Burlescombe (20ha N)

**Site submitted for:** E/J27/06a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. E/J27/06b Residential institution, office, industrial / warehouse, retail, hotel, mixed use. E/J27/06c Strategic habitat creation / enhancement. E/J27/06d Renewable energy.

**Site description:** Gently undulating greenfield. The site lies between Willand, Junction J27 of the M5, and Uffculme. The northern part of the site (33.2ha) is allocated for commercial use as 'Land at Junction 27' within the adopted Local Plan. However, as the site identifies a much broader area than that which is currently allocated in the Local Plan and for a range of uses, HELAA assessments have been provided in this report. The site is bordered by the M5 (W), an unnamed road along the NE boundary, the B3181 (E), and Muxbeare Lane along part of the SW boundary. A narrow, private lane and PRoW runs E to W through the centre of the site, leading from the B3181 to a bridge across the M5. The A38 lies approx. 350m N of the site. A cycle path connecting Tiverton Parkway to Little Mount Stephen runs along the W boundary with the motorway. The site comprises of agricultural fields bordered by hedges and trees. Pockets of woodland Core Nature Areas are located within the N and E. Several Priority Habitats are located throughout the site. A watercourse is present. The site falls within a Great Crested Newt Consultation Zone. Legally protected species (bats) have been recorded within and near to the site. Protected birds identified in close proximity to the SW boundary. Mountstephen Farm and ancillary buildings are located within the centre of the site. Also submitted for assessment, E/J27/01 abuts the site to the N, E/WI/12 and E/WI/15 to the S. E/UF/05 neighbours the site to the E, and E/WI/13 to the SE. Two Grade II listed buildings are located within 50m of the NE boundary. In the latest update from the promoter the boundaries of the site have been amended to remove the field in the NE section of the site but to also include some land on the opposite side of the M5 near Tiverton Parkway. The promoter suggests that the main constraint of the site relates to the scale of the scheme to ensure the uses proposed are viable and sustainable. The HELAA Panel assessed this site as achievable for both housing and commercial use provided the constraints of the site can be overcome. It was also noted that there is possible scope for specialist accommodation for older persons to be delivered. DCC Social Care identify their support for sites which may be strategically relevant. The site may also be considered for habitat creation/enhancement and renewable energy.

***E/J27/06a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people.***

**Site Area:** Whole 96.73ha | Gross 96.72ha | Net 58.03ha

**Max Yield:** 2031

**Min Yield:** 1161

**Promoter:** 1200 – 1500 (1350 mid-point yield)

**HELAA Assessed Yield:** 1596 (mid-point yield)

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** 0.01ha

### Stage B

**Land Status:** Greenfield

**Access:** Devon County Highways identify that access is possible from the B3181, Muxbeare Lane, the private road/PRoW leading to Mountstephen Farm, and the road along the NE boundary from the service station past Leonard Moor Farm. Significant traffic management will be required for the access, due to the scale of development. Additional infrastructure would be required for Junction 27. On this basis, DCC specialists suggest that this could be an acceptable site for the quantum of housing proposed. The nearest bus stops are located on the A38 (<450m to the N), and Bridwell Avenue (1.2km SE). Tiverton Parkway railway station is 0.3km W. A cycle track connecting Tiverton Parkway to Little Mount Stephen runs along the W boundary with the motorway. Local services and facilities are approx. 2.1km to the E (Uffculme) and S (Willand).

**Natural Environment:** Legally protected species (bats) have been recorded within and near to the site. Protected birds identified in close proximity to the SW boundary. Pockets of woodland Core Nature Areas are located within the N and E. Ditches run from the NE to SW, and SE to NW throughout the site. Beavers are present in catchment. Devon County ecology specialists identify the site as a huge area encompassing arable, grassland and woodland. It is noted that a site visit is needed to assess the woodland and areas mapped as Priority Habitat. An initial visual inspection of the buildings would be required prior to development, in order to assess usage by bats. If a significant bat roost is discovered, this would impact on the design and use of the site. Hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site falls within a Great Crested Newt Zone. Impacts could include direct loss of habitat (including priority habitat), impacts on any bat roosts in trees / buildings, and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Protecting and buffering woodland habitats from urban impacts would be required. 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 on/off site.

**Flood Risk, Water Quality and Drainage:** 0.01ha of FZ3 and 0.26ha FZ2 is found on the part of the site submitted on the opposite side of the M5. The remainder of the site is in FZ1. Medium-high groundwater vulnerability. Ditches run from the NE to SW, and SE to NW throughout the site. These areas (approx. 4.9ha) are subject to a medium-high risk of flooding from surface water. Watercourses are found throughout 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:** Two grade II listed buildings, Leonard Moor Cottages, lie <50m from the NE boundary. DCC archaeology specialists note that part of the site has been the subject of an archaeological (geophysical) survey identifying some archaeological potential. Finds from wider area suggest further potential throughout the site for prehistoric and Roman evidence, and Roman and medieval iron smelting. The site requires pre-determination assessment and evaluation to inform masterplanning and further mitigation. MDDC conservation officers identify that development should be set back from the NE corner to limit harm to the setting of the listed buildings. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Education Infrastructure:** The closest schools to the site are Willand Primary School and Cullompton Community College. DCC education have noted that Willand Primary School remains popular but that a proportion of learners come from outside of the catchment area, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton, which will need to be expanded. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a medium-high sensitivity to housing development. The site is a large area of flat to gently undulating countryside to the E of the M5. It is patterned with medium to large scale irregular fields, bordered by hedges with occasional hedgerow trees and small woodland blocks. Areas visible from Halberton Footpath 5 could be valued for their intrinsic rural character and beauty. Field sizes suggest that residential development could be accommodated whilst retaining important trees, hedges and woodland. Residential development at the site would have no relationship with an existing settlement. There is a need for a site appraisal to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. relative tranquillity, natural beauty.

**Health and Safety related constraints:** The site borders the M5 to the W, A38 lies approx. 350m N, potential air quality and noise impacts. A number of 11KV electric overhead lines cross the site in a various directions.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 51.6ha to the South of the site as Grade 3a ALC with the remainder of the site to the north as Grade 3b with various pockets of land identified as 'Other' ALC throughout the site. The land on the opposite side of the M5 is identified as Grade 3 and Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently slopes within the southern part of the site (3% slope percentage). The northern part is nearly level (1.7% slope percentage), predominantly rising to the SE.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (2.3km S), allotments (1.9km S), and cemetery (2.7km N).

**Potential Constraints to Delivery:** Access and transport. Proximity to the M5 and A38 possible noise and pollution. Legally protected species on site. Archaeology and Heritage. Grade 3a ALC. Flood Risk, Water Quality and Drainage. Education infrastructure. Potential landscape impact.

**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 17 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	150	150	150	150
Max	25	150	150	150	150
Promoter	25	150	150	150	150
HELAA	25	150	150	150	150

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	150	150	150	86	-
Max	150	150	150	150	150
Promoter	150	150	150	150	125
HELAA	150	150	150	150	150

Yield	Year 16	Year 17	Year 18	Year 19	Year 20
Min	-	-	-	-	-
Max	150	150	150	150	56
Promoter	-	-	-	-	-
HELAA	150	71	-	-	-

***E/J27/06b Residential institution, office, industrial / warehouse, retail, hotel, mixed use***

**Site Area:** Whole 96.73ha | Gross 96.73ha | Net 24.18-77.38ha

**Max Yield:** 773,840 sqm

**Min Yield:** 241,825 sqm

**Promoter:** 100,000 sqm

**HELAA Assessed Yield:** 241,825 – 773,840 sqm

**Site Suitability****Stage A**

**International/national designations:** None

**Flood Zone 3b:** 0.01ha (Flood Maps show FZ3. For the purposes of commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

**Stage B**

**Land Status:** Greenfield

**Access:** Devon County Highways identify that access is possible from the B3181, Muxbeare Lane, the private road/PRoW leading to Mountstephen Farm, and the road along the NE boundary from the service station past Leonard Moor Farm. Significant traffic management will be required for the access, due to the scale of development. Additional infrastructure would be required for Junction 27. On this basis, DCC specialists suggest that this could be an acceptable site for employment. The nearest bus stops are located on the A38 (<450m to the N), and Bridwell Avenue (1.2km SE). Tiverton Parkway railway station is 0.3km W. A cycle track connecting Tiverton Parkway to Little Mount Stephen runs along the W boundary with the motorway. Local services and facilities are approx. 2.1km to the E (Uffculme) and S (Willand).

**Natural Environment:** Legally protected species (bats) have been recorded within and near to the site. Protected birds identified in close proximity to the SW boundary. Pockets of woodland Core Nature Areas are located within the N and E. Ditches run from the NE to SW, and SE to NW throughout the site. Beavers are present in catchment. Devon County ecology specialists identify the site as a huge area encompassing arable, grassland and woodland. It is noted that a site visit is needed to assess the woodland and areas mapped as Priority Habitat. An initial visual inspection of the buildings would be required prior to development, in order to assess usage by bats. If a significant bat roost is discovered, this would impact on the design and use of the site. Hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site falls within a Great Crested Newt Zone. Impacts could include direct loss of habitat (including priority habitat), impacts on any bat roosts in trees / buildings, and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Protecting and

buffering woodland habitats from urban impacts would be required. 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 on/off site.

**Flood Risk, Water Quality and Drainage:** 0.01ha of FZ3 and 0.26ha FZ2 is found on the part of the site submitted on the opposite side of the M5. The remainder of the site is in FZ1. Medium-high groundwater vulnerability. Ditches run from the NE to SW, and SE to NW throughout the site. These areas (approx. 4.9ha) are subject to a medium-high risk of flooding from surface water.

Watercourses are found throughout 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:** Two grade II listed buildings, Leonard Moor Cottages, lie <50m from the NE boundary. DCC archaeology specialists note that part of the site has been the subject of an archaeological (geophysical) survey identifying some archaeological potential. Finds from wider area suggest further potential throughout the site for prehistoric and Roman evidence, and Roman and medieval iron smelting. The site requires pre-determination assessment and evaluation to inform masterplanning and further mitigation. MDCC conservation officers identify that development should be set back from the NE corner to limit harm to the setting of the listed buildings. The colour palette of external finishes may need to take into account long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a medium-high sensitivity to employment development, sensitivity increases towards the S - extending into open countryside. The site is a large area of flat to gently undulating countryside to the E of the M5. It is patterned with medium to large scale irregular fields, bordered by hedges with occasional hedgerow trees and small woodland blocks. Areas visible from Halberton Footpath 5 could be valued for their intrinsic rural character and beauty. Large modern farm buildings at Mountstephen Farm may have localised industrial influence, making this area less sensitive to employment development. The Local Plan allocation for commercial development to the N (Land at Junction 27) indicates an accepted change in landscape character in future from rural agricultural to urban land uses. This would relate well to employment development. There is a need for a site appraisal to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. relative tranquillity, natural beauty.

**Health and Safety related constraints:** The site borders the M5 to the W, A38 lies approx. 350m N, potential air quality and noise impacts. A number of 11KV electric overhead lines cross the site in a various directions.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 51.6ha to the South of the site as Grade 3a ALC with the remainder of the site to the north as Grade 3b with various pockets of land identified as 'Other' ALC throughout the site. The land on the opposite side of the M5 is identified as Grade 3 and Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently slopes within the southern part of the site (3% slope percentage). The northern part is nearly level (1.7% slope percentage), predominantly rising to the SE.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (2.3km S), allotments (1.9km S), and cemetery (2.7km N)

**Economic Development:** MDDC economic specialists note that commercial development of this site would be dependent upon how the land at Junction 27 is developed. Overdevelopment of commercial land between J27 and Willand could detract from developments at J27, Tiverton and J28. There is land more suitable for economic development closer to J27 or closer to the Mid Devon Business Park.

**Potential Constraints to Delivery:** Access and transport. Proximity to M5 and A38 possible noise and pollution. Legally protected species on site. Archaeology and Heritage. Grade 3a ALC. Flood Risk, Water Quality and Drainage. Potential landscape impact. Economic development.

**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 as promoter has confirmed the site is available within the next 6-10 years. For the purposes of this report 'mixed use' is considered as commercial.

**E/J27/06c Strategic habitat creation / enhancement**

**Site Area:** Whole 96.73ha | Gross 96.73 ha | Net 96.73 ha

**Site Suitability****Stage A**

**International/national designations:** None

**Flood Zone 3b:** 0.01ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)

**Stage B**

**Land Status:** Greenfield

**Access:** Devon County Highways identify that access is possible from the B3181, Muxbeare Lane, the private road/PRoW leading to Mountstephen Farm, and the road along the NE boundary from the service station past Leonard Moor Farm.

**Natural Environment:** Legally protected species (bats) have been recorded within and near to the site. Protected birds identified in close proximity to the SW boundary. Pockets of woodland Core Nature Areas are located within the N and E. Beavers are present in catchment. Ditches run from the NE to SW, and SE to NW throughout the site. Devon County ecology specialists identify the site as a huge area encompassing arable, grassland and woodland. It is noted that a site visit is needed to assess the woodland and areas mapped as Priority Habitat. An initial visual inspection of the buildings would be required, in order to assess usage by bats. Hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site falls within a Great Crested Newt Zone. The Devon Nature Recovery Network Opportunity Map shows this site as possible lowland meadow / woodland, with a small area of the site as possible purple moor grass and rush pasture. A further site assessment would be needed to identify the best use of this site for wildlife.

**Flood Risk, Water Quality and Drainage:** 0.01ha of FZ3 and 0.26ha FZ2 is found on the part of the site submitted on the opposite side of the M5. The remainder of the site is in FZ1. Medium-high groundwater vulnerability. Ditches run from the NE to SW, and SE to NW throughout the site. These areas (approx. 4.9ha) are subject to a medium-high risk of flooding from surface water. Watercourses are found throughout the site.

**Heritage and Archaeology:** Two grade II listed buildings, Leonard Moor Cottages, lie <50m from the NE boundary. DCC archaeology specialists note that part of the site has been the subject of an archaeological (geophysical) survey identifying some archaeological potential. Finds from wider area suggest further potential throughout the site for prehistoric and Roman evidence, and Roman and medieval iron smelting. The site requires pre-determination assessment and evaluation to inform masterplanning and further mitigation. No further comments were provided by Conservation officers.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site is a large area of flat to gently undulating countryside to the E of the M5. It is

patterned with medium to large scale irregular fields, bordered by hedges with occasional hedgerow trees and small woodland blocks. Areas visible from Halberton Footpath 5 could be valued for their intrinsic rural character and beauty. Important trees, hedges and woodland should be retained.

**Health and Safety related constraints:** No health and safety constraints have been raised.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 51.6ha to the South of the site as Grade 3a ALC with the remainder of the site to the north as Grade 3b with various pockets of land identified as 'Other' ALC throughout the site. The land on the opposite side of the M5 is identified as Grade 3 and Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently slopes within the southern part of the site (3% slope percentage). The northern part is nearly level (1.7% slope percentage), predominantly rising to the SE.

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

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

**Build out rate:** Years 6-10 as promoter has confirmed the site is available within the next 6-10 years.

**E/J27/06d Renewable energy**

**Site Area:** Whole 96.73ha | Gross 96.73 ha | Net 96.73 ha

**Site Suitability****Stage A**

**International/national designations:** None

**Flood Zone 3b:** 0.01ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

**Stage B**

**Land Status:** Greenfield

**Access:** Devon County Highways identify that access is possible from the B3181, Muxbeare Lane, the private road/PRoW leading to Mountstephen Farm, and the road along the NE boundary from the service station past Leonard Moor Farm. A cycle track connecting Tiverton Parkway to Little Mount Stephen runs along the W boundary with the motorway. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan. DCC also note that National Highways would need to be consulted to ensure this would not cause a safety issue beside the M5.

**Natural Environment:** Legally protected species (bats) have been recorded within and near to the site. Protected birds identified in close proximity to the SW boundary. Pockets of woodland Core Nature Areas are located within the N and E. Beavers are present in catchment. Ditches run from the NE to SW, and SE to NW throughout the site. Devon County ecology specialists identify the site as a huge area encompassing arable, grassland and woodland. It is noted that a site visit is needed to assess the woodland and areas mapped as Priority Habitat. Opportunities for habitat enhancement. An initial visual inspection of the buildings would be required prior to development, in order to assess usage by bats. If a significant bat roost is discovered, this would impact on the design and use of the site. Hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site falls within a Great Crested Newt Zone. Impacts could include direct loss of habitat (including priority habitat), impacts on any bat roosts in trees / buildings, and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, trees and compensating for losses. Protecting and buffering woodland habitats from urban impacts would be required. 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 on/off site.

**Flood Risk, Water Quality and Drainage:** 0.01ha of FZ3 and 0.26ha FZ2 is found on the part of the site submitted on the opposite side of the M5. The remainder of the site is in FZ1. Medium-high groundwater vulnerability. Ditches run from the NE to SW, and SE to NW throughout the site. These areas (approx. 4.9ha) are subject to a medium-high risk of flooding from surface water.

Watercourses are found throughout 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:** Two grade II listed buildings, Leonard Moor Cottages, lie <50m from the NE boundary. DCC archaeology specialists note that part of the site has been the subject of an archaeological (geophysical) survey identifying some archaeological potential. Finds from wider area suggest further potential throughout the site for prehistoric and Roman evidence, and Roman and medieval iron smelting. The site requires pre-determination assessment and evaluation to inform masterplanning and further mitigation. MDDC conservation officers identify that solar or ground source heating would be unlikely to be harmful. Wind turbines would need further consideration in relation to heritage assets, including long views from the listed park and garden, and grade 1 listed house at Bridwell Park.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The Lowland plains character type is a traditional agrarian Devon landscape comprised of a distinctive pattern of predominantly rectilinear fields criss-crossing hillsides. Enclosed by hedgerows and hedgebanks, areas of improved grassland occur on higher slopes, and arable farmland in lower areas. Isolated copses on higher ground, discrete woodlands, traditional orchards, and parkland trees give the landscape a semi-open character. The landscape is not nationally designated but historic parkland estate vistas increase sensitivity levels. The presence of intensive farming, infrastructure, and modern development within a medium to large-scale rolling landform could indicate a lower sensitivity to the principle of solar PV development however the varied land cover, presence of historic smaller-scale field patterns, areas of Culm grassland, and frequent human scale features increase sensitivity. Sensitivity increases towards the S - extending into open countryside. The site is a large area of flat to gently undulating countryside to the E of the M5. It is patterned with medium to large scale irregular fields, bordered by hedges with occasional hedgerow trees and small woodland blocks. Areas visible from Halberton Footpath 5 could be valued for their intrinsic rural character and beauty. Large modern farm buildings at Mountstephen Farm may have localised industrial influence, making this area less sensitive to either solar PV or wind turbine development. The landscape has a medium sensitivity to very small to medium-scale solar PV (<1ha to 10ha), a medium-high sensitivity to large-scale solar PV (>10-15ha), and a high sensitivity to very large-scale solar PV (>15ha). The landscape has a low-medium sensitivity to very small turbines (15-25m), medium sensitivity to small and medium scale-turbines (26-75m), a medium-high sensitivity to large-scale turbines (76-110m), and a high sensitivity to very large wind turbines (111-150m). There is a need for a site appraisal to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. relative tranquillity, natural beauty.

**Health and Safety related constraints:** Falling distance of wind turbines. A number of 11KV electric overhead lines cross the site in a various directions.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 51.6ha to the South of the site as Grade 3a ALC with the remainder of the site to the north as Grade 3b with various pockets of land identified as 'Other' ALC throughout the site. The land on the opposite side of the M5 is identifies as Grade 3 and Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently slopes within the southern part of the site (3% slope percentage). The northern part is nearly level (1.7% slope percentage), predominantly rising to the SE.

**Potential Constraints to Delivery:** Proximity to M5, National Highways need to be consulted. Legally protected species on site. Archaeology and Heritage. Grade 3a ALC. Flood Risk, Water Quality and Drainage. Potential landscape impact. Falling distance of wind turbines.

**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 as promoter has confirmed the site is available within the next 6-10 years.