

Sampford Peverell

Settlement: Sampford Peverell

Site Reference and Name: E/SP/01 Land to the west of Whitnage Road

Customer Reference Number: 2s13ldu

E/SP/01



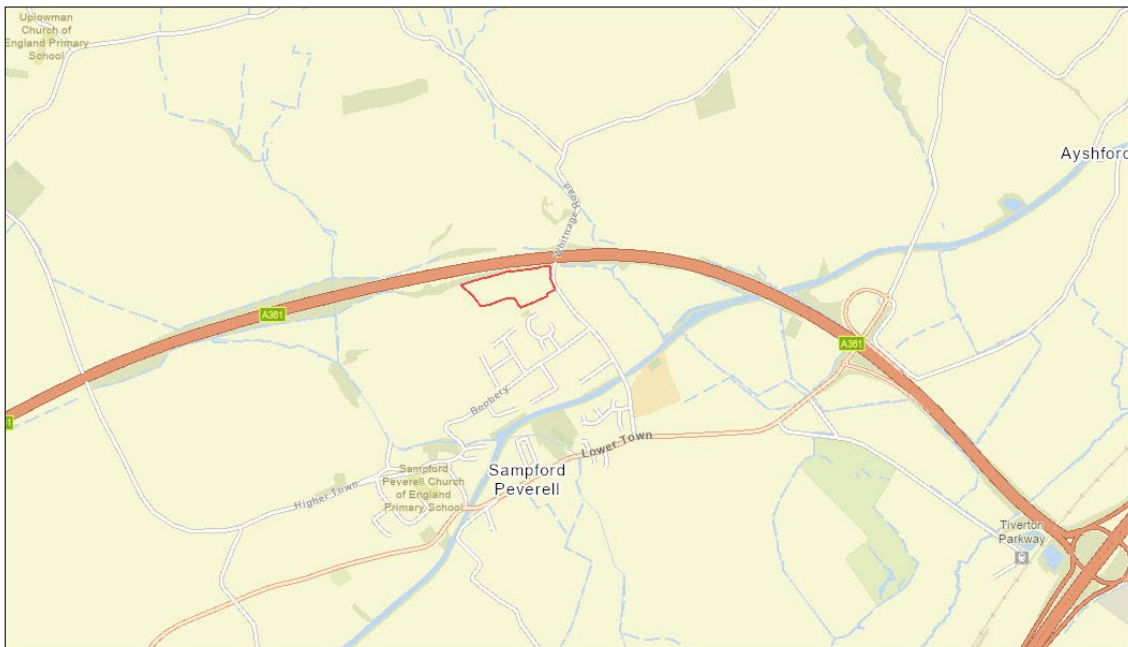
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-  District Boundary
-  Call For Sites Layer



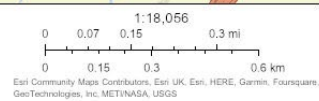
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E/SP/01



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-  District Boundary
-  Call For Sites Layer



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Parish: Sampford Peverell

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

Site submitted for: Homes for sale

Max Yield: 53

Min Yield: 30

Promoter Yield: 35

HELAA Assessed Yield: 41 (Mid Yield)

Site description: Greenfield. Currently in use as agricultural land. The site is located N of the village and outside of the existing settlement boundary. It is located on a gentle slope (5.9% slope percentage), enclosed by mature hedgerows, with a small watercourse lying along the W part of the N boundary. The A361 and a PRow footpath adjoin the northern boundary, Whitnage Road lies along the eastern border, residential development to the south and farmland to the west. Two 11KV electric overhead lines cross the site to the East. E/SP/02 borders on the site in the E, across Whitnage Road. This site has one landowner. The HELAA Panel consider the site may be achievable provided the constraints can be overcome, but identify that access via the listed bridge poses a constraint that may affect the yield.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: As the site is N of the canal, it would likely require crossing of a listed bridge. Access is proposed from Whitnage Road. Devon County Council Highways identifies a footway along the C classified road and would require a connection to this footway to ensure connection to the local services. There is a PRow along N boundary. The closest bus stop is approx. 280m S. Closest train station is Tiverton Parkway, approx. 1.6km E. Closest services and facilities approx. 700m S. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies approx. 290 north of the Grand Western Canal Country Park, a county wildlife site. Legally protected species approx. 20m N (moths) off the site. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded by mature hedgerows with trees. Northern boundary lies adjacent to A361 highways woodland. There is some existing limited lighting adjacent to Whitnage Road. The surrounding trees, grassland, hedgerows

and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees, field margins and green lane for associated fauna, and maintaining dark corridors and unlit areas for wildlife. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. A small watercourse lies along the western part of the northern 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: The site lies approx. 380m NE of a Grade II listed building, 230m of the Sampford Peverell Conservation Area, and 160m of the locally listed lime kiln. It is also situated 190m W of Grade II listed lime kilns at Pretty Bench Quarry and within 290m N of the Grand Western Canal Conservation Area. Devon County Council archaeology specialists identify that there is some archaeology relating to medieval strip fields and also find of prehistoric stone axe. Potential mitigation would require a staged programme of archaeological work as condition. MDDC Conservation Officers have no objections but comment that development might have an impact on the skyline.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverel 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. A site with gently undulating landform that can accommodate development without any major change to the topographic character. It lies on the edge of a settlement, next to A361 and has overhead powerlines crossing the site to the East. Medium sensitivity to development due to hedgerows with hedgerow trees that surround the site, and possible loss of skyline if developed.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it borders the A361 to the north. May lead to increased traffic levels in an AQMA. Two 11KV electric overhead lines cross the site to the East.

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

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

Topography: Gentle slope (5.9% slope percentage) W-E.

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 900 m SE). Children’s play area next to the site in the S. Recreation area (approx. 360m S).

Potential Constraints to Delivery: Heritage and Archaeology. Education infrastructure. Water Quality and Drainage. Potential landscape impact. Proximity to A361. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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

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

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

Settlement: Sampford Peverell



Site Reference and Name: E/SP/02 Land to the east of Whitnaga Road

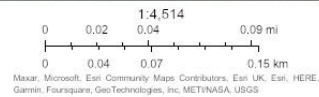
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E/SP/02



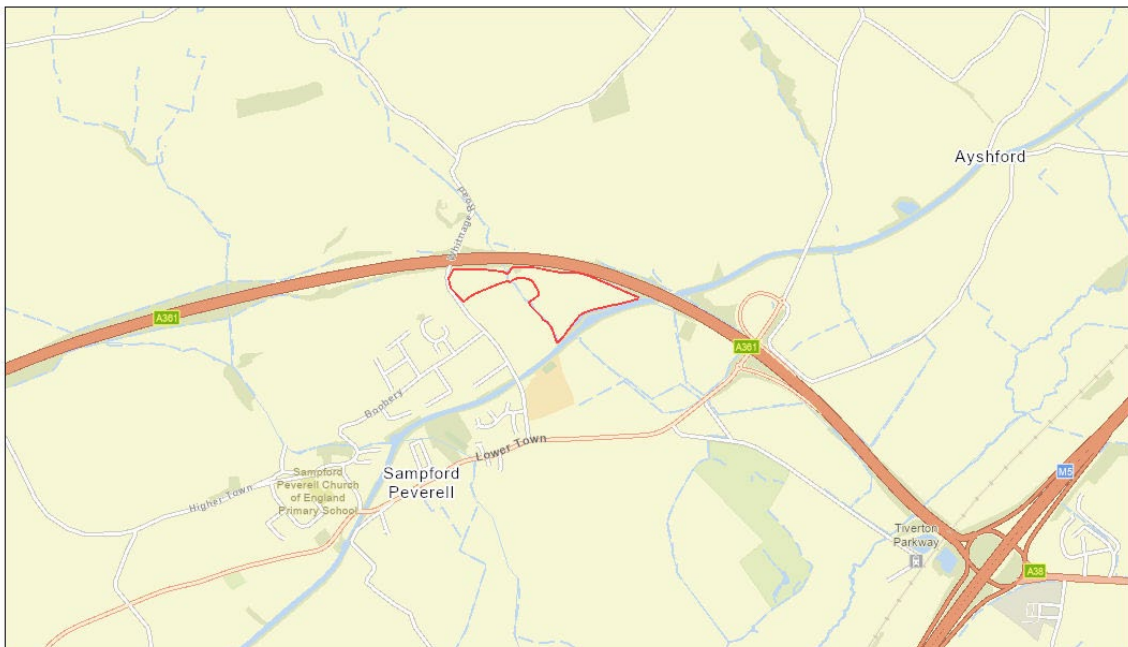
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-  District Boundary
-  Call For Sites Layer



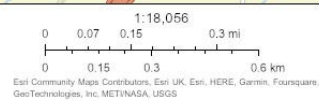
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E/SP/02



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Parish: Sampford Peverell

Site Area: Whole 4.15ha | Gross 4.15ha | Net 2.49ha

Site submitted for: Housing

Max Yield: 87

Min Yield: 50

Promoter Yield: 80

HELAA Assessed Yield: 68 (Mid Yield)

Site description: Greenfield. Currently in use as agricultural land. The site is on a gentle slope (5.6% slope percentage W-E and 7.2% slope percentage N-S). To the N and E it is bordered by the A361, to the S by the Grand Western Canal Conservation Area and Country Park, and by agricultural land and Whitnage Road to the W. Mature hedgerows border the A361 and the canal. Small watercourses run along parts of the N, W and E borders. The majority of the site is within the Great Crested Newt Consultation Zone and several legally protected species have been recorded along the S boundary. Grade II listed lime kilns located on the site and classified as contaminated. 11KV overhead lines cross the site. E/SP/01, E/SP/03, E/SP/04, E/SP/05 border on the site to the W. This site has one landowner. The HELAA Panel consider the site may be achievable provided the constraints of the site can be overcome but identify that access via the listed bridge poses a constraint that may affect the yield.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: As the site is N of the canal, it would likely require crossing of a listed bridge. Access is proposed from Whitnage Road. Devon County Council Highways identifies a footway along the C classified road, and would require a connection to this footway to ensure connection to the local services. A PRoW just off the site in NW, another along the southern side of the canal. The closest bus stop is approx. 230m S. Closest train station is Tiverton Parkway, approx. 1km E. Closest services and facilities approx. 800m SW. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site shares its southern border with the Grand Western Canal Local Nature Reserve (LNR) and a Country Park. Site lies within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otter, dormouse, bats) on S boundary,

along the canal. Devon County Council ecology specialists identify that the site appears to be fields of permanent grassland surrounded in part by mature hedgerows with trees. There is a highways woodland planting to the north adjacent to A361. Green lane borders the southern boundary of northernmost field, Canal borders the southern field boundary and small watercourses/ditches are present in site. There is limited existing street lighting where site abuts Whitnage Road. The surrounding trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats and dormice in within 100m. Site likely provides bat foraging habitat. Lime kilns and agricultural buildings may provide bat roosts, as well as the latter also providing potential barn owl roosting opportunities (proximity to A361 and M5 may reduce this likelihood). Impact of development on site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of high strategic ecological importance due to Grand Western Canal LNR. Further assessment of grassland, watercourses and lime kilns is required prior to development. Mitigation suggested includes protecting and enhancing hedgerows, trees, lime kilns, watercourses and field margins, protecting Grand Western Canal and buffer, and retaining all hedgerows and mature trees. Potential habitat creation and enhancement and Access to Nature opportunities. 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. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Risk of flooding from surface water is low in the N of the site (approx. 0.02ha), and low to medium in the S of the site (approx. 0.22ha). Site borders the Grand Western Canal to the South, potential for overtopping. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies against Grand Western Canal Conservation Area. Grade II listed lime kilns at Pretty Bench Quarry are located within the site, along the northern border with the A361. Devon County Council archaeology specialists identify a need for assessment of impacts on the Grand Western Canal (heritage asset and Conservation Area) and its setting prior to allocation. They note that development of a reduced footprint may be possible and comment further that limekilns and their setting need to be protected from development and/or be sensitively incorporated into any development. There is some potential for further industrial or earlier archaeology. Potential mitigation would require pre-determination assessment and evaluation of impacts on the setting of the canal and on industrial and earlier archaeology to inform design/layout and any further mitigation. MDDC Conservation Officers note that the site is on rising ground from the canal in the south up and around to the west. They identify the setting of the limekilns within the site as an open countryside and that this is how they are historically experienced, thus surrounding them with dwellings would lose this context and understanding of them. Development within the visual setting of the canal conservation area would be harmful to the experience of the canal, its understanding and its significance. Development to the north of the canal will impact the listed canal bridge and serve to distract from its vista defined by fields.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverel 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains (west), and Upper Farmed and Wooded Valley Slopes (east) landscape character types. The Devon landscape character area is Culm Valley Lowlands (west) and Bampton and Beer Downs (east). The site lies between The Grand Western Canal and A361, is gently undulation and has many hedgerow trees along those boundaries. High sensitivity to housing development due to possible significant impact on the visual setting of the canal conservation area, its understanding and significance, and views over the open countryside to the east. Additionally, if developed would result in uncharacteristic settlement form. Medium sensitivity if only smaller NW part of the site was developed due to the distance from the canal conservation and nature area.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it borders the A361 to the north. May lead to increased traffic levels in an AQMA. An 11KV electric overhead lines cross the site to the West and Centre of the site.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site as Grade 2 (3.6ha) on the West and Eastern sections of the site. Only a small area to the centre of the Western portion of the site is identified as Grade 3b (0.3ha) with the remainder of the site identified as 'Other' ALC which are very small sections along the borders. Contaminated land: 0.2 ha general quarrying within the northern boundary (central). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (5.6% slope percentage W-E and 7.2% slope percentage N-S).

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 850 m E), Children's play area (100m W) and recreation area (approx. 300m S).

Potential Constraints to Delivery: Natural Environment. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Proximity to A361. Grade 2 ALC. Contamination on site. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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	25	-	-	-
Max	25	50	12	-	-
HELAA	25	43	-	-	-

Settlement: Sampford Peverell



Site Reference and Name: E/SP/03 Land opposite 8 Whitnage Road

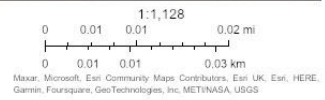
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E/SP/03



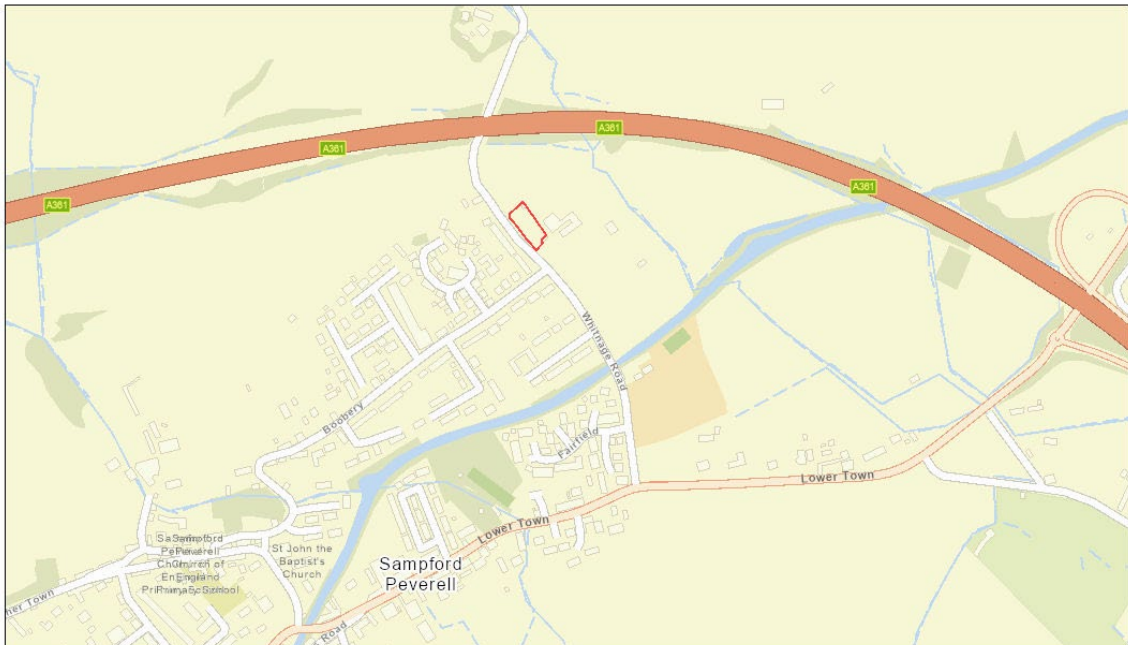
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-  District Boundary
-  Call For Sites Layer



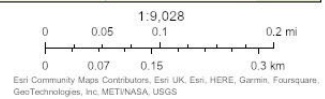
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E/SP/03



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Parish: Sampford Peverell

Site Area: Whole 0.16ha | Gross 0.16ha | Net 0.16ha

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

Max Yield: 6

Min Yield: 3

Promoter Yield: 5-6

HELAA Assessed Yield: 5

Site description: Greenfield. The site is located to the north of the village, enclosed by a mixture of tall and mature hedgerows and trees. It is bordered to the west by the Whitnage Road and to the north, east and south by agricultural land. The site is on a gentle slope (5.1% slope percentage) rising NW. E/SP/02 borders the site to the N, E/SP/04 borders the site to the E. This site has one landowner. The HELAA Panel consider the site may be achievable provide the constraints of the site can be overcome but identify that access via the listed bridge poses a constraint that may affect the yield.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Existing access from Whitnage Road. As the site is N of the canal, it would likely require crossing of a listed bridge. Devon County Council Highways identifies a footway/cycleway along the C classified road and a requirement for a connection to this footway to ensure connection to the local services. Closest PRow 100m N. The closest bus stop is approx. 150m S. Closest train station is Tiverton Parkway, approx. 1.4km E. Closest services and facilities approx. 560m S. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies approx. 190 N of the Grand Western Canal LNR and Country Park. Devon County Council ecology specialists identify that the site appears to be grassland and hardstanding surrounded by mature hedgerows with trees. Northern boundary hedgerow is part of a green lane. There is some existing limited lighting adjacent to Whitnage Road. Further grassland assessment is required prior to development. The surrounding trees, grassland, hedgerows, building and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat and the building may

provide bat roosts or barn owl roosting opportunities. Impact of development on the site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedgerows, trees, field margins and green lane for associated fauna, and maintaining dark corridors and unlit areas for wildlife. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: The site lies approx. 190m N of Grand Western Canal Conservation Area. Devon County Council archaeology specialists note that there is no obvious requirement for archaeological mitigation. MDDC Conservation Officers have no objections in principle.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is unrelated to the open countryside, has a gentle slope and can accommodate development without any major change to the topographic character. Low sensitivity to housing development due to unmemorable character and mix of building styles. Housing development would relate well to its surroundings, causing no adverse impacts, providing the development adapts to the height and colours of the dwellings in vicinity.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is within 110m of the A361. May lead to increased traffic levels in an AQMA.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site as Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (5.1% slope percentage) NW-SE.

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 800 m SE), Children's play area (approx. 320m W) and recreation area (approx. 260m SE).

Potential Constraints to Delivery: Access. Education infrastructure. Water quality and drainage. Proximity to A361. Grade 2 ALC. May lead to increased traffic levels in an AQMA.

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

Build out rate: 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	3	-	-	-	-
Max	6	-	-	-	-
Promoter	5	-	-	-	-
HELAA	5	-	-	-	-

Settlement: Sampford Peverell
Site Reference and Name: E/SP/04 Mount Pleasant Farm
Customer Reference Number: gx14xq5

E/SP/04



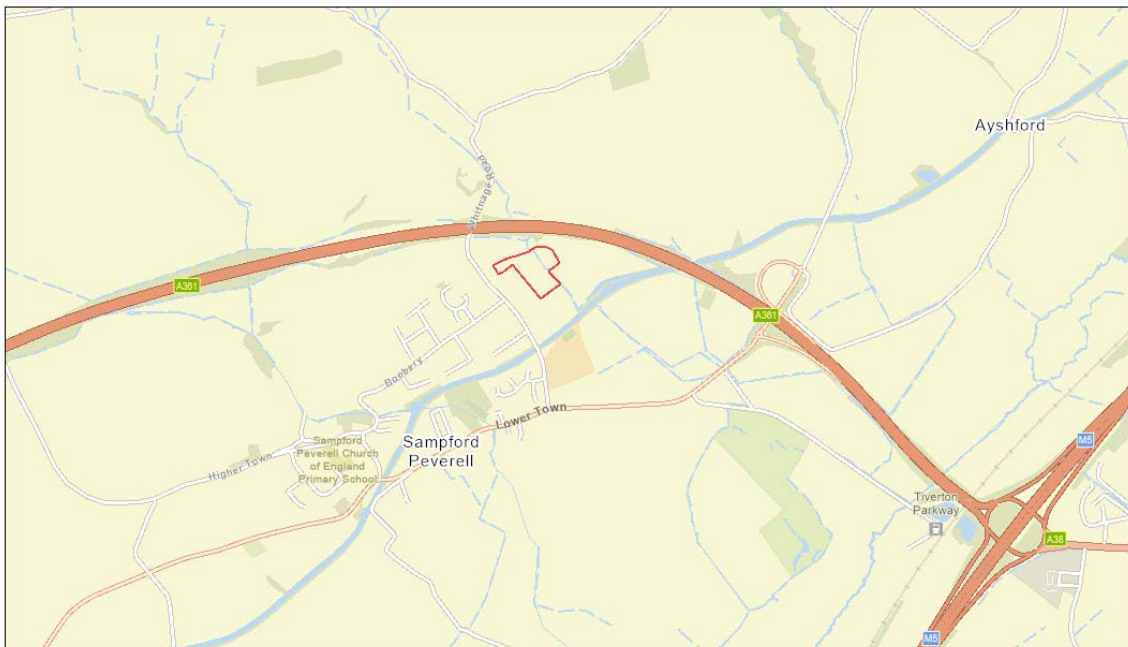
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- District Boundary
- Call For Sites Layer



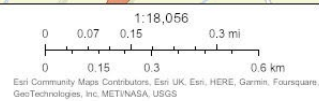
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E/SP/04



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Parish: Sampford Peverell

Site Area: Whole 1.33ha | Gross 1.33ha | Net 1.06ha

Site submitted for: Homes for sale

Max Yield: 37

Min Yield: 21

Promoter Yield: 30

HELAA Assessed Yield: 29 (Mid Yield)

Site description: Greenfield. Currently used as agricultural land with agricultural buildings on site. Set amidst farmland, the site lies approx. 45m S and W of the A361, 90m N of the Grand Western Canal Country Park and Conservation Area, and 30m E of Whitnage Road. The site is on a gentle slope (5.8% slope percentage) NW-SE, and largely bordered by hedges and mature hedgerows with trees, with a small watercourse flowing N-S within the E part. Approx. 0.21ha along the eastern boundary falls within the Great Crested Newt Consultation Zone. 11KV electric overhead lines cross the centre of the site and contaminated land (quarrying) if found just outside of the NE boundary. An access strip has not been included within the submission. E/SP/02 borders on the site in the N and E, E/SP/03 borders in the W and E/SP/05 in the S. The site has one landowner. The HELAA Panel consider the site may be achievable provided the constraints of the site can be overcome including provision of access and identify that access via the listed bridge poses a constraint that may affect the yield.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: As the site is N of the canal, it would likely require crossing of a listed bridge. A narrow vehicular track currently connects the site with Whitnage Road, however, this access route has not been included within the submission. Provided access is achievable Devon County Council Highways identifies a need for footway/cycleway connection to the local services and bus stops. Closest PRoW 130m NW and <200m S. The closest bus stop is approx. 150m W. Closest train station is Tiverton Parkway, approx. 1.3km E. Closest services and facilities approx. 550m SW. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site lies approx. 90 N of the Grand Western Canal Local Nature Reserve and Country Park. Site falls within a Great Crested Newt Consultation Zone. Beavers are present in

catchment. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded in part by mature hedgerows with trees. Northern boundary hedgerow is part of a green lane. A small watercourse/ditch lies along eastern boundary. The site appears to be unlit. Further grassland assessment is required prior to development. The surrounding trees, grassland, hedgerows, watercourse, building and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site likely provides bat foraging habitat and the building may provide bat roosts or barn owl roosting opportunities (proximity to A361 and M5 may reduce this likelihood). 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, field margins and green lane for associated fauna, and maintaining dark corridors and unlit areas for wildlife. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: The site lies approx. 90m N of Grand Western Canal Conservation Area. Devon County Council archaeology specialists identify some potential for industrial or earlier archaeology. Potential mitigation would require a staged programme of archaeological work as condition. MDDC Conservation Officers identify that development within the visual setting of the canal conservation area would be harmful to the experience of the canal, its understanding and its significance.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is outside of the settlement boundary, has electric overhead powerlines on site and hedgerows with few hedgerow trees. Medium-high sensitivity to housing development due to the visual impact on the setting of The Grand Western Canal, views up the hillside and down across to the south and uncharacteristic settlement form should the site be developed.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is within 50m of the A361. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the centre of the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site

as Grade 2 ALC (0.9ha). With a small area to the North as Grade 3b ALC (0.2ha) and the small remainder of the site to the centre as 'Other' ALC. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

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

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 800 m SE), Children's play area (approx. 360m W) and recreation area (approx. 250m S).

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Proximity to A361. Adjacent contaminated land. Water Quality and Drainage. Possible Grade 2 ALC. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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

Build out rate: Based on HELAA market conditions model 2 years. Year 11 start as the promoter has identified the site as available from year 11.

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	21	-	-	-	-
Max	25	12	-	-	-
Promoter	25	5	-	-	-
HELAA	25	4	-	-	-

Settlement: Sampford Peverell

Site Reference and Name: E/SP/05 Land North East of Whitnage Road

Customer Reference Number: fi13k8p

E/SP/05



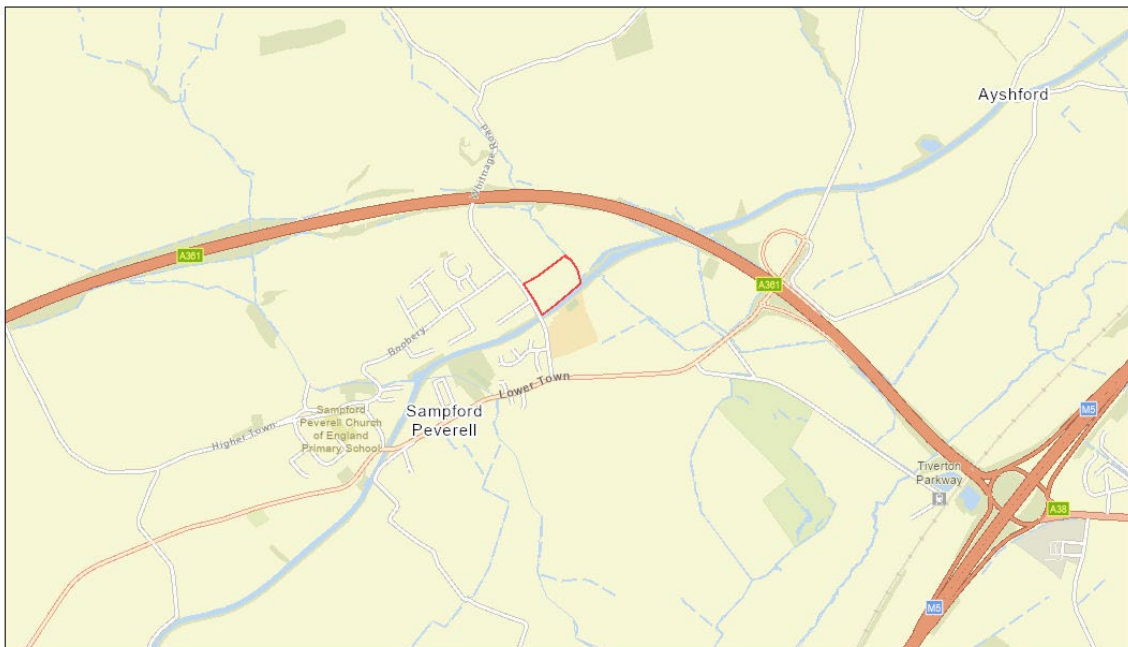
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E/SP/05



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Parish: Sampford Peverell

Site Area: Whole 1.37ha | Gross 1.37ha | Net 1.10ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 37

Min Yield: 21

Promoter Yield: 36-40 (Mid yield 38)

HELAA Assessed Yield: 29 (Mid Yield)

Site description: Greenfield. Currently used as agricultural land with an agricultural building in the N corner of the site. The site has a gentle slope (5.8% slope percentage) NW-SE, down towards the canal. The site is bordered to the W by Whitnage Road, to the S by the Grand Western Canal Country Park and Conservation Area and to the N and E by farmland. A PRow footpath runs along the S side of the canal; part of the National Cycle Network also lies along this stretch. It is situated approx. 150m N of A361. A small watercourse runs along E boundary and approx. 0.1ha along E boundary falls within the Great Crested Newt Consultation Zone. Legally protected species have been recorded along S boundary. 11KV electric overhead lines cross the site. E/SP/02 borders the site to the NE and E/SP/04 borders the site to the NW. Site may also be subject to covenants. This may need to be investigated further. The site has one landowner. The HELAA Panel consider the site may be achievable provided the constraints can be overcome but identify that access via the listed bridge poses a constraint that may affect the yield.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land and agricultural building on site.

Access: As the site is N of the canal, it would likely require crossing of a listed bridge. Access is proposed from Whitnage Road. Devon County Council Highways identifies a need for footway/cycleway connection to the local services and bus stops. Closest PRow on the opposite side of the canal. The closest bus stop is located opposite the site, to the W. Closest train station is Tiverton Parkway, approx. 1.2km E. Closest services and facilities approx. 320m SW. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: S boundary of the site adjoins the Grand Western Canal Local Nature Reserve, Country Park and Core Nature Area. Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (otters, dormice, toads, bats) have been

recorded outside of the S boundary, along the canal. Devon County Council ecology specialists identify the site to be single field of permanent grassland surrounded in part by mature hedgerows with trees. Limited existing street lighting along Whitnage Road. There is an open fronted metal framed agricultural building present on site. Further grassland assessment required prior to development. The surrounding trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats and dormice in within 100m. The site likely provides bat foraging habitat and the building may provide night/feeding roosts or barn owl roosting opportunities (proximity to A361 and M5 may reduce this likelihood). Impact of development on the site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of high strategic ecological importance due to it bordering on the canal. Mitigation suggested includes protecting Grand Western Canal and buffer, and retention of all hedgerows and mature trees. Protecting and enhancing hedgerows, trees, field margins and green lane for associated fauna, and maintaining dark corridors and unlit areas for wildlife. There is potential habitat creation and enhancement and Access to Nature opportunities. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Risk of flooding from surface water along the NE and southern boundary is low. The site borders the Grand Western Canal to the South, potential for overtopping. The owner suggests that due to drainage issues, development of the site would be best sited towards the SW part of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: S boundary adjoins Grand Western Canal Conservation Area. Devon County Council archaeology specialists advise that the site should not be developed without prior assessment of impacts on the Grand Western Canal (Heritage asset and Conservation Area) and its setting. Potential mitigation would require pre-determination assessment to evaluate impacts on heritage assets and inform design/layout and any further mitigation. MDDC Conservation Officers identify that development within the visual setting of the canal conservation area would be harmful to the experience of the canal, its understanding and its significance. Development would also harm the views to and from the listed canal bridge and the views to east.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is adjacent to the settlement boundary, has 11KV electric overhead lines crossing the site but contributes to the setting of The Grand Western Canal

its understanding and its significance. Medium-high sensitivity to housing development as it would harm the setting of The Grand Western Canal, views up the hillside and down across to the south as well as wildlife present on site.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is <200m SE of A361. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site to the East and South.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site as Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

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

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 650 m E), Children's play area (approx. 300m NW or 430m SE) and recreation area across the canal to the S. The promoter identifies that open space could be provided to the north eastern part of the site.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Proximity to A361. Grade 2 ALC site. Covenants. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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	21	-	-	-	-
Max	25	12	-	-	-
Promoter	25	13	-	-	-
HELAA	25	4	-	-	-

Settlement: Sampford Peverell

Site Reference and Name: E/SP/06 Land west of Tiverton Parkway, Junction 27

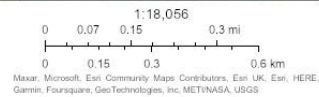
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E/SP/06



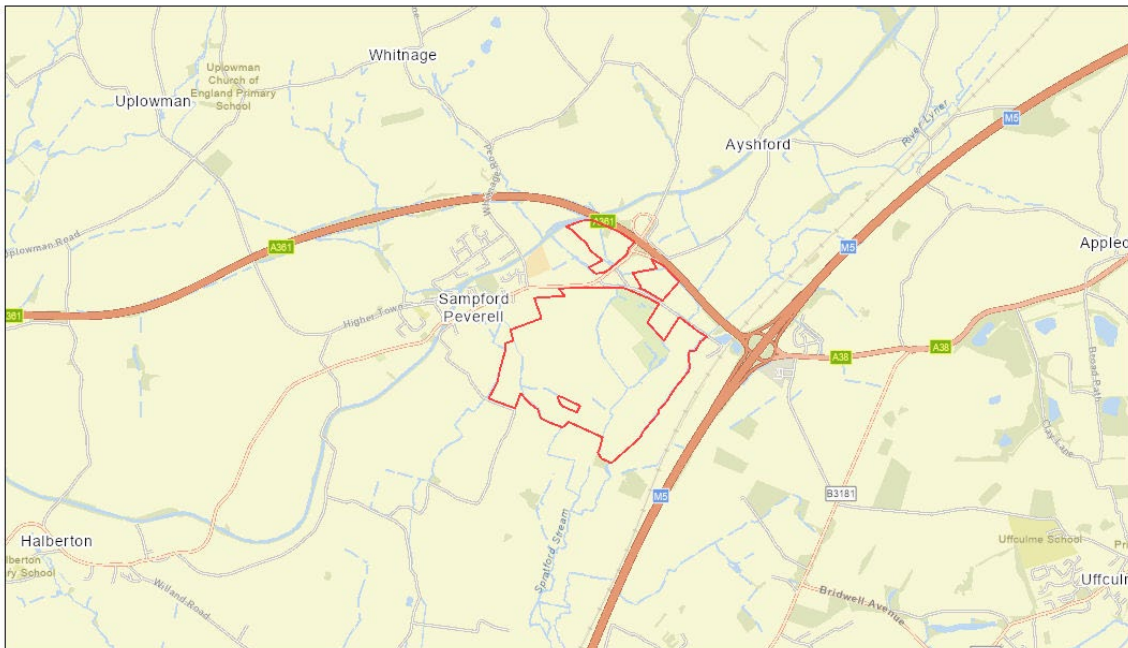
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- District Boundary
- Call For Sites Layer



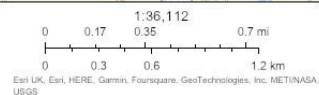
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E/SP/06



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- District Boundary
- Call For Sites Layer



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Parish: Sampford Peverell

Site submitted for: E/SP/06a Homes for sale, affordable homes; E/SP/06b Mixed use; E/SP/06c Strategic habitat creation/enhancement

Site description: The site consists of three, non-contiguous parcels of land: two smaller parcels adjacent to A361, and the main site located S of the road to Tiverton Parkway Railway Station. Majority of the site is greenfield agricultural land, NE part (Little Turberfield) is brownfield, with agricultural buildings, a farm shop and other small buildings. There is also a golf course within the larger portion of the site. E/SP/07 borders the site to the SW, and E/SP/08 and E/SP/09 border the site in NW. In the latest update from the promoter the NW smaller parcel of land adjacent to the A361 is not promoted alongside the two other parcels of land. However, that land has been promoted as still available for development either separately (E/SP/06(i)) or as part of the larger development (E/SP/06). As such separate assessments have been provided to consider the site to include all three parcels of land and to consider the smaller site area to the NW separately. In considering the larger site area including all three parcels of land, the northern-most part lies along Grand Western Canal Conservation Area and Country Park, there are allotments within the site and a PRoW running S-N through the site. One small watercourse runs S-N along the PRoW, and a second one along W boundary. The NE boundary lies adjacent to the A361 slip road and there is a small access track within the SE border. The NE boundary lies adjacent to Station Road leading to Tiverton Parkway Railway Station and a small section of the W borders another unnamed road, from which an access track leads onto the site (sewage works). River Lyner borders the site to the SE. The S part lies in Flood Zone 3, with a series of small watercourses and several ponds flowing within and around the site. Sewage works in the SW of the site are excluded from this submission. Electric overhead lines are found within the site including a National Transmission electric overhead line to the East of the site. The two smaller sites and NE part of the main site lie within the Great Crested Newt Consultation Zone. Parts of the site may be affected by traffic noise and emissions as it is located in a corner between the A361 and the M5 and the railway station/line. Site may also be subject to covenants. This may need to be investigated further. The site has multiple landowners who have entered into a combined legal agreement to confirm they are willing to act as one in relation to the site with the exception of the NW parcel of land. The HELAA Panel consider the site may be achievable for residential and mixed use, however the Panel note it is likely there would have to be a significant and a large development, at least 1200 units to provide infrastructure necessary to support it which may require new slip roads onto the A361. The slip road would impact Grand Western Canal and would involve National Highways. If there is no slip road, the assessment of Junction 27 would be needed as well as assessment of the settlements around J27 as they have various constraints. The site may also be considered for commercial development and strategic habitat/enhancement.

E/SP/06a Homes for sale, affordable homes

Site Area: Whole 77.70ha | Gross 57.33ha | Net 34.40ha

Max Yield: 1204

Min Yield: 688

Promoter Yield: 1000-1200 (Mid point 1100)

HELAA Assessed Yield: 946

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 20.37ha

Stage B

Land Status: Majority of the submission is greenfield agricultural land, NE part brownfield.

Access: The promoter has prepared an Emerging Transport Strategy in which they indicated vehicle access points from Lower Town road, Station Approach and/or Station Road. Devon County Council Highways comment that a site of this scale would require a full transport assessment and master planning exercise. It was also indicated that a site of this scale would likely require new slip roads onto the A361. A PRow runs S-N through the northern-most site and continues along the N boundary. The main site has one PRow running through the NW of the site, another just outside NE corner, connecting A361 and Tiverton Parkway. The closest bus stop is at Tiverton Parkway approx. 100m E. Closest train station is Tiverton Parkway, 150m E. Closest services and facilities approx. 150 NW. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The northern-most site is bordered to the north by the Grand Western Canal Conservation Area, other two sites are approx. 350m S of it. Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The S corner of the main site borders on priority habitat, and a section of the E part of the site is classed as a grassland Nature Area. Legally protected species recorded on site (butterflies). The site at Little Turberfield has recordings of legally protected species along E boundary (otters). The northern-most site has legally protected species (dormice, bats) on site, other protected species (otters, butterflies, bats) just outside of the N and S boundary. The allotment area within the northern-most site is designated as a Cropland Nature Area. The E boundary of the main site is bordered by River Lyner (Spratford Stream), and there are a number of small watercourses and ponds on site as well. Little Turberfield's N border runs along a small watercourse. A series of small watercourses flow through the northern-most site and along its southernmost boundaries. A veteran oak was identified by the promoter on site to the south of the site to the NE of the sewage works. Devon County Council ecology specialists identify the main site to be a mix of habitats including arable, grassland, golf course with ponds, small watercourses (possibly ditches associated with hedgerows) and sewage works, surrounded by a network of mature hedgerows with trees. Spratford Stream (off River Lyner) is located to S and designated priority deciduous woodland is at SW edge. Little Turberfield site is identified as a complex of farm buildings, hardstanding, gardens and (likely) permanent grassland field, surrounded by hedgerows with occasional trees, and the northern-most site as agricultural, arable and pasture fields surrounded by mature hedgerows with trees. The two smaller sites have highways woodland planting to east and north adjacent to A361. Running through the northern-most site are green lane and watercourses, there are allotments on site, and the site appears unlit. The surrounding trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs, and act as bat corridors and foraging habitat. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats

and dormice in adjacent to N boundary. Great Crested Newt may be present. Impact of development on the site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. The northern-most site is of high strategic ecological importance due to it bordering on the Grand Western Canal. The remaining two sites are of medium/low (relevant to southern part of the main site due to bordering Spratford stream) and low strategic ecological importance. Mitigation suggested includes protecting Grand Western Canal and buffer, and retention of all hedgerows and mature trees. Protecting and enhancing hedgerows, trees, field margins, green lane, watercourses and any important ponds, and hedgerows and trees for associated fauna. Protecting and retaining any important bat or barn owl roosts e.g. trees, and maintaining dark corridors and unlit areas for wildlife. A further assessment of grassland is required prior to development. There is potential habitat creation and enhancement and Access to Nature opportunities. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ3 (20.36ha) FZ2 (1.5ha) SW and SE the remainder of the site is FZ1. Northern most site and western part of the main site has high groundwater vulnerability, rest of the site has medium-high. Risk of flooding from surface water is low to medium in the W and SW of the northern-most site (approx. 0.08ha), and low to high in SE part of the main site (approx. 3ha). A number of small watercourses and ponds on site. Devon County Council flood risk specialists note that NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The main site is <100m SE of the Sampford Peverell Conservation Area (SPCA) and the northern-most site is bordered to the north by the Grand Western Canal Conservation Area. Devon County Council archaeology specialists advise that the northern-most site should not be developed without prior assessment of impacts on the Grand Western Canal (heritage asset and conservation area) but further note that development on smaller footprint may be possible. The site also contains medieval hollow-way and possible dyke. There is potential for further prehistoric, medieval and Roman archaeology. The main site and Little Turberfield site areas contain known heritage assets (medieval strip fields and later watermeadows). There is also potential to hold evidence of prehistoric and Roman archaeology based on finds from wider area. Scope to retain elements of historic landscape character within open space, green infrastructure etc. Potential mitigation would require pre-determination assessment and evaluation of impacts on known and potential heritage assets to inform masterplan, open space and any further archaeological mitigation. While MDDC Conservation Officers have no objection in principle in regards to the Little Turberfield site, they identify that development of the northern-most site, which is within the visual setting of the canal conservation area, would be harmful to the experience of the canal, its understanding and its significance. Developing the northern field of the northern-most site would be harmful to the setting of the canal. Conservation officers further identify a need for a heritage impact assessment for the main site with the site to the S and E, which would establish the N boundary of any development with respect to the SPCA. In addition they comment that consideration needs to be given to longer views from both of the conservation areas, and external materials may be needed to by mute or earth colours but no objection in principle.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution. The promoter identifies there would be scope to include a local centre which would include a primary school

Landscape: The site falls within the Lowland Plains (west) and Sparsely Settled Farmed Valley Floors (east) landscape character types. The Devon landscape character area is Culm Valley Lowlands. The site is publicly accessible and locally valued for its contact with nature, and historic features that contribute positively to the character and distinctiveness of the area. Due to the open, gently undulating nearly flat landform, all three sites can accommodate development without any major change to the topographic character although if the whole site were to be developed it would result in uncharacteristic settlement form. The main site has medium to large scale predominantly rectangular enclosures with few hedgerow trees and notable field boundary loss (OS 1st Edition maps). The site has medium sensitivity to housing development due to limited relationship with settlement and possible impact on Grand Western Canal and Sampford Peverell Conservation areas, public rights of way in the SW of the site and National Cyclepath 3 route to the NW of the site. Little Turberfield site is next to a busy A road, has small scale wooden pylons on site and numerous hedgerow trees along N and NE boundaries. It has medium sensitivity to housing development. Developing the northern-most part of the site could have a significant negative impact on the setting of The Grand Western Canal, therefore this parcel has high sensitivity to housing development. Site visit is needed to determine views and visual impact of development of all three sites on Grand Western Canal and Sampford Peverell Conservation area.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is next to A361 and M5 and railway station/line. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines runs through the two smaller parcels of land and a 33KV and National Transmission line cross the larger parcel of land to the East. Sewage treatment plant to the S of the site potential noise and odour.

Soils and contamination: DEFRA 2020 Provisional Land Classification Grade provides Grading for the whole site area which is broken down as Grade 3 (60.70ha) and Grade 4 (17.50ha E). Some areas of the site benefitted from an Agricultural Land Classification detailed Post 1988 ALC survey that was undertaken in 1994 and published in February 2016 by Natural England, however this does not cover the whole site area. The areas that benefit from the more detailed ALC survey include the two smaller segments of the site closest to the A361 and a proportion of northern section of larger site area to the South of Lower town. The breakdown of this identifies the Western section of E/SP/06i (the smaller segment to the NW) as Grade 2 (1.8ha) with the remainder as Grade 3a. The majority of the smaller segment to the NE is also ALC Grade 3a (2.67ha) with the small remainder of the site classed as 'Other' ALC. To the north of the larger site area 4.9ha is classed as ALC Grade 3a, however this sample survey does not extend to the remainder of the site area. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to

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

Topography: The two smaller sites are nearly level (2% slope percentage). The bigger site is gently undulating but nearly level (2% slope percentage) in the SE half and very gently sloping in NW (5.5% slope percentage).

Open Space and Recreation: The following open spaces are within walking distance. Allotments within the site, children's play area (approx. 400m N) and recreation area (approx. 300m N). The promoter identifies the opportunity for community facilities including sports pitches, allotments, play space and multi-functional Green Infrastructure as part of a development. A golf course is currently within the site area development of the site could result in the loss of this area for open space and recreation.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Proximity to A361 and M5, railway station/line. Grade 2 and Grade 3a ALC. 11KV, 33KV and National Transmission electric overhead lines on site. Health and Safety constraints. May lead to increased traffic levels in an AQMA. Loss of open space and recreation.

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

Build out rate: Based on HELAA market conditions model 11 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Min	25	100	100	100	100	100
Max	25	150	150	150	150	150
Promoter	25	150	150	150	150	150
HELAA	25	100	100	100	100	100

Yield	Year 12	Year 13	Year 14	Year 15	Year 16
Min	63	-	-	-	-
Max	150	150	129	-	-
Promoter	150	150	25	-	-
HELAA	100	100	100	100	21

E/SP/06b Mixed use**Site Area:** Whole 77.70ha | Gross 77.70ha | Net 19.43ha – 62.16ha**Max Yield:** 621,600 sqm**Min Yield:** 194,250 sqm**HELAA Assessed Yield:** 194,250 – 621,600 sqm**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 20.37ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).**Stage B****Land Status:** Majority of the submission is greenfield agricultural land, NE part brownfield.**Access:** The promoter has prepared an Emerging Transport Strategy in which they indicated vehicle access points from Lower Town road, Station Approach and/or Station Road. Devon County Council Highways comment that a site of this scale would require a full transport assessment and master planning exercise. It was also indicated that a site of this scale would likely require new slip roads onto the A361. A PRoW runs S-N through the northern-most site and continues along the N boundary. The main site has one PRoW running through the NW of the site, another just outside NE corner, connecting A361 and Tiverton Parkway. The closest bus stop is at Tiverton Parkway approx. 100m E. Closest train station is Tiverton Parkway, 150m E. Closest services and facilities approx. 150 NW. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.**Natural Environment:** The northern-most site is bordered to the north by the Grand Western Canal Conservation Area, other two sites are approx. 350m S of it. Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The S corner of the main site borders on priority habitat, and a section of the E part of the site is classed as a grassland Nature Area. Legally protected species recorded on site (butterflies). The site at Little Turberfield has recordings of legally protected species along E boundary (otters). The northern-most site has legally protected species (dormice, bats) on site, other protected species (otters, butterflies, bats) just outside of the N and S boundary. The allotment area within the northern-most site is designated as a Cropland Nature Area. The E boundary of the main site is bordered by River Lyner (Spratford Stream), and there are a number of small watercourses and ponds on site as well. Little Turberfield's N border runs along a small watercourse. A series of small watercourses flow through the northern-most site and along its southernmost boundaries. A veteran oak was identified by the promoter on site to the south of the site to the NE of the sewage works. Devon County Council ecology specialists note no likely impacts on international or nationally designated sites. SSSI risk zone only related to following categories;

Infrastructure: Airports, helipads and other aviation proposals. Air Pollution: Livestock and poultry units with floorspace > 500m², slurry lagoons and digestate stores > 750m², manure stores > 3500t. They identify the main site to be a mix of habitats including arable, grassland, golf course with ponds, small watercourses (possibly ditches associated with hedgerows) and sewage works, surrounded by a network of mature hedgerows with trees. Spratford Stream (off River Lyner) is located to S and designated priority deciduous woodland at SW edge. Little Turberfield site is identified as a complex of farm buildings, hardstanding, gardens and (likely) permanent grassland field, surrounded by hedgerows with occasional trees, and the northern-most site as agricultural, arable and pasture fields surrounded by mature hedgerows with trees. The two smaller sites have highways woodland planting to east and north adjacent to A361. Running through the northern-most site are green lane and watercourses, there are allotments on site, and the site appears unlit. The surrounding trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs, and act as bat corridors and foraging habitat. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats and dormice in adjacent to N boundary. Great Crested Newt may be present. Impact of development on the site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise etc.) on habitats and species. The northern-most site is of high strategic ecological importance due to it bordering on the Grand Western Canal. The remaining two sites are of medium/low (relevant to southern part of the main site due to bordering Spratford stream) and low strategic ecological importance. Mitigation suggested includes protecting Grand Western Canal and buffer, and retention of all hedgerows and mature trees. Protecting and enhancing hedgerows, trees, field margins, green lane, watercourses and any important ponds, and hedgerows and trees for associated fauna. Protecting and retaining any important bat or barn owl roosts e.g. trees, and maintaining dark corridors and unlit areas for wildlife. Further assessment of grassland required prior to development. There is potential habitat creation and enhancement, and access to nature opportunities. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ3 (20.36ha) FZ2 (1.5ha) SW and SE the remainder of the site is FZ1. Northern most site and western part of the main site has high groundwater vulnerability, rest of the site has medium-high. Risk of flooding from surface water is low to medium in the W and SW of the northern-most site (approx. 0.08ha), and low to high in SE part of the main site (approx. 3ha). A number of small watercourses and ponds on site. Devon County Council flood risk specialists note that NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The main site is <100m SE of the Sampford Peverell Conservation Area (SPCA) and the northern-most site is bordered to the north by the Grand Western Canal Conservation Area. Devon County Council archaeology specialists advise that the northern-most site should not be developed without prior assessment of impacts on the Grand Western Canal (heritage asset and conservation area) but further note that development on smaller footprint may be possible. The site also contains medieval hollow-way and possible dyke. There is potential for further prehistoric, medieval and Roman archaeology. The main site and Little Turberfield site areas contain known heritage assets (medieval strip fields and later watermeadows). There is also potential to

hold evidence of prehistoric and Roman archaeology based on finds from wider area. Scope to retain elements of historic landscape character within open space, green infrastructure etc. Potential mitigation would require pre-determination assessment and evaluation of impacts on known and potential heritage assets to inform masterplan, open space and any further archaeological mitigation. While MDDC Conservation Officers have no objection in principle in regards to the Little Turberfield site. They identify that development of the northern-most site, which is within the visual setting of the canal conservation area, would be harmful to the experience of the canal, its understanding and its significance. Developing the northern field of the northern-most site would be harmful to the setting of the canal. Conservation officers further identify a need for a heritage impact assessment for the main site with the site to the S and E, which would establish the N boundary of any development with respect to the SPCA. In addition they comment that consideration needs to be given to longer views from both of the conservation areas, and external materials may be needed to by mute or earth colours but no objection in principle.

Landscape: The site falls within the Lowland Plains (west) and Sparsely Settled Farmed Valley Floors (east) landscape character types. The Devon landscape character area is Culm Valley Lowlands. The site is publicly accessible and locally valued for its contact with nature, and historic features that contribute positively to the character and distinctiveness of the area. Due to the open, gently undulating nearly flat landform, all three sites can accommodate development without any major change to the topographic character although if the whole site were to be developed it would result in uncharacteristic settlement form. The main site has medium to large scale predominantly rectangular enclosures with few hedgerow trees and notable field boundary loss (OS 1st Edition maps). The site has medium sensitivity to employment development due to limited relationship with settlement and possible impact on Grand Western Canal and Sampford Peverell Conservation areas. Little Turberfield site is next to a busy A road, has small scale wooden pylons on site and numerous hedgerow trees along N and NE boundaries. It has medium sensitivity to employment development. Developing the northern-most part of the site could have a significant negative impact on the setting of The Grand Western Canal, therefore this parcel has high sensitivity to employment development. Site visit is needed to determine views and visual impact of development of all three sites on Grand Western Canal and Sampford Peverell Conservation area.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is next to A361 and M5 and railway station/line. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines runs through the two smaller parcels of land and a 33KV and National Transmission line cross the larger parcel of land to the East. Sewage treatment plant to the S of the site potential noise and odour.

Soils and contamination: DEFRA 2020 Provisional Land Classification Grade provides Grading for the whole site area which is broken down as Grade 3 (60.70ha) and Grade 4 (17.50ha E). Some areas of the site benefitted from an Agricultural Land Classification detailed Post 1988 ALC survey that was undertaken in 1994 and published in February 2016 by Natural England, however this does not cover the whole site area. The areas that benefit from the more detailed ALC survey include the two smaller segments of the site closest to the A361 and a proportion of northern section of larger site area to the South of Lower town. The breakdown of this identifies the Western section of E/SP/06i (the smaller segment to the NW) as Grade 2 (1.8ha) with the remainder as Grade 3a. The majority of the smaller segment to the NE is also ALC Grade 3a (2.67ha) with the small remainder of the site classed as 'Other' ALC. To the north of the larger site area 4.9ha is classed as ALC Grade 3a, however this sample survey does not extend to the remainder of the site area. Site does not fall within a MCA, MSA or WCZ.

Topography: The two smaller sites are nearly level (2% slope percentage). The bigger site is gently undulating but nearly level (2% slope percentage) in the SE half and very gently sloping in NW (5.5% slope percentage).

Economic Development: MDDC Economic specialists note that the site has good transport links off Link Road, and close proximity to Tiverton Parkway. They would like to see further mixed use areas within main development or work / live units. They further comment that because the northern-most site is located directly next to the Grand Western Canal Country Park, a commercial development would be detrimental to the natural beauty and character of the area, and could also potentially hinder or obstruct an existing lane through the plot that is regularly used by walkers and cyclists.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Proximity to A361 and M5, railway station/line. Grade 2 and Grade 3a ALC. 11KV, 33KV and National Transmission electric overhead lines on site. Health and Safety related constraints. May lead to increased traffic levels in an AQMA. Loss of open space and recreation (golf course).

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

Build out rate: Based on HELAA market conditions model 1-5 years. Year 6 start as unconsented site.

E/SP/06c Habitat creation/enhancement**Site Area:** Whole 77.70ha | Gross 77.70ha | Net 77.70ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 20.37ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Majority of the submission is greenfield agricultural land, NE part brownfield.**Access:** Access points from Lower town road, Station Approach and/or Station Road. Devon County Council Highways have made no comments in relation to habitat creation/enhancement.

Natural Environment: The northern-most site is bordered to the north by the Grand Western Canal Conservation Area, other two sites are approx. 350m S of it. Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The S corner of the main site borders on priority habitat, and a section of the E part of the site is classed as a grassland Nature Area. Legally protected species recorded on site (butterflies). The site at Little Turberfield has recordings of legally protected species along E boundary (otters). The northern-most site has legally protected species (dormice, bats) on site, other protected species (otters, butterflies, bats) just outside of the N and S boundary. The allotment area within the northern-most site is designated as a Cropland Nature Area. The E boundary of the main site is bordered by River Lyner (Spratford Stream), and there are a number of small watercourses and ponds on site as well. Little Turberfield's N border runs along a small watercourse. A series of small watercourses flow through the northern-most site and along its southernmost boundaries. A veteran oak was identified by the promoter on site to the south of the site to the NE of the sewage works. Devon County Council ecology specialists identify the northern-most site to be of high strategic ecological importance, the southern part of the main site due to bordering Spratford stream to be of medium/low and the rest and Little Turberfield site of low strategic ecological importance. They identify the main site to be a mix of habitats including arable, grassland, golf course with ponds, small watercourses (possibly ditches associated with hedgerows) and sewage works, surrounded by a network of mature hedgerows with trees. Spratford Stream (off River Lyner) is located to S and designated priority deciduous woodland at SW edge. Little Turberfield site is identified as a complex of farm buildings, hardstanding, gardens and (likely) permanent grassland field, surrounded by hedgerows with occasional trees, and the northern-most site as agricultural, arable and pasture fields surrounded by mature hedgerows with trees. The two smaller sites have highways woodland planting to east and north adjacent to A361. Running through the northern-most site are green lane and watercourses, there are allotments on site, and the site appears unlit. The surrounding trees, grassland, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs, and act as bat corridors and foraging habitat. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats and dormice in adjacent to N boundary. Great Crested Newt may be present. There is potential for habitat creation, opportunities to enhance fields as buffer habitat to Grand Western Canal. Good hedgerow connectivity into wider

landscape, with several features of potential ecological value (hedgerows, trees, watercourses, ponds, grassland) and potential to enhance an unknown grassland type. Access to nature possibilities due to existing PRoWs present on sites and proximity to Sampford Peverell and Grand Western Canal PRoWs. Further survey required to establish optimal habitat creation measures appropriate for the sites.

Flood Risk, Water Quality and Drainage: FZ3 (20.36ha) FZ2 (1.5ha) SW and SE the remainder of the site is FZ1. Northern most site and western part of the main site has high groundwater vulnerability, rest of the site has medium-high. Risk of flooding from surface water is low to medium in the W and SW of the northern-most site (approx. 0.08ha), and low to high in SE part of the main site (approx. 3ha). A number of small watercourses and ponds on site.

Heritage and Archaeology: The main site is <100m SE of the Sampford Peverell Conservation Area (SPCA) and the northern-most site is bordered to the north by the Grand Western Canal Conservation Area. There is potential for further prehistoric, medieval and Roman archaeology. The main site and Little Turberfield site areas contain known heritage assets (medieval strip fields and later watermeadows). There is also potential to hold evidence of prehistoric and Roman archaeology based on finds from wider area. Devon County Council archaeology specialists have no comments at this point. MDDC Conservation Officers have no objection in principle to habitat creation/enhancement.

Landscape: The site falls within the Lowland Plains (west) and Sparsely Settled Farmed Valley Floors (east) landscape character types. The Devon landscape character area is Culm Valley Lowlands. The site is publicly accessible and locally valued for its contact with nature, and historic features that contribute positively to the character and distinctiveness of the area.

Soils and contamination: DEFRA 2020 Provisional Land Classification Grade provides Grading for the whole site area which is broken down as Grade 3 (60.70ha) and Grade 4 (17.50ha E). Some areas of the site benefitted from an Agricultural Land Classification detailed Post 1988 ALC survey that was undertaken in 1994 and published in February 2016 by Natural England, however this does not cover the whole site area. The areas that benefit from the more detailed ALC survey include the two smaller segments of the site closest to the A361 and a proportion of northern section of larger site area to the South of Lower town. The breakdown of this identifies the Western section of E/SP/06i (the smaller segment to the NW) as Grade 2 (1.8ha) with the remainder as Grade 3a. The majority of the smaller segment to the NE is also ALC Grade 3a (2.67ha) with the small remainder of the site classed as 'Other' ALC. To the north of the larger site area 4.9ha is classed as ALC Grade 3a, however this sample survey does not extend to the remainder of the site area. Site does not fall within a MCA, MSA or WCZ.

Topography: The two smaller sites are nearly level (2% slope percentage). The bigger site is gently undulating but nearly level (2% slope percentage) in the SE half and very gently sloping in NW (5.5% slope percentage).

Potential Constraints to Delivery: Flood Risk, Water Quality and Drainage. Possible Grade 3a ALC site. Loss of open space and recreation (golf course).

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

Build out rate: Years 1-5 based on availability of site identified by promoter.

Settlement: Sampford Peverell

Site Reference and Name: E/SP/06(i) Land west of Tiverton Parkway, Junction 27 [land adj. to Mountain Oak Farm]

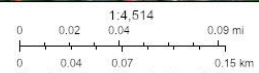
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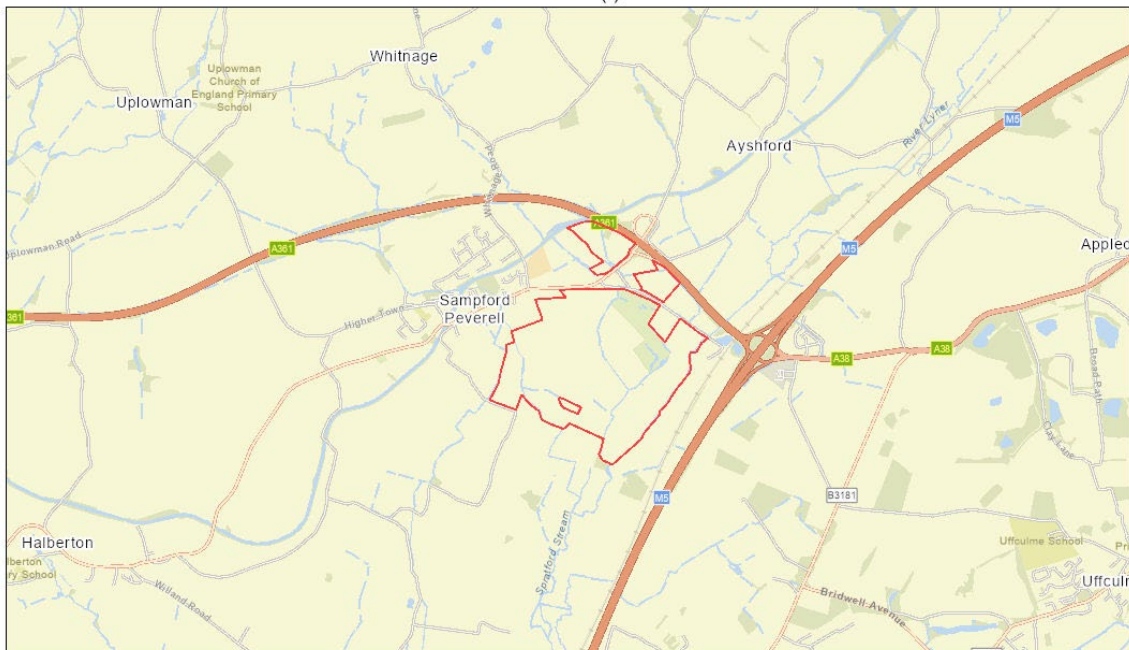
- District Boundary
- Call For Sites Layer



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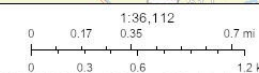
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E/SP/06(i)



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- District Boundary
- Call For Sites Layer



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Parish: Sampford Peverell

Site submitted for: E/SP/06(i)a Homes for sale, affordable homes, homes for older people, custom and self-build homes E/SP/06(i)b Mixed use, residential institution

Site description: Greenfield, currently in use as farmland with a small area containing allotments. The site is part of a larger submission comprising of three, non-contiguous parcels of land (E/SP/06) however this portion of the site has also been assessed in a separate assessment as in the most recent update from the promoter it has been identified as available as a separate option. This site is situated to the east of Mountain Oak Farm and is bordered by the Grand Western Canal Conservation Area and Country Park to the N, the A361 to the E, and an unnamed road to the S. A PRoW footpath track runs S-N through the site, adjacent to a small watercourse, and continues along W boundary. The site lies within the Great Crested Newt Consultation Zone and legally protected species have been recorded on site and along the boundaries. E/SP/07 borders the site to the SW. Site may also be subject to covenants. This may need to be investigated further. The site has multiple landowners but it has been advised the owners have the same intention for the site. The site may be achievable for residential and mixed use provided the constraints of the site can be overcome but for the minimum yield due to the proximity to the A361 and Grand Western Canal which.

E/SP/06(i)a Homes for sale, affordable homes

Site Area: Whole 5.52ha | Gross 5.52ha | Net 3.31ha

Max Yield: 116

Min Yield: 66

Promoter Yield: 50-60

HELAA Assessed Yield: 66 (minimum yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: The promoter suggests access would be via Lower Town Road. Devon County Council Highways comments that a site of this scale would require a full transport assessment and master planning exercise. A PRoW runs S-N through the site and continues along the N boundary. The

closest bus stop is approx. 750m W. Closest train station is Tiverton Parkway, approx. 0.8km SE. Closest services and facilities approx. 670m W. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: N boundary of the site adjoins the Grand Western Canal LNR, Country Park and Core Nature Area. A series of small watercourses flow through the site and along its southernmost boundaries. The site is within a Great Crested Newt Consultation Zone. Legally protected species (dormice, bats) on site, other protected species (otters, butterflies) outside of the N and S boundary. Beavers are present in catchment. The allotment area is designated as a Cropland Nature Area. Devon County Council ecology specialists identify the site to be agricultural, arable and pasture fields surrounded by mature hedgerows with trees. Highways woodland planting is to the north, adjacent to A361. Running through the site are green lane and watercourses, there are allotments present on site and the site appears unlit. A further assessment of grassland is required prior to development. The surrounding trees, grassland, hedgerows, allotments and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs, and act as bat corridors. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats and dormice in adjacent to N boundary. The site likely provides bat foraging habitat. Great Crested Newt may be present. Impact of development on the site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of high strategic ecological importance due to it bordering on the Grand Western Canal. Mitigation suggested includes protecting Grand Western Canal and buffer, and retention of all hedgerows and mature trees. Protecting and enhancing hedgerows, trees, field margins and green lane and watercourses for associated fauna, and maintaining dark corridors and unlit areas for wildlife. There is potential for habitat creation and enhancement and access to nature opportunities. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability in the N, medium-high in the SE. Risk of flooding from surface water is low to medium in the W and SW of the site (approx. 0.08ha). Watercourses are found within the site area. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies approx. 425m E of the Sampford Peverell Conservation Area and is bordered to the north by the Grand Western Canal Conservation Area. Devon County Council archaeology specialists advise that the site should not be developed without prior assessment of impacts on the Grand Western Canal (heritage asset and Conservation Area) but further note that development on smaller footprint may be possible. The site also contains medieval hollow-way and possible dyke. There is potential for further prehistoric, medieval and Roman archaeology. Potential mitigation would require pre-determination assessment and evaluation of impacts on known and potential heritage assets to inform masterplan, open space allocation and any further archaeological mitigation. MDDC Conservation Officers identify that development within the visual setting of the canal conservation area would be harmful to the experience of the canal, its understanding and its significance. Developing the northern field of the site would be harmful to the setting of the canal.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains (west) and Sparsely Settled Farmed Valley Floors (east) landscape character types. The Devon landscape character area is Culm Valley Lowlands. The site is publicly accessible and locally valued for its contact with nature, and historic features that contribute positively to the character and distinctiveness of the area. High sensitivity to housing development due to limited relationship to the settlement, significant impact on the setting of the Grand Western Canal and dominance of hedgerow trees along its boundaries.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is next to A361 and <1km M5 and railway station/line. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the South.

Soils and contamination: Grade 2 and 3a Agricultural Land Classification detailed Post 1988 ALC survey that was undertaken in 1994 and published in February 2016 by Natural England. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (2% slope percentage).

Open Space and Recreation: The following open spaces are within walking distance. Allotments within the site, Children's play area (approx. 700m W) and recreation area (approx. 600m W).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Proximity to A361, M5, railway station/line. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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	41	-	-	-
Max	25	50	41	-	-
Promoter	25	30	-	-	-
HELAA	25	41	-	-	-

E/SP/06(i)b Mixed use**Site Area:** Whole 5.52ha | Gross 5.52ha | Net 1.38ha-4.42ha**Max Yield:** 44,160 sqm**Min Yield:** 13,800 sqm**HELAA Assessed Yield:** 13,800 sqm (minimum yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: The promoter suggests access would be via Lower Town Road. Devon County Council Highways comments that a site of this scale would require a full transport assessment and master planning exercise. A PRoW runs S-N through the site and continues along the N boundary. The closest bus stop is approx. 750m W. Closest train station is Tiverton Parkway, approx. 0.8km SE. Closest services and facilities approx. 670m W. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: N boundary of the site adjoins the Grand Western Canal LNR, Country Park and Core Nature Area. A series of small watercourses flow through the site and along its southernmost boundaries. The site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (dormice, bats) on site, other protected species (otters, butterflies) outside of the N and S boundary. The allotment area is designated as a Cropland Nature Area. Devon County Council ecology specialists do not identify any likely impacts on international or nationally designated sites. SSSI risk zone only related to following categories; Infrastructure: Airports, helipads and other aviation proposals. Air Pollution: Livestock and poultry units with floorspace > 500m², slurry lagoons and digestate stores > 750m², manure stores > 3500t. DCC identifies the site to be agricultural, arable and pasture fields surrounded by mature hedgerows with trees. Highways woodland planting to the north, adjacent to A361. Running through the site are green lane and watercourses, there are allotments present on site and the site appears unlit. A further assessment of grassland is required prior to development. The surrounding trees, grassland, hedgerows, allotments and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs, and act as bat corridors. The Canal is known to support numerous species with records of otter, grass snake and toads adjacent and lesser horseshoe bats and dormice in adjacent to N boundary. The site likely provides bat foraging habitat. Great Crested Newt may be present. Impact of development on the site could include direct loss of habitat, damage and disturbance to off-site habitats and urban impacts (lighting, noise etc.) on habitats and species. Site is of high strategic ecological importance due to it bordering on the Grand Western

Canal. Mitigation suggested includes protecting Grand Western Canal and buffer, and retention of all hedgerows and mature trees. Protecting and enhancing hedgerows, trees, field margins and green lane and watercourses for associated fauna, and maintaining dark corridors and unlit areas for wildlife. There is potential for habitat creation and enhancement and access to nature opportunities. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability in the N, medium-high in the SE. Risk of flooding from surface water is low to medium in the W and SW of the site (approx. 0.08ha). Watercourses are found within the site area. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies approx. 425m E of the Sampford Peverell Conservation Area and is bordered to the north by the Grand Western Canal Conservation Area. Devon County Council archaeology specialists advise that the site should not be developed without prior assessment of impacts on the Grand Western Canal (Heritage asset and Conservation Area) but further note that development on smaller footprint may be possible. The site also contains medieval hollow-way and possible dyke. There is potential for further prehistoric, medieval and Roman archaeology. Potential mitigation would require pre-determination assessment and evaluation of impacts on known and potential heritage assets to inform masterplan, open space allocation and any further archaeological mitigation. MDDC Conservation Officers identify that development within the visual setting of the canal conservation area would be harmful to the experience of the canal, its understanding and its significance. Developing the northern field of the site would be harmful to the setting of the canal.

Landscape: The site falls within the Lowland Plains (west) and Sparsely Settled Farmed Valley Floors (east) landscape character types. The Devon landscape character area is Culm Valley Lowlands. The site is publicly accessible and locally valued for its contact with nature, and historic features that contribute positively to the character and distinctiveness of the area. High sensitivity to employment development due to limited relationship to the settlement, significant impact on the setting of the Grand Western Canal and dominance of hedgerow trees along its boundaries.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is next to A361 and <1km M5, railway station/line. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the S.

Soils and contamination: Grade 2 and 3a Agricultural Land Classification detailed Post 1988 ALC survey that was undertaken in 1994 and published in February 2016 by Natural England. Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (2% slope percentage).

Economic development: MDDC economic specialists identify SE field of the site would be more suitable for light industrial or office, retail or leisure but not the whole plot currently presented. They comment that proximity to the existing transport networks are a positive for this site with easy access to the A361 and Tiverton Parkway. However, they further state that because of the site's location directly next to the Grand Western Canal Country Park, a commercial development would be detrimental to the natural beauty and character of the area, and could also potentially hinder or obstruct an existing lane through the plot that is regularly used by walkers and cyclists.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Potential landscape impact. Water Quality and Drainage. Proximity to A361, M5, railway station/line. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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

Build out rate: As the promoter has confirmed the site will be available for development within the next 5 years, 1-5 years.

Settlement: Sampford Peverell



Site Reference and Name: E/SP/07 Land at Mountain Oak Farm

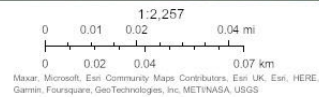
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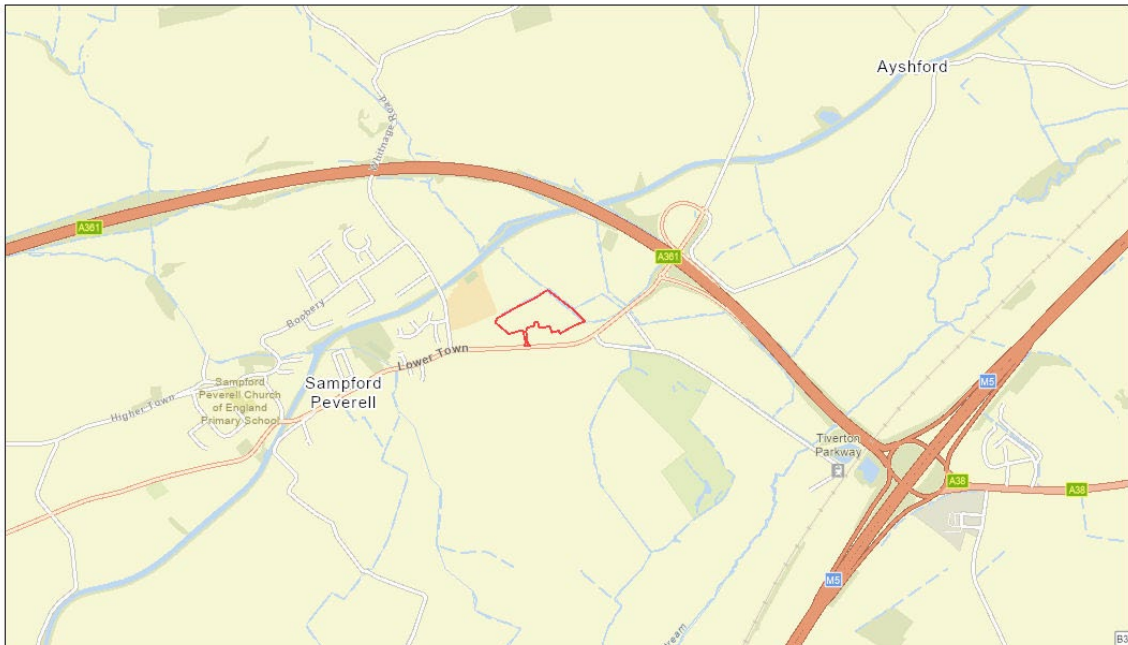
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-  District Boundary
-  Call For Sites Layer



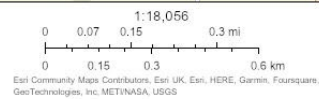
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E/SP/07



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-  District Boundary
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Parish: Sampford Peverell

Site Area: Whole 1.70ha | Gross 1.70ha | Net 1.36ha

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

Max Yield: 48

Min Yield: 27

Promoter Yield: 30-40 (Mid point 35)

HELAA Assessed Yield: 37 (Mid Yield)

Site description: Greenfield. Currently in use as agricultural land. The site is nearly level/very gently sloping (2% slope percentage) downwards to the E. The site is located E of the settlement boundary and is set amidst farmland, with residential development to the S and W; access is from Lower Town road. With the exception of 0.18 ha to the west, the site lies within a Great Crested Newt Consultation Zone. A small watercourse borders the plot to the NW and NE, along with a pond. E/SP/06(i) borders the site in the E. Land is subject to a restrictive covenant in relation to development type. This may need to be investigated further. This site has one landowner. The promoter has indicated that discussions have occurred with landowners to the north of the site [land not submitted] and that land to the east could also come forwards as part of a wider scheme if appropriate. The site is awaiting a decision on the outline planning application for up to 35 dwellings (25/00304/MOUT) at the time of this report. The HELAA panel consider the site may be achievable provided the constraints of the site can be overcome, however note that there may be an impact on the canal.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Access is from Lower Town road. Devon County Council Highways identifies the access off a C classified road and further comment that the site could be suitable for a lower yield of residential development. Closest PRow is 300m W on Lower Town road or approx. 400m N at Grand Western Canal. The closest bus stops are approx. 500m NW or W. Closest train station is Tiverton Parkway, approx. 0.9km SE. Closest services and facilities approx. 400m W. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site lies approx. 150 S of the Grand Western Canal Local Nature Reserve, a Country Park and a County Wildlife Site. Legally protected species approx. 20m E (bats). The site

lies within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There appears to be a pond located within the northern corner. The site is bordered by a small watercourse to the northwest and northeast. Devon County Council ecology specialists identify that the site appears to be pasture grassland fields surrounded by mature hedgerows with trees. Further assessment of grassland required prior to development. Ditches are shown on N and E boundaries, and the site appears to be unlit. The surrounding trees, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. Otters are possibly commuting through site if ditches hold sufficient water. 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 for associated fauna, maintaining dark corridors and unlit areas for wildlife, and retaining all mature trees and the pond. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability in the W and medium in the E. The site is bordered by a small watercourse to the NW and NE. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies approx. 150m S of the Grand Western Canal Conservation Area, approx. 200m E of the Sampford Peverell Conservation Area, and approx. 180m SE of Grade II listed Buckland Bridge. Devon County Council archaeology specialists identify no obvious requirement for archaeological mitigation. MDDC Conservation Officers have no objections in principle but development height, layout and materials will need to be carefully controlled as will the relation to screening from the canal conservation area to the N.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverel 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. Medium sensitivity to housing development due to the site possibly contributing to the countryside setting of Sampford Peverell and the setting of The Grand Western Canal, having no field boundary loss (OS 1st Edition maps) and limited relationship with the settlement.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it lies 270m W of the A361, M5, railway station/line. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the NW half of the site as Grade 2 ALC (0.9ha), the SE half of the site as Grade 3a ALC (0.7ha) and the remainder of the site along the southern edge at the access point and along the Western boundary as ‘Other’ ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC’s Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level/Very gentle slope (2% slope percentage) down W-E.

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 500 m NE), Children’s play (approx. 430 m W) and recreation area (approx. 300m W).

Potential Constraints to Delivery: Natural Environment. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Proximity to A361, M5, railway station/line. Grade 2 and Grade 3a ALC site. Covenants. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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	2	-	-	-
Max	25	23	-	-	-
Promoter	25	10	-	-	-
HELAA	25	12	-	-	-

Settlement: Sampford Peverell



Site Reference and Name: E/SP/08 The Stables, Chains Road

Customer Reference Number: q713e35

E/SP/08



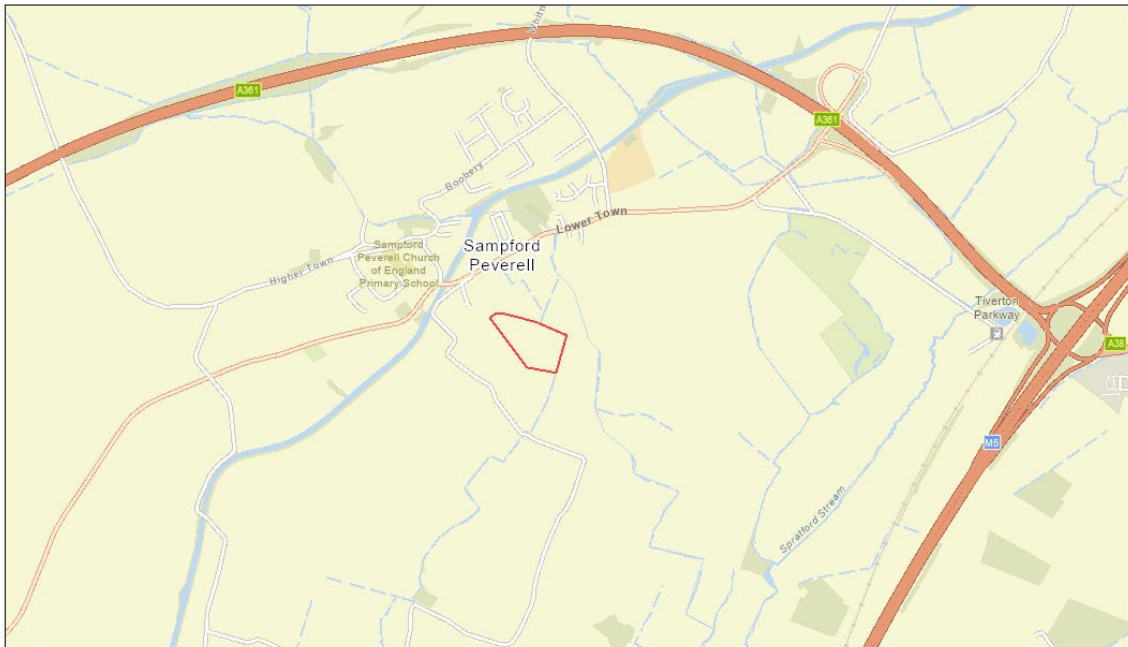
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-  District Boundary
-  Call For Sites Layer



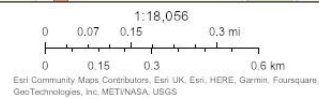
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E/SP/08



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Parish: Sampford Peverell

Site submitted for: E/SP/08a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people, E/SP/08b Residential institution, retail, hotel, mixed use E/SP/08c Habitat creation / enhancement

Site description: Greenfield, currently utilised for equestrian activities. The site is nearly level (1.3% slope percentage), and lies to the south of the village, outside of the settlement boundary and is set amidst farmland. The site lies approx. 150m E of the Grand Western Canal Conservation Area and approx. 600m E of the Sampford Peverell Conservation Area. SE parts of the site are within Flood Zone 3. There is contaminated land just outside of the NW boundary. The existing access lane to Chains Road is not part of the submission. E/SP/09 borders the site to the NE and E/SP/06(ii) borders the site to the SE. The site has one landowner. The HELAA Panel assessed the site to be unachievable for both residential and commercial use with access via third party land which is outside the extent of the site for consideration. The site may be considered for habitat creation/enhancement subject to access rights.

E/SP/08a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 2.02ha | Gross 1.94ha | Net 1.16ha

Max Yield: 41

Min Yield: 23

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.08ha

Stage B

Land Status: Greenfield land.

Access: The promoter stated that the site can be accessed only via a lane between Holly Tree Barn and Home Orchard estate but the lane is currently owned by a third party. Devon County Council Highways is unclear where the access to the site would be, they suggest in its current form development in this location would not be suitable for non-motorised users. A PRoW runs along S boundary. The closest bus stops are approx. 250m N. Closest train station is Tiverton Parkway, approx. 1.2km E. Closest services and facilities approx. 400m N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies approx. 150m E of the Grand Western Canal Local Nature Reserve, a Country Park and a County Wildlife Site. Devon County Council ecology specialists identify that the site appears to be grassland surrounded by mature hedgerows with trees, and the site appears to be unlit. Further assessment of grassland is required prior to development. The surrounding trees, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedgerows, trees and field margins for associated fauna, maintaining dark corridors and unlit areas for wildlife, and retaining all mature trees. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.1) and FZ3 (0.08ha) in the E with the remainder of the site in FZ1. High groundwater vulnerability in the NW and medium in the SE. Risk of flooding from surface water is low to high around NE, E, S and W boundary which runs along a creek (approx. 0.11ha). Watercourses along the N and E boundaries. Devon County Council flood risk specialists note that NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies approx. 150m E of the Grand Western Canal Conservation Area and approx. 600m S of the Sampford Peverell Conservation Area. Several listed buildings are located approx. 115m N. Devon County Council archaeology specialists identify no known heritage assets but the site may have some potential for archaeological evidence due to proximity to historic settlement core. Potential mitigation may require staged programme of archaeological recording as condition. MDDC Conservation Officers comment that it may be possible to develop some or all of this site. A heritage impact assessment for this site with the site adjacent sites would establish the N boundary of any development with respect to the Sampford Peverell conservation area. They further note that it would not be appropriate to form a modern estate access onto Lower Town of Chains road. The new access would be harmful to the setting of the listed building and the conservation area.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverel 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is almost flat and can accommodate development

without any major change to the topographic character and has irregular medium to large scale field pattern. The site is touching settlement boundary in the NW. Medium-high sensitivity to housing development because should the site be developed, it would result in uncharacteristic settlement form.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it lies <1km of the A361, M5, railway station/line. May lead to increased traffic levels in an AQMA.

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

Topography: Nearly level (1.3% slope percentage).

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 1.3km NE), Children's play (approx. 350 m N) and recreation area (approx. 350m N).

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Flood risk, Water Quality and Drainage. Proximity to A361, M5, railway station/line. Adjacent contaminated land. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA.

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

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

E/SP/08b Residential institution, retail, hotel, mixed use**Site Area:** Whole 2.02ha | Gross 1.35ha | Net 0.51ha-1.62ha**Max Yield:** 16,160 sqm**Min Yield:** 5,050 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.08ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).**Stage B****Land Status:** Greenfield land.**Access:** The promoter stated that the site can be accessed only via a lane between Holly Tree Barn and Home Orchard estate but the lane is currently owned by a third party. Devon County Council Highways is unclear where the access to the site would be, they suggest in its current form development in this location would not be suitable for non-motorised users. A PRoW runs along S boundary. The closest bus stops are approx. 250m N. Closest train station is Tiverton Parkway, approx. 1.2km E. Closest services and facilities approx. 400m N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.**Natural Environment:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies approx. 150m E of the Grand Western Canal Local Nature Reserve, a Country Park and a County Wildlife Site. Devon County Council ecology specialists identify that the site appears to be grassland surrounded by mature hedgerows with trees, and the site appears to be unlit. Further assessment of grassland is required prior to development. The surrounding trees, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedgerows, trees and field margins for associated fauna, maintaining dark corridors and unlit areas for wildlife, and retaining all mature trees. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ2 (0.1) and FZ3 (0.08ha) in the E with the remainder of the site in FZ1. High groundwater vulnerability in the NW and medium in the SE. Risk of flooding from surface water is low to high around NE, E, S and W boundary which runs along a creek (approx. 0.11ha). Watercourses along the N and E boundaries. Devon County Council flood risk specialists

note that NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies approx. 150m E of the Grand Western Canal Conservation Area and approx. 600m S of the Sampford Peverell Conservation Area. Several listed buildings are located approx. 115m N. Devon County Council archaeology specialists identify no known heritage assets but the site may have some potential for archaeological evidence due to proximity to historic settlement core. Potential mitigation may require staged programme of archaeological recording as condition. MDDC Conservation Officers comment that it may be possible to develop some or all of this site. A heritage impact assessment for this site with the site adjacent sites would establish the N boundary of any development with respect to the Sampford Peverell conservation area. They further note that it would not be appropriate to form a modern estate access onto Lower Town of Chains road. The new access would be harmful to the setting of the listed building and the conservation area.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is almost flat and can accommodate development without any major change to the topographic character and has irregular medium to large scale field pattern. The site is touching settlement boundary in the NW. Medium-high sensitivity to employment development because should the site be developed, it would result in uncharacteristic settlement form. Additionally, employment buildings tend to be larger and taller than dwellings which would further harm conservation areas.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it lies <1km of the A361, M5, railway station/line. May lead to increased traffic levels in an AQMA.

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

Topography: Nearly level (1.3% slope percentage).

Economic Development: MDDC economic specialists comment that the site is not suitable for commercial development. Traffic would need to travel through village.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Potential landscape impact. Flood risk. Water Quality and Drainage. Economic Development. Adjacent contaminated land. Proximity to A361, M5, railway station/line. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA.

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

Build out rate: As the HELAA Panel consider the site as unachievable no build out is provided. For the purposes of this report 'mixed use' is considered as commercial.

E/SP/08c Habitat creation / enhancement

Site Area: Whole 2.02ha | Gross 2.02ha | Net 2.02ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 0.08ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)

Stage B

Land Status: Greenfield land.

Access: The promoter stated that the site can be accessed only via a lane between Holly Tree Barn and Home Orchard estate but the lane is currently owned by a third party.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies approx. 150m E of the Grand Western Canal Local Nature Reserve, a Country Park and a County Wildlife Site. Devon County Council ecology specialists identify the site to be of low strategic ecological importance. The site appears to be grassland surrounded by mature hedgerows with trees, and the site appears to be unlit. Further assessment of grassland is required. The surrounding trees, hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat. Good hedgerow connectivity into wider landscape. Unknown grassland type – potential to enhance. Access to Nature possible due to proximity to village and pending proposals/access provision from road.

Flood Risk, Water Quality and Drainage: FZ2 (0.1) and FZ3 (0.08ha) in the E with the remainder of the site in FZ1. High groundwater vulnerability in the NW and medium in the SE. Risk of flooding from surface water is low to high around NE, E, S and W boundary which runs along a creek (approx. 0.11ha). Watercourses along the N and E boundaries.

Heritage and Archaeology: The site lies approx. 150m E of the Grand Western Canal Conservation Area and approx. 600m S of the Sampford Peverell Conservation Area. Several listed buildings are located approx. 115m N.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands.

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

Topography: Nearly level (1.3% slope percentage).

Potential Constraints to Delivery: Access. The site is of low ecological strategic importance. Flood Risk, Water Quality and Drainage. Possible Grade 3a ALC site. Adjacent contaminated land.

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.

Settlement: Sampford Peverell

Site Reference and Name: E/SP/09 Merriemeade Hotel, Morrells Farm

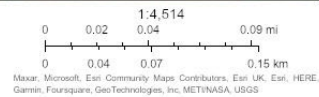
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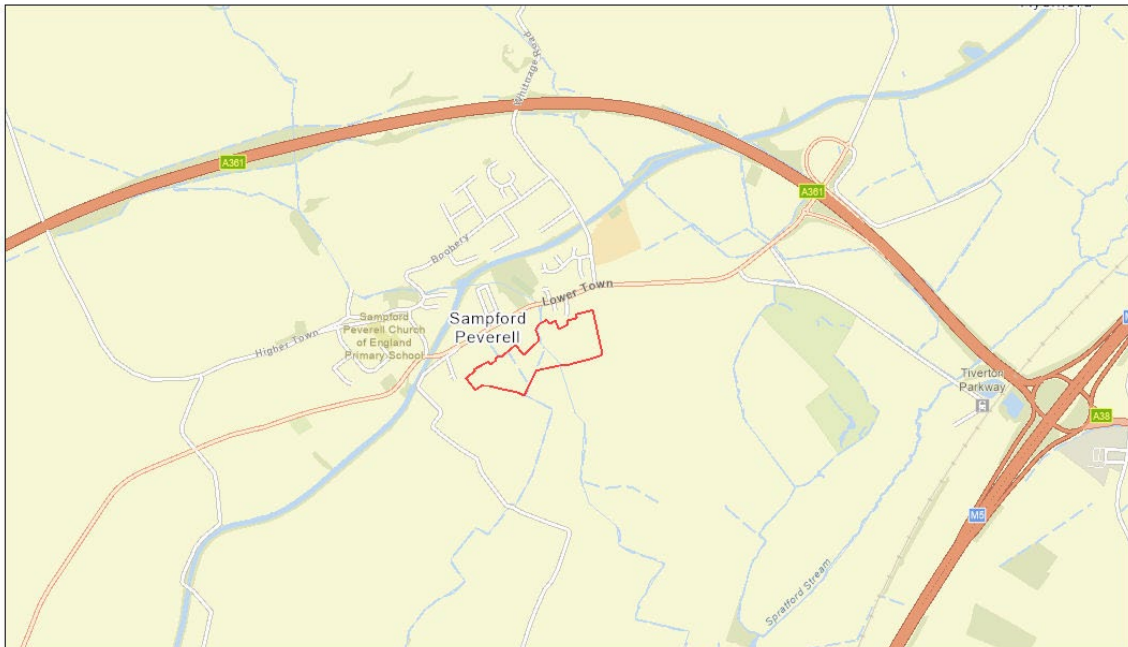
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- District Boundary
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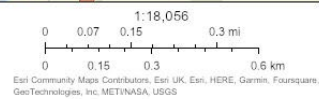
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E/SP/09



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Parish: Sampford Peverell

Site Area: Whole 3.82ha | Gross 3.65ha | Net 2.19ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 77

Min Yield: 44

HELAA Assessed Yield: None

Site description: Greenfield. Currently used as agricultural land. The site is nearly level (1.3% slope percentage) and lies to the south of the village, outside of the settlement boundary. Set amidst farmland, the site borders the Sampford Peverell Conservation Area to the north, with approx. 0.12ha falling within the Conservation Area. A PRoW footpath runs north to south through site and an access road leading to agricultural buildings bisects the site N-S. The central part of the site is within Flood Zone 3 and small watercourse flows N-S and N-SW, through the centre of the site. There is contaminated land just outside of the W boundary. E/SP/08 borders the site to the SW and E/SP/06 borders the site to the SE. The site is in multiple land ownership. The HELAA Panel consider the site as unachievable due to the constraints of the site, including access which would require crossing third-party land.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.17ha

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways is unclear where the access to the site would be. The HELAA Panel note there may be potential to access the site via Merrymeade Hotel, that is third party land and outside of the extent of the site for consideration. A PRoW runs N-S through site. The closest bus stop is approx. 220m N. Closest train station is Tiverton Parkway, approx. 1km E. Closest services and facilities approx. 360m N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site lies approx. 110m E of the Grand Western Canal LNR, Country Park. Devon County Council ecology specialists identify the site to be grassland fields surrounded by hedgerows, some mature with trees. Several small ditches/watercourses run through site. There is also a green lane running through site. Further assessment of grassland and trees is required prior to development. The site appears unlit. The surrounding trees, hedgerows and field margins could

support protected and priority species such as bat roosts, dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedgerows, trees, watercourses and field margins for associated fauna, and maintaining dark corridors and unlit areas for wildlife. Protect and retain green lane and mature trees. There is potential for habitat creation and enhancement. Licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.05ha) and FZ3 (0.17 a) N-S within central area, the remainder of the site in FZ1. High groundwater vulnerability in the majority of the site, medium along S boundary. Risk of flooding from surface water is low to high in the centre of the site (approx. 0.24ha). Several small ditches/watercourses run through site. Devon County Council flood risk specialists note that NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site borders the Sampford Peverell Conservation Area to the north, with approx. 0.12 ha falling within the Conservation Area. It is <110m SE of the Grand Western Canal Conservation Area. Several listed buildings are located <60m N. Devon County Council archaeology specialists identify former medieval strip fields and tenement strips extending from historic settlement core. There is potential for archaeological evidence relating to medieval and post medieval settlement as well as impacts on setting of the Conservation Area and Listed Buildings. Potential mitigation would require pre-determination assessment and evaluation of impacts on heritage assets and potential archaeology to inform design/layout and any further archaeological mitigation. MDDC Conservation Officers identify the setting of these buildings and conservation area as historically open land, which is of interest. Map regression shows how the village has until recent times been linear along Lower Town and up past the parish church. It would be harmful to the setting of the conservation area and the listed buildings to develop in the proximity of the S border of the conservation area. A heritage impact assessment for this site with the site to the S and E would establish the N boundary of any development with respect to the conservation area. It would also be harmful to form an access for residential on this land through to Lower Town in the conservation area. A large modern estate access would sit uncomfortably in the conservation area.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverel 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is just outside of settlement boundary and

Sampford Peverell conservation area. Small scale field pattern with little to no boundary loss (OS 1st Edition maps) separated by hedgerows with hedgerow trees. Medium-high sensitivity to housing development due to almost no field boundary loss and impact of new development on conservation area and listed buildings within.

Health and Safety related constraints: Traffic noise and vehicle emissions may affect the site as it is approx. 600m of A361 and approx 1km from the M5, railway station/line. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the N.

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

Topography: Nearly level (1.3% slope percentage).

Open Space and Recreation: The following open spaces are within walking distance. Allotments (approx. 1km NE), Children's play area (approx. 300m N) and recreation area (approx. 690m NE).

Potential Constraints to Delivery: Access. Heritage and archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Proximity to A361. Adjacent contaminated land. Possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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

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

Settlement: Sampford Peverell

Site Reference and Name: E/SP/10 Eastern side of Broad View Farm Road

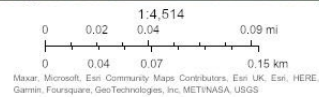
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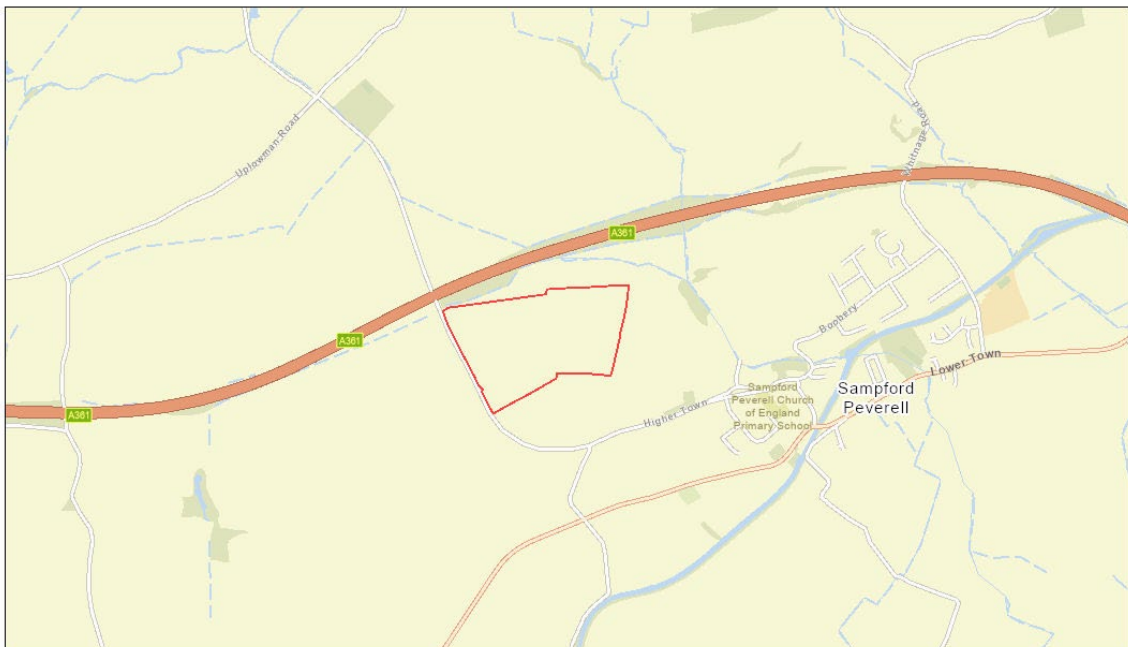
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- District Boundary
- Call For Sites Layer



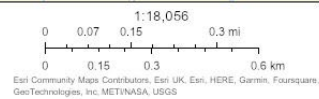
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E/SP/10



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- District Boundary
- Call For Sites Layer



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Parish: Sampford Peverell

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

Site description: Greenfield. Currently used as agricultural land and is bordered by hedges. The site has a very gentle slope (3.3% slope percentage) in the W and slightly steeper, gentle slope (6.2% slope percentage), in the E. The site lies outside of the Sampford Peverell settlement, is bordered by an unnamed road to the west and is in close proximity to the A361 to the north. A PRoW footpath adjoins the NW boundary. The site is located approx. 130m W of a Core Nature Area and approx. 150m W of two priority habitats. Legally protected species (otters) approx. 30m E off boundary. This site has one landowner. The HELAA Panel assessed the site unachievable due to the constraints of the site including its location separated from Sampford Peverell. The site would also be inappropriate for sheltered housing and most forms of specialist accommodation for older persons. It is not close to a town centre with the necessary services needed to support retirement accommodation.

Site Area: Whole 11.75ha | Gross 11.75ha | Net 7.05ha

Max Yield: 247

Min Yield: 141

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identify an access from C Classified road with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Pedestrian and cycleway connection to the main services and facilities would be required. A site of this scale would require a full transport assessment and master planning exercise. A PRoW runs along NW boundary. The closest bus stop is approx. 600m N in Uplowman. Closest train station is Tiverton Parkway, approx. 2.1km E. Closest services and facilities approx. 1.6km SE. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for site around Sampford Peverell regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site is located <130m W of a Core Nature Area and approx. 150m W of two priority habitats. Legally protected species (otters) <30m E off boundary. Devon County Council

ecology specialists identify the site to be arable surrounded by hedgerows. Sampford Barton County Wildlife Site approx. 200m E. The site appears unlit. The surrounding hedgerows and field margins could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat corridors. The site may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting, retaining and enhancing hedgerows and field margins, protecting and enhancing hedgerows and trees for associated fauna, and maintaining dark corridors and unlit areas for wildlife. To ensure proposals do not adversely affect County Wildlife Sites to the east licences may be required if offences can't be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. A drainage ditch runs along the western half of the northern boundary (next to A361). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site lies NW of the Sampford Peverell Conservation Area and <70m SW of locally listed 'Village Water Supply and Water Meadows'. Devon County Council archaeology specialists identify potential for archaeology based on prehistoric and Roman finds in wider area. Potential mitigation would require pre-determination assessment and evaluation of potential. MDDC Conservation Officers identified parts of the site to sit on high land above the village with a valley to the E towards Sampford Barton farm (listed building) and the Sampford Peverell Conservation Area. The site is within the setting of the listed complex of farm buildings, the conservation area and the locally important buildings. Within the site to the W, E-W boundary wall is in part a stone boundary wall, which is highly unusual in the rural context. There are views to the Blackdown Hills National Landscape to the E and to the conservation area and listed buildings to the E and SE. The site, if developed, has potential to effect the long views from the National Landscape, and the open nature of this land is likely to be significant to the all of the above and it is unlikely to be appropriate.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note Sampford Peverel 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the Lowland Plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is in the countryside, a traditional rural farmland with medium sized irregular or distinctive field patterns made of high hedges. Medium-high sensitivity to housing development to the long views towards south, limited relationship to a settlement and little to no field pattern loss (OS 1st Edition maps) although the proximity of the site to the A361 is likely to lessen its sensitivity.

Health and Safety related constraints: The site is located close to the A361 so could adversely impacted by traffic noise and emissions. May lead to increased traffic levels in an AQMA.

Soils and contamination: Grade 2 (9.47ha W) and Grade 3 (2.28ha E) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site slopes W-E, W part of the site has a very gentle slope (3.3% slope percentage), E part has gentle slope (6.2% slope percentage). Parts of the site to the East are steeper.

Open Space and Recreation: The following open spaces are within walking distance. Children's play area (approx. 1km SE) and recreation area (approx. 1.5km E).

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Water Quality and Drainage. Proximity to A361. Grade 2 and possible Grade 3a ALC site. May lead to increased traffic levels in an AQMA.

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


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

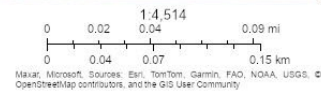
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Site Reference and Name: E/SP/11 Land South of Lower Town
Customer Reference Number: ESP11

E/SP/11



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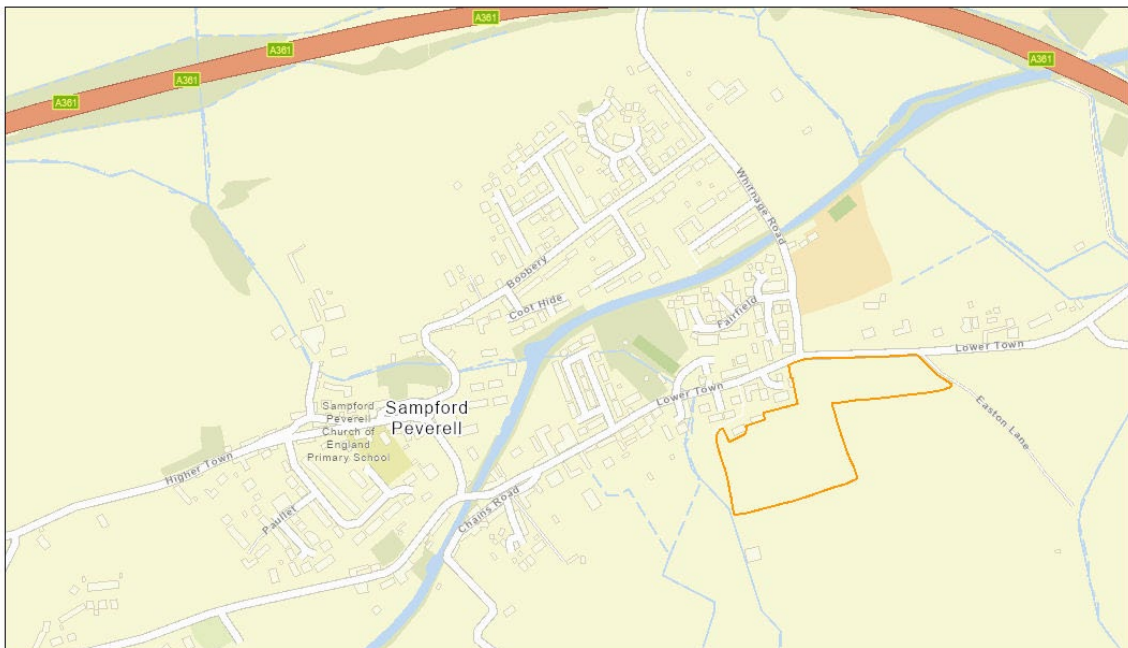
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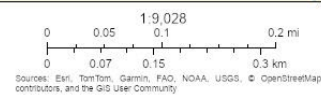
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E/SP/11



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Parish: Sampford Peverell

Site submitted for: E/SP/11 Homes for sale, affordable homes

Site description: The site overlaps the NE portion of E/SP/09 Merriemeade Hotel, Morrells Farm. Site E/SP/09 was previously found unachievable as the access for that site was proposed to be via Merrymeade Hotel which was third party land and outside of the extent of the site for consideration. Site E/SP/11 could be accessed via Lower Town and could potentially enable access for E/SP/09. The site lies approx. 165m S of the Grand Western Canal. The greenfield site is surrounded by hedgerows with hedgerows running through the site as well. Development lies to the North of the site with fields surrounding to the south. The site is potentially Grade 3a ALC. The site borders the Sampford Peverell Conservation Area to the North West. The site is in multiple land ownership although all landowners were made aware of the site submission as part of this HELAA process. The HELAA Panel identify the site is likely to be achievable although the constraints of the site including surface water flooding associated to the southwest of the site may reduce the yield.

Site Area: Whole 3.26ha | Gross 3.26ha | Net 1.96ha

Max Yield: 68

Min Yield: 39

Promoter Yield: 70-80 [mid-point yield 75]

HELAA Assessed Yield: 53 mid-point yield

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield

Access: The promoters suggest that vehicular access can be achieved from Lower Town. They also note there are existing pedestrian footways along Lower town that lead to Sampford Peverell village facilities. Services and facilities are available within Sampford Peverell village. A PRoW lies along the Western boundary. DCC Highways identifies that the site is located south of Lower Town, adjacent to existing development and about 230 metres from the Grand Western Canal. Vehicular access is likely from Lower Town, but visibility splays will need careful design, with hedgerow removal likely required to meet current safety standards. Pedestrian and cycle connectivity is a key consideration. Although Lower Town has existing footways, they are on the opposite side of the road, so safe crossing provision will be necessary. The development should also provide a continuous, well-lit walking and cycling route linking the site to local facilities, including the primary school, nearby bus stops (around 170 metres northwest), and the National Cycle Network (approximately 75 metres away). If direct delivery is not possible, financial contributions may be required to mitigate transport

impacts. A Transport Assessment will be needed to assess cumulative effects on the local highway network, particularly at key junctions within Sampford Peverell and along the A361 corridor. It should include peak-hour traffic, pedestrian and cycling movements, and identify any required mitigation. Given the site's proximity to Tiverton Parkway (approx. 0.9km E), opportunities to encourage rail travel should also be explored. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site lies approx. 165m S of the Grand Western Canal Local Nature Reserve, Country Park. Beavers are present in catchment. The site falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity outside the site area (bats). A priority habitat (traditional orchard) lies approx. 185m NW of the site. The greenfield site is surrounded by hedgerows with hedgerows running through the site as well. Development lies to the North of the site with fields surrounding to the south. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology specialists note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence the use of the site and type of development possible from an ecological perspective. It is likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The whole site is in FZ1. There is FZ2 and FZ3 lie just outside the site boundary to the West. There is low-high risk of flooding from surface water (plus climate change) along the Eastern and North Eastern boundaries. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC advise that there is surface water flooding associated with watercourse to southwest of site. If infiltration is viable, an applicant might need to assess groundwater re-emergence. Site is on a hill, existing catchments should be respected for surface water drainage.

Heritage and Archaeology: The site borders the Sampford Peverell Conservation Area to the North West and the Grand Western Canal Conservation area lies approx. 170m N. The closest listed building is the Grade II Turberfield approx. 31 m N. The DCC Historic Environment and Archaeology specialist has no comments to make on this site area. MDDC Conservation Officer identifies that the site is located immediately adjacent to and on the approach into the Sampford Peverell Conservation and to the north is the Grade II listed, Tuberfield (list entry number: 1106396). The development of the site has the potential to affect the setting of the designated heritage assets therefore were it to come forward a detailed Heritage Assessment would be required. The site is an area of open agricultural land and it is visible in views on the approach into the Conservation Area along Lower Town Road. Sampford Peverell is a rural settlement and the verdant rural setting makes a positive contribution to the Conservation Area, therefore there is the potential to result in a level of less than substantial harm. Furthermore, whilst it is acknowledged that Tuberfield is largely enclosed by later development the development of the site could result in cumulative impacts to the setting of the asset, including removing the last link between the asset and its setting. Therefore, the

proposed development of the site would result in less than substantial harm to the significance of the listed building.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The National Character area is the Devon Redlands. The Devon landscape character area is Culm Valley Lowlands. The site falls within the Lowland Plains landscape character type. The site is just outside of settlement boundary and Sampford Peverell conservation area. There are some features of the site which are typical of the character type, the site is gently sloping (6.5% slope percentage) with irregular field patterns, roadside hedges with sparse hedgerow trees. The site could largely follow the existing settlement pattern but there could be an impact on the setting of the Conservation area and nearby listed buildings. There is also evidence of the field pattern having little or no boundary loss from the OS 1st Edition maps separated by hedgerows, therefore the impact on landscape similar to E/SP/09 is likely to be medium-high.

Health and Safety related constraints: The A361 is located approx. 450m N, the Railway line lies approx. 1km SE, and the M5 lies approx. 1.08km SE, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line runs through the site from the W to the NE.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Contaminated lies approx. 60m N of the site (garage and petrol filling station). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (6.5% slope percentage).

Open Space and Recreation: Open space and recreation areas are available within Sampford Peverell village with the closest being a play area approximately 100m NW.

Potential Constraints to Delivery: Transport infrastructure. Multiple landowners although all were aware of the submission to be considered as part of the HELAA process. Natural Environment. Heritage impact. Education infrastructure. Possible Grade 3a ALC. Flood risk, water quality and drainage. Health and safety related constraints.

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	14	-	-	-
Max	25	43	-	-	-
Promoter	25	50	-	-	-
HELAA	25	28	-	-	-

Settlement: Sampford Peverell


Site Reference and Name: E/SP/12 Land to the south of Station Road

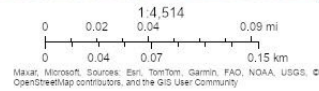
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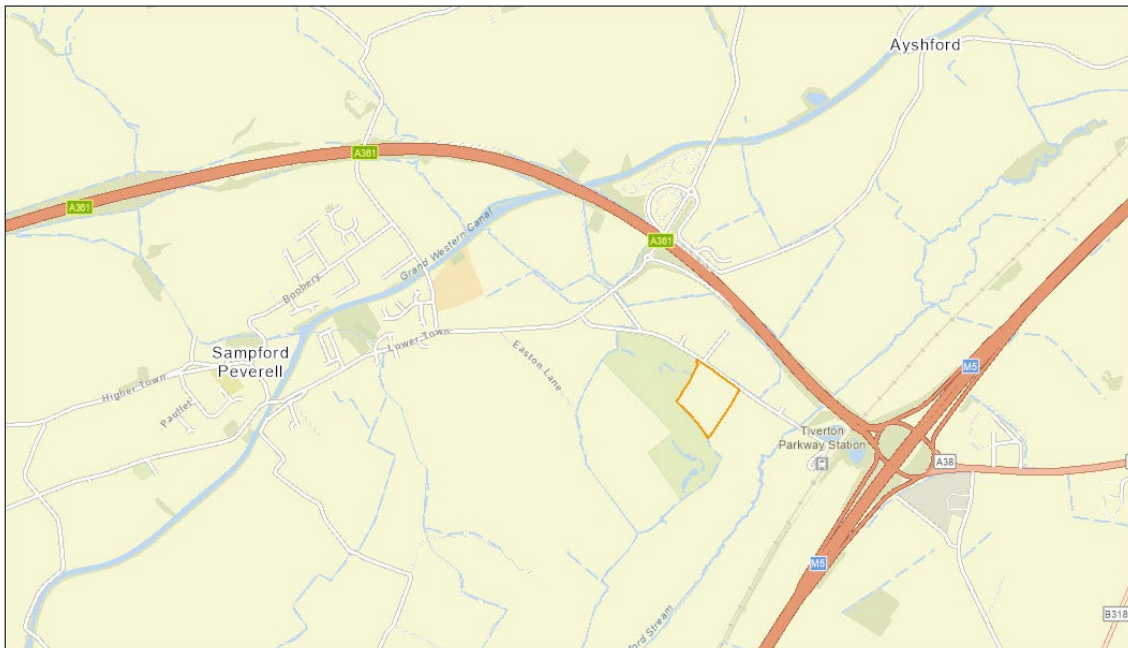
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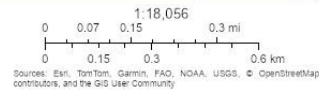
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E/SP/12



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Parish: Sampford Peverell

Site submitted for: E/SP/12a Homes for sale, affordable homes E/SP/12b Office, Retail, Industrial/Warehouse, Mixed Use, Other (Car parking, farm shop, workshops)

Site description: The site lies adjacent to E/SP/06 Land west of Tiverton Parkway, Junction 27 a larger site area to the south of the site. The site for this assessment will be assessed as it was submitted however there could be scope to consider the site alongside E/SP/06. The nearly level (1.1% slope percentage) greenfield site is surrounded by hedgerows and trees. The Tiverton Railway station overflow car park lies on the opposite side of the road to the North, the Westcountry Golf Academy lies to the West and some fields and Spratford Stream separates the site from Tiverton Parkway Railway station and railway line to the East. The A361 lies approx. 150m to the N and the M5 in the East approx. 0.43km. The site is predominantly ALC Grade 3b. A 33KV electric overhead line and National Transmission overhead line runs outside the site approx. 74m E. Single land ownership. The HELAA Panel identify this site as achievable for both housing and commercial development.

E/SP/12a Homes for sale, affordable homes

Site Area: Whole 1.93ha | Gross 1.93ha | Net 1.54ha

Max Yield: 54

Min Yield: 31

Promoter Yield: 50

HELAA Assessed Yield: 42 mid-point yield

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield

Access: Access is likely to be from Station Road which has an existing footpath. Connection to the pedestrian and cycling route to services and facilities within Sampford Peverell should be provided. The closest bus stops are at Tiverton Parkway Railway Station approx. 300m to the E of the site, this is also the closest Railway Station. The National Cycle Network runs along Station Road to the North of the site. Services and facilities are available within Sampford Peverell village approx. 0.8km W. DCC Highways identifies that the proposed site is located off Station Road, near Tiverton Parkway Railway Station, the A361, and about 430 metres from the M5, offering strong strategic connectivity. However, several transport and access issues must be addressed to ensure safe and sustainable

development. Vehicular access is likely from Station Road, where visibility splays must meet current standards, requiring hedgerow removal or realignment along the frontage. The site's proximity to Tiverton Parkway and the National Cycle Network is a key advantage, but a safe, continuous, and well-lit pedestrian and cycle route linking the site with Sampford Peverell (approximately 0.8km west), the station, and the wider network is essential. This should include suitable crossings and footway upgrades. Where direct delivery is not feasible, financial contributions should be made to mitigate transport impacts. Although the site benefits from access to rail and bus services, proposals should demonstrate integration with these modes, including secure cycle parking and clear wayfinding to Tiverton Parkway to encourage multi-modal travel. Given the nearby A361 and M5 Junction 27, a full Transport Assessment (TA) will be required to assess cumulative traffic impacts, including junction capacity modelling for Station Road/A361 and the M5 junction. Mitigation measures may be needed to maintain highway safety and efficiency. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Beavers are present in catchment. The site falls within a Greater Crested Newts Consultation Zone. The site lies approx. 0.65m SE of the Grand Western Canal Local Nature Reserve, Country Park. Legally protected species have been identified in the vicinity outside the site area (Kingfisher, Otter, Badger, Bat, Butterflies). The greenfield site is surrounded by hedgerows and trees. MDDC's arboriculture specialist identifies that, there are significant landscape trees along hedgerow field boundaries. Subject to suitable control measures, development of the site poses a low arboriculture risk. The Tiverton Railway station overflow car park lies on the opposite side of the road to the North, the Westcountry Golf Academy lies to the West and some fields and Spratford Stream separates the site from Tiverton Parkway Railway station and railway line to the East. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology specialists noted the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The site is in FZ1 with the exception of the most southern corner of the site that falls within FZ2 (<0.01ha). FZ2 and FZ3 fall just outside the site area to the East and the South. There is an unnamed watercourse along the SW border and one that touches the NW border as well. There is low-high risk of flooding from surface water (plus climate change) along all of the boundaries of the site. Medium - high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC advise that there is surface water flooding around edges of site (according to EA mapping). Assessment of watercourse within the site might be needed (to be completed by an applicant).

Heritage and Archaeology: The Sampford Peverell Conservation Area lies approx. 0.78km to the West and the Grand Western Canal Conservation area lies approx. 0.65km to the NW. The closest listed building is the Grade II Turberfield approx. 0.78km W. The DCC Historic Environment and Archaeology specialist identifies that the site lies within a landscape where archaeological work has identified previously unknown prehistoric settlement activity. The Historic Environment team advises that any planning application should be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development. The MDDC Conservation Officer identified the need for any planning application to be supported by a Heritage Statement. Development of the site is likely to have a minimal impact upon the setting of the heritage assets due to distance and interposing development.

Education Infrastructure: The closest schools to the site are Sampford Peverell CofE Primary School and Uffculme Secondary School. DCC education note 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. Accordingly, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The National Character area is the Devon Redlands. The Devon landscape character area is Culm Valley Lowlands. The site falls within the Sparsely settled farmed valley floors character type. The site is approx. 0.65km from the Sampford Peverell settlement boundary. However the site does not feel remote or tranquil given the proximity of the site to the Tiverton Parkway Railway Station overflow car park on the opposite side of Station Road to the North, the site adjoining the Westcountry Golf Academy to the West and the Tiverton Parkway Railway Station and Railway Line approx. 300m SE. The A361 lies approx. 150m to the N and the M5 in the East approx. 0.43km. There are some features of the site which are typical of the character type, the site is an open flat landform with hedges on the boundaries. The impact on the landscape is likely to be low given the scale of the site and the context of the site surrounded by roads, the railway network and car park.

Health and Safety related constraints: The A361 lies approx. 150m to the N and the M5 in the East approx. 0.43km. Tiverton Parkway Railway Station and railway line lies approx. 300m to the SE of the site, potential air quality and noise impacts as noted by MDDC's environment health expert. May lead to increased traffic levels in an AQMA. A 33KV electric overhead line and National Transmission Electric Overhead Line runs outside the site approx. 74m E.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 and published in January 2016 by Natural England which identifies the majority of the site as ALC Grade 3b (1.58ha). A very small section of the NW corner lies in ALC Grade 3a with the remainder of the site, largely where the site borders Station Road and in the most Western corner identified as Other ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, Willand and surrounding area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (1.1% slope percentage).

Open Space and Recreation: Open space and recreation areas are available within Sampford Peverell village and the site also adjoins the Westcountry Golf Academy to the West of the site.

Potential Constraints to Delivery: Transport infrastructure. Natural Environment. Flood Risk, Water quality and drainage. Education Infrastructure. Health and safety related constraints.

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	29	-	-	-
Max	25	6	-	-	-
Promoter	25	25	-	-	-
HELAA	25	17	-	-	-

E/SP/12a Office, Retail, Industrial/Warehouse, Mixed Use, Other (Car parking, farm shop, workshops)**Site Area:** Whole 1.93ha | Gross 1.93ha | Net 0.48-1.54ha**Max Yield:** 15,440 sqm**Min Yield:** 4,825 sqm**Promoter Yield:** 6,039 sqm**HELAA Assessed Yield:** 4,825 – 15,440 sqm**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield

Access: Access is likely to be from Station Road which has an existing footpath. Connection to the pedestrian and cycling route to services and facilities within Sampford Peverell should be provided. The closest bus stops are at Tiverton Parkway Railway Station approx. 300m to the E of the site, this is also the closest Railway Station. The National Cycle Network runs along Station Road to the North of the site. Services and facilities are available within Sampford Peverell village approx. 0.8km W. DCC Highways identifies that the proposed site is located off Station Road, near Tiverton Parkway Railway Station, the A361, and about 430 metres from the M5, offering strong strategic connectivity. However, several transport and access issues must be addressed to ensure safe and sustainable development. Vehicular access is likely from Station Road, where visibility splays must meet current standards, requiring hedgerow removal or realignment along the frontage. The site's proximity to Tiverton Parkway and the National Cycle Network is a key advantage, but a safe, continuous, and well-lit pedestrian and cycle route linking the site with Sampford Peverell (approximately 0.8km west), the station, and the wider network is essential. This should include suitable crossings and footway upgrades. Where direct delivery is not feasible, financial contributions should be made to mitigate transport impacts. Although the site benefits from access to rail and bus services, proposals should demonstrate integration with these modes, including secure cycle parking and clear wayfinding to Tiverton Parkway to encourage multi-modal travel. Given the nearby A361 and M5 Junction 27, a full Transport Assessment (TA) will be required to assess cumulative traffic impacts, including junction capacity modelling for Station Road/A361 and the M5 junction. Mitigation measures may be needed to maintain highway safety and efficiency. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Beavers are present in catchment. The site falls within a Greater Crested Newts Consultation Zone. The site lies approx. 0.65m SE of the Grand Western Canal Local Nature

Reserve, Country Park. Legally protected species have been identified in the vicinity outside the site area (Kingfisher, Otter, Badger, Bat, Butterflies). The greenfield site is surrounded by hedgerows and trees. MDDC's arboriculture specialist identifies that, there are significant landscape trees along hedgerow field boundaries. Subject to suitable control measures, development of the site poses a low arboriculture risk. The Tiverton Railway station overflow car park lies on the opposite side of the road to the North, the Westcountry Golf Academy lies to the West and some fields and Spratford Stream separates the site from Tiverton Parkway Railway station and railway line to the East. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Hedges may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Suggested mitigation includes protecting and enhancing hedges, margins, dark corridors, and trees and compensate for losses. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site. DCC ecology specialists noted the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The site is in FZ1 with the exception of the most southern corner of the site that falls within FZ2 (<0.01ha). FZ2 and FZ3 fall just outside the site area to the East and the South. There is an unnamed watercourse along the SW border and one that touches the NW border as well. There is low-high risk of flooding from surface water (plus climate change) along all of the boundaries of the site. Medium - high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC advise that there is surface water flooding around edges of site (according to EA mapping). Assessment of watercourse within the site might be needed (to be completed by an applicant).

Heritage and Archaeology: The Sampford Peverell Conservation Area lies approx. 0.78km to the West and the Grand Western Canal Conservation area lies approx. 0.65km to the NW. The closest listed building is the Grade II Turberfield approx. 0.78km W. The DCC Historic Environment and Archaeology specialist identifies that the site lies within a landscape where archaeological work has identified previously unknown prehistoric settlement activity. The Historic Environment team advises that any planning application should be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development. The MDDC Conservation Officer identified the need for any planning application to be supported by a Heritage Statement. Development of the site is likely to have a minimal impact upon the setting of the heritage assets due to distance and interposing development.

Landscape: The National Character area is the Devon Redlands. The Devon landscape character area is Culm Valley Lowlands. The site falls within the Sparsely settled farmed valley floors character type. The site is approx. 0.65km from the Sampford Peverell settlement boundary. However the site does not feel remote or tranquil given the proximity of the site to the Tiverton Parkway Railway Station overflow car park on the opposite side of Station Road to the North, the site adjoining the Westcountry Golf Academy to the West and the Tiverton Parkway Railway Station and Railway Line approx. 300m SE. The A361 lies approx. 150m to the N and the M5 in the East approx. 0.43km. There

are some features of the site which are typical of the character type, the site is an open flat landform with hedges on the boundaries. The impact on the landscape is likely to be low-medium given the scale of the site and the context of the site surrounded by roads, the railway network and car park.

Health and Safety related constraints: The A361 lies approx. 150m to the N and the M5 in the East approx. 0.43km. Tiverton Parkway Railway Station and railway line lies approx. 300m to the SE of the site, potential air quality and noise impacts as noted by MDDC's environment health expert. May lead to increased traffic levels in an AQMA. A 33KV electric overhead line and National Transmission Electric Overhead Line runs outside the site approx. 74m E.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 and published in January 2016 by Natural England which identifies the majority of the site as ALC Grade 3b (1.58ha). A very small section of the NW corner lies in ALC Grade 3a with the remainder of the site, largely where the site borders Station Road and in the most Western corner identified as Other ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (1.1% slope percentage).

Economic Development: DCC economic development specialists advise that the site's proximity to Tiverton Parkway Station Car Park gives it strong transport links, though it is not close to a large population centre. If commercial use is pursued, they recommend future-proofed broadband, energy efficiency, and renewable generation from the outset. MDDC economic development specialists also recognise the site's good access to the M5 and the rail station, and observed that it does not appear to harm neighbour amenity. However, they pointed out that the site currently lacks strong connections to other commercial areas. Even so, they considered it to have potential for small-scale commercial use.

Open Space and Recreation: Open space and recreation areas are available within Sampford Peverell village and the site also adjoins the Westcountry Golf Academy to the West of the site.

Potential Constraints to Delivery: Transport infrastructure. Natural Environment. Flood Risk, Water quality and drainage. Education Infrastructure. Health and safety related constraints.

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.