

# Uffculme

**Settlement: Uffculme**

**Site Reference and Name: E/UF/01 Houndaller Quarry, Clay Lane**

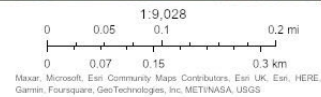
**Customer Reference Number: ph13fxd**

E/UF/01



23/11/2022, 14:30:50

- District Boundary
- Call For Sites Layer



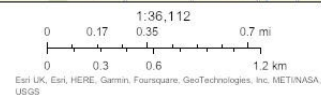
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E/UF/01



23/11/2022, 14:33:18

- District Boundary
- Call For Sites Layer



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**Parish:** Burlescombe (18.39ha W), Uffculme (4.44ha E)

**Site submitted for:** E/UF/01a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes. E/UF/01b Industrial / warehouse, Hotel, Mixed use, Other. E/UF/01c Renewable energy.

**Site description:** Brownfield, currently utilised as a working quarry and is subject to significant changes in level. The site lies to the NW of Uffculme, beyond the settlement boundary. Set within farmland, the site is bordered to the S by Hill Head Farmand Clay Lane (E). E/UF/02 also lies to the S of the site. The site is fully located within both an MSA and an MCA, and the eastern part (5.79ha) falls within a WCZ. Broadpath Landfill waste site lies <40m (E). Approx. 1.64ha within the NE corner is contaminated as a result of quarrying. The site falls within the setting of a grade I listed house, park and garden to the S. A PROW footpath runs along the SW to SE boundary. Part of the eastern border adjoins an area of priority habitat. Several ponds are present on site. Situated within a Great Crested Newt Consultation Zone. Legally protected species (dormice) recorded on site. The land is subject to covenants and 3<sup>rd</sup> party rights regarding pipework. The site has one landowner. The HELAA Panel has assessed the site as being challenging to achieve as it would need considerable infrastructure. DCC has pointed out that the junction from Clay Lane down to the village needs significant upgrades. Because it is a quarry site, making residential development viable would be difficult. The site is also removed from the village. Therefore given the constraints, the site would be unachievable for residential development. The Panel however do consider that the site has potential for commercial development with possible B2 provided the constraints of the site can be overcome, with particular reference to DCC minerals specialist comments. The site may also be considered for renewable energy provided the constraints can be overcome.

**E/UF/01a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes.**

**Site Area:** Whole 22.83ha | Gross 22.83ha | Net 13.70ha

**Max Yield:** 479

**Min Yield:** 274

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Brownfield

**Access:** The site is currently accessed via Clay Lane. A PROW footpath runs from the SW to SE boundaries. DCC Highways identifies that a pedestrian/cycleway connection to local services and bus

stops is required. Mitigation would be required for the Clay Lane junction in Uffculme. In its current form, DCC specialists suggest that this site would not be suitable for non-motorised users. The site is on a bus route but the closest stop is 800m (NE) on the A38 junction with Broad Path. Tiverton Parkway railway station is 1.3km W. Local services and facilities are 1.3km (SE) by road.

**Natural Environment:** Legally protected species (dormice) recorded on site. The site falls within a Great Crested Newt Consultation Zone. Natural England specialists identify that the site borders Hill Head Farm to the S, which is classified as Open Mosaic Habitat. Beavers are present in catchment. Devon County ecology specialists identify that the site is currently in use as an unlit aggregate quarry surrounded by mature hedgerows with trees and adjacent to both undesignated (N) and priority habitat (E) deciduous woodland. Several ponds exist within the site. The surrounding hedgerows and woodland could support protected and priority species such as bat roosts and foraging habitat, dormice, reptiles, hedgehogs, and could also act as flight lines. The ponds could support Great Crested Newts and toads. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. The site is of medium strategic environmental importance and has potential for site creation given its connectivity and restoration requirements. Mitigation suggested includes protecting and enhancing hedgerows, woodland, dark corridors, and unlit areas. Development proposals must not adversely affect off-site habitats to the N and E. Woodland and ponds should be retained through sensitive design. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site has a medium-high risk of surface water flooding across various parts of the site (approx. 0.8ha). 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:** DCC archaeology specialists identify that the site forms part of the historic parish boundary and an enclosure field system. Specialists note that the site has archaeological potential, following a geophysical survey of the area. Mitigation suggested includes a programme of archaeological work by condition. MDDC conservation officers note that the site is not visible from Hill Head Farmhouse (<35m E) and as such should not impact upon its setting. Conservation specialists identify that further assessment is required to ensure that the site is not visible from either the associated listed building, or listed park and gardens, of Grade I Bridwell Park (S). If the site is visible from Bridwell Park, mitigation suggested includes restricting the height of development and sensitive use of lighting.

**Education Infrastructure:** The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

**Landscape:** Protected landscapes are not within close proximity of the site. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity rating to housing development is medium-high. Woodland on higher eastern part of site is likely to form a distinctive wooded skyline in local views, and contribute to wooded character of Culm Valley lowlands, and help minimise visual impact of adjacent unsightly development. This and other important vegetation is likely to require protection which may reduce developable area. Partially restored quarried landform may require remodelling to accommodate development. Development would only relate to the settlement form if intervening fields between Uffculme and the site were developed. Further assessment of the importance of site vegetation and visual prominence of site in views from west would be required.

**Health and Safety related constraints:** Existing quarry. 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 primarily to be Grade 3a ALC (16.5ha) with 4.7ha in the SW corner classed as Grade 3b and the remainder of the site in the NE corner classed as 'Other' ALC. The eastern part of the site (5.79 ha) falls within a WCZ (DCC policy W6). The site is wholly located within an MSA and an MCA and approx. 1.64 ha within the NE corner is designated as contaminated land as a result of quarrying. The DCC Minerals Planning Authority identifies that this site is part of Hillhead Quarry which has planning permission for the winning and extraction of minerals until 2037. Mineral resources within an MSA should be protected from sterilisation or constraint by non-mineral development under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033. Specialists note that the processing area within Hillhead Quarry is likely to remain in operation should the allocated sand and gravel site within the Devon Minerals Plan 2011-2033, Penslade, secure planning permission. The introduction of a sensitive land use could constrain mineral operations, and development would introduce noise/dust/vibration sensitive properties closer to the operational processing plant. Should this site be included, it will need to be demonstrated that it would not affect the mineral operation. Any potential impacts on living conditions would need to be addressed. Residential development on this land will not achieve the nature conservation benefits currently required through planning permission DCC/3655/2014. These require the land to be restored to agriculture and scrub/grassland, separated by hedgerows and planting, with the existing water body to be retained. The baseline for any alternative development should be this secured restoration. Part of the site is considered to be of high biodiversity value and this should be retained. Any development should compensate for the biodiversity value that has been secured by the restoration scheme. 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. Neighbouring Broadpath Landfill Site is now in restoration, it is not considered there will be any impacts from this waste site on the proposed residential site.

**Topography:** The site is currently an active quarry and therefore subject to significant changes in level during its operational lifespan.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (1.3km SE), play area (<1.2km S), skatepark (<860m SE), allotments (<540m SE), and cemetery (<1.5km SE).

**Potential Constraints to Delivery:** Covenants and 3rd party rights. Access. Legally protected species on site. Natural environment. Heritage impacts. Education infrastructure. Potential landscape impacts. Grade 3a ALC. Contaminated land on site. MCA, MSA, WCZ. Quarry processing area likely to remain in operation until 2037. Assessment of groundwater risk and surface water flow. Air quality buffer zone.

**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/UF/01b Industrial / warehouse, Hotel, Mixed use, Other.****Site Area:** Whole 22.83ha | Gross 22.83ha | Net 5.71-18.26ha**Max Yield:** 182,640 sqm**Min Yield:** 57,075 sqm**HELAA Assessed Yield:** 57,075sqm -182,640sqm (Mid Yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Brownfield

**Access:** The site is currently accessed via Clay Lane. A PRoW footpath runs from the SW to SE boundaries. DCC Highways identifies that a pedestrian/cycleway connection to local services and bus stops is required. Mitigation would be required for the Clay Lane junction in Uffculme. In its current form, DCC specialists suggest that this site would not be suitable for non-motorised users. The site is on a bus route but the closest stop is 800m (NE) on the A38 junction with Broad Path. Tiverton Parkway railway station is 1.3km W. Local services and facilities are 1.3km (SE) by road.

**Natural Environment:** Legally protected species (dormice) recorded on site. The site falls within a Great Crested Newt Consultation Zone. Natural England specialists identify that the site borders Hill Head Farm to the S, which is classified as Open Mosaic Habitat. Beavers are present in catchment. Devon County ecology specialists identify that the site is currently in use as an unlit aggregate quarry surrounded by mature hedgerows with trees and adjacent to both undesignated (N) and priority habitat (E) deciduous woodland. Several ponds exist within the site. The surrounding hedgerows and woodland could support protected and priority species such as bat roosts and foraging habitat, dormice, reptiles, hedgehogs, and could also act as flight lines. The ponds could support Great Crested Newts and toads. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. The site is of medium strategic environmental importance and has potential for site creation given its connectivity and restoration requirements. Mitigation suggested includes protecting and enhancing hedgerows, woodland, dark corridors, and unlit areas. Development proposals must not adversely affect off-site habitats to the N and E. Woodland and ponds should be retained through sensitive design. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site has a medium-high risk of surface water flooding across various parts of the site (approx. 0.8ha). 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:** DCC archaeology specialists identify that the site forms part of the historic parish boundary and an enclosure field system. Specialists note that the site has archaeological potential, following a geophysical survey of the area. Mitigation suggested includes a programme of archaeological work by condition. MDDC conservation officers note that the site is not visible from Hill Head Farmhouse (<35m E) and as such should not impact upon its setting. Conservation specialists identify that further assessment is required to ensure that the site is not visible from either the associated listed building, or listed park and gardens, of Grade I Bridwell Park (S). If the site is visible from Bridwell Park, mitigation suggested includes restricting the height of development and sensitive use of lighting.

**Landscape:** Protected landscapes are not within close proximity of the site. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site has an overall sensitivity rating to employment development of medium. Woodland on higher eastern part of site is likely to form a distinctive wooded skyline in local views, and contribute to wooded character of Culm Valley lowlands, and help minimise visual impact of adjacent unsightly development. This and other important vegetation is likely to require protection which may reduce developable area. Partially restored quarried landform may require remodelling to accommodate development. The wider quarry site could include some industrial-type buildings that could relate to some employment types, and recessed quarry voids together with woodland framework could accommodate more unsightly development whilst retaining wooded skylines, semi-natural vegetation and remaining historic hedges. Further assessment of the importance of site vegetation and visual prominence of site in views from west would be required.

**Health and Safety related constraints:** Existing quarry. 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 primarily to be Grade 3a ALC (16.5ha) with 4.7ha in the SW corner classed as Grade 3b and the remainder of the site in the NE corner classed as 'Other' ALC. The eastern part of the site (5.79 ha) falls within a WCZ (DCC policy W6). The site is wholly located within an MSA and an MCA and approx. 1.64 ha within the NE corner is designated as contaminated land as a result of quarrying. The DCC Minerals Planning Authority identifies that this site is part of Hillhead Quarry which has planning permission for the winning and extraction of minerals until 2037. Mineral resources within an MSA should be protected from sterilisation or constraint by non-mineral development under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033. Specialists note that the processing area within Hillhead Quarry is likely to remain in operation should the allocated sand and gravel site within the Devon Minerals Plan 2011-2033, Penslade, secure planning permission. The introduction of an alternative land use could constrain mineral operations, and development would introduce noise/dust/vibration sensitive properties closer to the operational processing plant. Should this site be included, it will need to be demonstrated that it would not affect the mineral operation. Development on this land will not achieve the nature conservation benefits currently required through planning permission DCC/3655/2014. These require the land to be restored to agriculture and scrub/grassland, separated by hedgerows and planting, with the existing water body to be retained. The baseline for any alternative development should be this secured restoration. Part of the site is considered to be of high biodiversity value and this should be retained. Any development

should compensate for the biodiversity value that has been secured by the restoration scheme. Neighbouring Broadpath Landfill Site is now in restoration, it is not considered there will be any impacts from this waste site on the proposed residential site.

**Topography:** The site is currently an active quarry and therefore subject to significant changes in level during its operational lifespan.

**Economic Development:** MDDC economic specialists identify that the site may not be suitable for employment land due to narrow access roads. Provision of employment land might not be required due to the proximity to potential development within Willand and Junction 27 of the M5.

**Potential Constraints to Delivery:** Covenants and 3rd party rights. Access. Legally protected species on site. Heritage impacts. Potential landscape impacts. Grade 3a ALC. Contaminated land on site. MCA, MSA, WCZ. Quarry processing area likely to remain in operation until 2037. Assessment of groundwater risk and surface water flow. Air quality buffer zone. Economic development.

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

**Build out rate:** The promoter has confirmed the site is available within the next 6 years, however planning permission for minerals extraction is until 2037. For the purposes of this report 'mixed use' is considered as commercial.

**E/UF/01c Renewable energy.****Site Area:** Whole 22.83ha | Gross 22.83ha | Net 22.83ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Brownfield

**Access:** The site is currently accessed via Clay Lane. A PRoW footpath runs from the SW to SE boundaries. DCC Highways suggest the site could be suitable for solar from a highways perspective, but would require a construction and deconstruction management plan.

**Natural Environment:** Legally protected species (dormice) recorded on site. The site falls within a Great Crested Newt Consultation Zone. Natural England specialists identify that the site borders Hill Head Farm to the S, which is classified as Open Mosaic Habitat. Beavers are present in catchment. Devon County ecology specialists identify that the site is currently in use as an unlit aggregate quarry surrounded by mature hedgerows with trees and adjacent to both undesignated (N) and priority habitat (E) deciduous woodland. Several ponds exist within the site. The surrounding hedgerows and woodland could support protected and priority species such as bat roosts and foraging habitat, dormice, reptiles, hedgehogs, and could also act as flight lines. The ponds could support Great Crested Newts and toads. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. The site is of medium strategic environmental importance and has potential for site creation given its connectivity and restoration requirements. Mitigation suggested includes protecting and enhancing hedgerows, woodland, dark corridors, and unlit areas. Development proposals must not adversely affect off-site habitats to the N and E. Woodland and ponds should be retained through sensitive design. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site has a medium-high risk of surface water flooding across various parts of the site (approx. 0.8ha). 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:** DCC archaeology specialists identify that the site forms part of the historic parish boundary and an enclosure field system. Specialists note that the site has archaeological potential, following a geophysical survey of the area. Mitigation suggested includes a programme of archaeological work by condition. MDDC conservation officers note that the site is not visible from Hill Head Farmhouse (<35m E) and as such should not impact upon its setting. Specialists suggest that solar panels would be unlikely to be harmful to the setting of the house,

listed buildings, garden and park at Bridwell Park, but that wind turbines would have an adverse impact.

**Landscape:** Protected landscapes are not within close proximity of the site. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The Lowland plains character type is a traditional agrarian Devon landscape comprised of a distinctive pattern of predominantly rectilinear fields criss-crossing hillsides. Enclosed by hedgerows and hedgebanks, areas of improved grassland occur on higher slopes, and arable farmland in lower areas. Isolated copses on higher ground, discrete woodlands, traditional orchards, and parkland trees give the landscape a semi-open character. The landscape is not nationally designated but historic parkland estate vistas increase sensitivity levels. The presence of intensive farming, infrastructure, and modern development within a medium to large-scale rolling landform could indicate a lower sensitivity to the principle of solar PV development, the varied land cover, presence of historic smaller-scale field patterns, areas of Culm grassland, and frequent human scale features increase sensitivity. Woodland on the higher eastern part of the site is likely to form a distinctive wooded skyline in local views, and contribute to wooded character of Culm Valley lowlands, and help minimise visual impact. This and other important vegetation is likely to require protection which may reduce developable area. Potential impact on long views from the Bridwell estate. Partially restored quarried landform may require remodelling to accommodate development. Further assessment of the importance of site vegetation and visual prominence of site in views from west would be required. The landscape has a low-medium sensitivity to solar PV very small to small scale solar PV <1ha-5ha, medium sensitivity to medium scale solar PV 5-10ha, medium-high sensitivity to large scale solar PV 10-15ha and high sensitivity to very large solar PV >15ha. The landscape has a low to medium sensitivity to very small turbines (15-25m), medium sensitivity to small turbines (25-50m), medium to high sensitivity to medium to large turbines (51-110m) and high sensitivity to very large turbines (111-150m).

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

**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 primarily to be Grade 3a ALC (16.5ha) with 4.7ha in the SW corner classed as Grade 3b and the remainder of the site in the NE corner classed as 'Other' ALC. The eastern part of the site (5.79 ha) falls within a WCZ (DCC policy W6). The site is wholly located within an MSA and an MCA and approx. 1.64 ha within the NE corner is designated as contaminated land as a result of quarrying. The DCC Minerals Planning Authority identifies that this site is part of Hillhead Quarry which has planning permission for the winning and extraction of minerals until 2037. Mineral resources within an MSA should be protected from sterilisation or constraint by non-mineral development under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033. Specialists note that the processing area within Hillhead Quarry is likely to remain in operation should the allocated sand and gravel site within the Devon Minerals Plan 2011-2033, Penslade, secure planning permission. The introduction of an alternative land use could constrain mineral operations, and development would introduce noise/dust/vibration sensitive properties closer to the operational processing plant. Should this site be included, it will need to be demonstrated that it would not affect the mineral operation. Development on this land will not achieve the nature conservation benefits currently required through planning permission DCC/3655/2014. These require the land to be restored to agriculture and scrub/grassland, separated by hedgerows and planting, with the existing water body to be retained. The baseline for any alternative development should be this secured restoration. Part of

the site is considered to be of high biodiversity value and this should be retained. Any development should compensate for the biodiversity value that has been secured by the restoration scheme.

**Topography:** The site is currently an active quarry and therefore subject to significant changes in level during its operational lifespan.

**Potential Constraints to Delivery:** Covenants and 3rd party rights. Legally protected species on site. Natural Environment. Heritage impacts. Potential landscape impacts. Grade 3a ALC. MCA, MSA, WCZ. Quarry processing area likely to remain in operation until 2037. Assessment of groundwater risk and surface water flow. Falling distance of wind turbines.

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

**Build out rate:** The promoter has confirmed the site is available within the next 6 years, however planning permission for minerals extraction is until 2037.

Settlement: Uffculme

Site Reference and Name: E/UF/02 Hill Head Farm

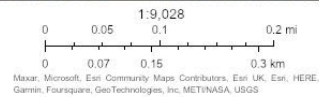
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E/UF/02



23/11/2022, 14:39:44

- District Boundary
- Call For Sites Layer



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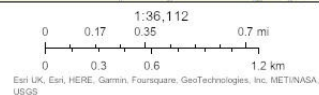
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E/UF/02



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- District Boundary
- Call For Sites Layer



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**Parish:** Burlescombe (4.76ha W), Uffculme (6.41ha E)

**Site Area:** Whole 11.17ha | Gross 11.17ha | Net 6.70ha

**Site submitted for:** Housing

**Max Yield:** 235

**Min Yield:** 134

**HELAA Assessed Yield:** None

**Site description:** Very gently sloping agricultural greenfield. Set within farmland, the site lies to the N of Uffculme's settlement boundary. The site is bordered by Houndaller Quarry (N), Chapel Hill (S), and dwellings to the S/SE. A conifer plantation abuts the southern boundary. A PROW footpath runs N-S through the site. The site is located within the setting of a grade I listed building, and associated park and gardens. The site is within a Great Crested Newt Consultation Zone, MSA and a MCA. Also submitted for development, E/UF/01 adjoins the N border. E/UF/03 is located <40m (SE). This site has one landowner. The HELAA Panel has assessed the site to be unachievable due to the constraints of the site including access and location away from the main settlement.

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield

**Access:** The site is bordered by Chapel Hill to the S. A PROW footpath runs N to S through the site, connecting Clay Lane with Chapel Hill. DCC Highways identifies that a pedestrian/cycleway connection to local services and bus stops is needed. Mitigation would be required for the junction of Clay Lane and Ashley Road. In its current form, DCC specialists suggest the site would not be suitable for non-motorised users. The closest bus stop is 825m (SE) on The Square in Uffculme. The nearest railway station is Tiverton Parkway 1.4km W. Services and facilities are located <850m (S/SE) by road in Uffculme.

**Natural Environment:** Beavers are present in catchment. DCC ecology specialists identify the site as unlit arable with fields surrounded by mature hedgerows with trees. The surrounding hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. The site may provide bat foraging habitat. Dormouse recorded within 250m (N) in connecting habitat. The site is located within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Retention of all mature trees would however be required. Suggested mitigation includes the

protection and enhancement of hedgerows, dark corridors, unlit areas, and trees. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

**Heritage and Archaeology:** Devon County archaeology specialists identify that there is some potential for Roman or medieval iron smelting archaeological evidence, based on the historic parish boundary and finds from the wider area. Specialists identify the need for a pre-determination programme of archaeological assessment and evaluation. MDDC conservation specialists identify that the site is close to the Grade I Bridwell Park, its grade 2\* stables, grade 2\* chapel, and their associated listed park and garden. Further assessment would be required with regard to the long views of the site from these buildings and settings. The colour palette of external finishes may need to take this into account.

**Education Infrastructure:** The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

**Landscape:** Protected landscapes are not within close proximity of the site. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is medium to high. The site is in the countryside and may be locally valued for its intrinsic rural character, beauty and tranquillity experienced from the Uffculme Footpath 5 which runs through it. The site could be attractive given undulating topography combined with pattern of fields, hedges and hedgerow trees. It is likely to contribute to the rural setting of Uffculme and if developed would not relate well to the characteristic form of the village unless the fields intervening the site and the village were developed. A further site appraisal is required to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities as perceived from PROWs.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. 11KV overhead lines run through the centre of the site. Working quarry to the north 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 southern portion of the site to be Grade 1 ALC (3.9ha) and the majority of the northern portion of the site to be Grade 3a ALC (6.5ha), with the remainder of the site in the NW corner as Grade 3b ALC. Site does not fall within a WCZ. The DCC Minerals Planning Authority identifies that the site is wholly located within an MCA and predominantly within an MSA. Mineral resources within Mineral Safeguarding Areas

should be protected from sterilisation or constraint by non-mineral development under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033. Specialists note that the processing area within Hillhead Quarry is likely to remain in operation should the allocated sand and gravel site within the Devon Minerals Plan 2011-2033, Penslade, secure planning permission. The introduction of a sensitive land use could constrain mineral operations, and development would introduce noise/dust/vibration sensitive properties closer to the operational processing plant. Should this site be included, it will need to be demonstrated that it would not affect the mineral operation. Any potential impacts on living conditions would need to be addressed. The Mineral Planning Authority considers that development would sterilise underlying sand and gravel resources. Under the provisions of Policy M3: Prior Extraction of Minerals of the Devon Minerals Plan 2011-2033, a Mineral Resource Assessment, in consultation with the relevant mineral operators, would be required to demonstrate that either the resource can be extracted prior to non-mineral development taking place, or that the resource is not of current or potential economic value. Neighbouring Broadpath Landfill Site is now in restoration, it is not considered there will be any impacts from this waste site on the proposed residential site. 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:** Very gently sloping (3.2% slope percentage). The site rises from the S to the N, before rising again at the most northerly element.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (1.25km SE), play area (<1km S), skatepark (<580m SE), allotments (<360m E), and cemetery (<1.25km SE).

**Potential Constraints to Delivery:** Access. Heritage impacts. Education infrastructure. Potential landscape impacts. Grade 1 and 3a ALC. MCA and MSA. Assessment of groundwater risk and surface water flow. Noise, dust and vibration from nearby quarry. Air quality buffer zone. 11KV overhead lines

**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.

**Settlement: Uffculme**

**Site Reference and Name: E/UF/03 Land off Chapel Hill**

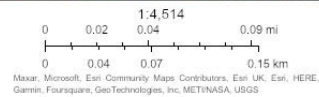
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- District Boundary
- Call For Sites Layer



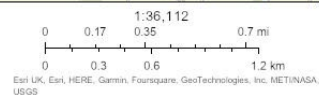
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**Parish:** Uffculme

**Site Area:** Whole 2.75ha | Gross 2.75ha | Net 1.65ha

**Site submitted for:** Homes for sale, Affordable homes

**Max Yield:** 58

**Min Yield:** 33

**Promoter Yield:** 40-65 (mid point 52)

**HELAA Assessed Yield:** <5 (below threshold to be considered further in the HELAA)

**Site description:** Very gently sloping agricultural greenfield. The site lies to the N of Uffculme, outside the settlement boundary. The site is bordered by farmland (N, W and E), residential development (SE), Chapel Hill and Uffculme secondary school (SW). The southern boundary adjoins priority habitat deciduous woodland. A spring rises within the site. The site is within a Great Crested Newt Consultation Zone and an MSA. E/UF/02 is located <40m (NW). The site is subject to 3<sup>rd</sup> party rights regarding pipework and drawing of water from springs situated on the property. This may need to be investigated further. A previous application 22/01893/MFUL for 40 dwellings was refused including reasons for lack of information within the Transport Assessment, layout and design, falling within the MSA and without sufficient information to support compliance with the Devon Minerals Plan impact on the historic environment and landscape. The HELAA Panel has assessed the site as likely unachievable due to the constraints of the site but there might be some potential for very small windfall development which would be below the HELAA threshold, for this reason the site is considered unachievable in the context of this HELAA report.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield

**Access:** The site is bordered by Chapel Hill to the SW. The promoter identifies vehicular access would be via Chapel Hill to the west with pedestrian access to the segregated footway that runs parallel to Chapel Hill achievable from the South of the site. They note that highway concerns can be addressed through an updated transport assessment in any future applications. Devon County Highways identify that a pedestrian/cycleway connection to local services and bus stops would be needed. Mitigation would be required for the junction of Clay Lane and Ashley Road. In its current form, DCC specialists suggest that this site would not be suitable for non-motorised users. The closest bus stop is <500m SE on The Square, in Uffculme. The nearest railway station is Tiverton Parkway 2km W. Services and facilities are <500m by road to the S/SE.

**Natural Environment:** The site adjoins a grassland Nature Area (W) and a woodland and forest Core Nature Area (S). A spring rises within the site. Beavers are present in catchment. Devon County ecologists identify the site as unlit permanent grassland fields, partially surrounded by mature hedgerows with trees. The fields contain mature trees, potentially veterans. A site visit is required to confirm whether of botanical interest. The site lies adjacent to deciduous woodland Priority Habitat (S). The surrounding hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. Hedges and grassland may provide bat foraging habitat. Field trees could support bat roosts. The site is located within a Great Crested Newt consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, dark corridors, unlit areas, and trees and compensate for losses. All mature trees and the woodland buffer to the S should be retained. Proposals should ensure that off-site habitats to the W and S are not adversely affected. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. 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:** Planning application 22/01893/MFUL for 40 homes refused which included grounds of harm to the Uffculme Conservation Area and Grade II listed The Mount. The site lies just outside the Uffculme Conservation Area. DCC archaeology specialists identify that the site has some archaeological potential. A medieval artefact has been discovered and the field names may suggest a rabbit warren. Specialists note the need for a pre-determination programme of archaeological assessment and evaluation to inform any further mitigation. MDDC conservation officers identify that the site is adjacent to the historic curtilage of The Mount/Poynings. The historic driveway is still in use and is part of the experience of the asset. This is a sensitive boundary and development should respect this.

**Education Infrastructure:** The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

**Landscape:** Planning application 22/01893/MFUL for 40 homes refused which included grounds of adverse harm to the landscape character. Protected landscapes are not within close proximity of the site. The site lies within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is medium. Agricultural greenfield, characteristic of LCT3B. Boundary hedgerows, and

mature tree cluster surrounding an onsite spring should be protected and incorporated as part of any development layout. The surrounding area has a strong rural character but tranquillity will be compromised during the neighbouring school's operational hours. Development is unlikely to harm the existing linear settlement form but could have a limited impact on the setting of Uffculme's conservation area. Housing of a limited height (1-2 storeys) would relate well to the built character of the village. Limited local views into the site but could be visible in distant views. A further site appraisal is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

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

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the site to be Grade 1 ALC with some marginal areas along the Southern boundaries as 'Other' ALC. The site does not fall within an MCA or WCZ. DCC minerals and waste specialists identify that the site lies within an MSA (the Pebble Beds Sand and Gravel resource). Planning application 22/01893/MFUL for 40 homes was refused which included grounds that the site is in an MSA. Under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033, mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. The site is considered to already be constrained due to proximity of existing dwellings, therefore is no objection to the sterilisation of the mineral resource. Should this site be included, it will need to be demonstrated that the introduction of a sensitive use would not affect the operations of the existing minerals processing plant at Hillhead Quarry. Any potential impacts on living conditions would need to be addressed. Broadpath Landfill Site is now in restoration, it is not considered there will be any impacts from this waste site on the proposed residential site. 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:** Very gently sloping (3.2% slope percentage), rising to the S.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (<715m SE), play area (<750m SW), skatepark (<340m S), allotments (210m E), and cemetery (<930m SE).

**Potential Constraints to Delivery:** 3rd party rights. Access. Natural environment. Heritage impact. Education infrastructure. Grade 1 ALC. MSA. Water Quality and Drainage. Potential Landscape impact. 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 considered.

**Settlement: Uffculme**

**Site Reference and Name: E/UF/04 Voddens Barn, Clay Lane**

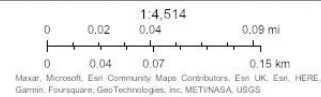
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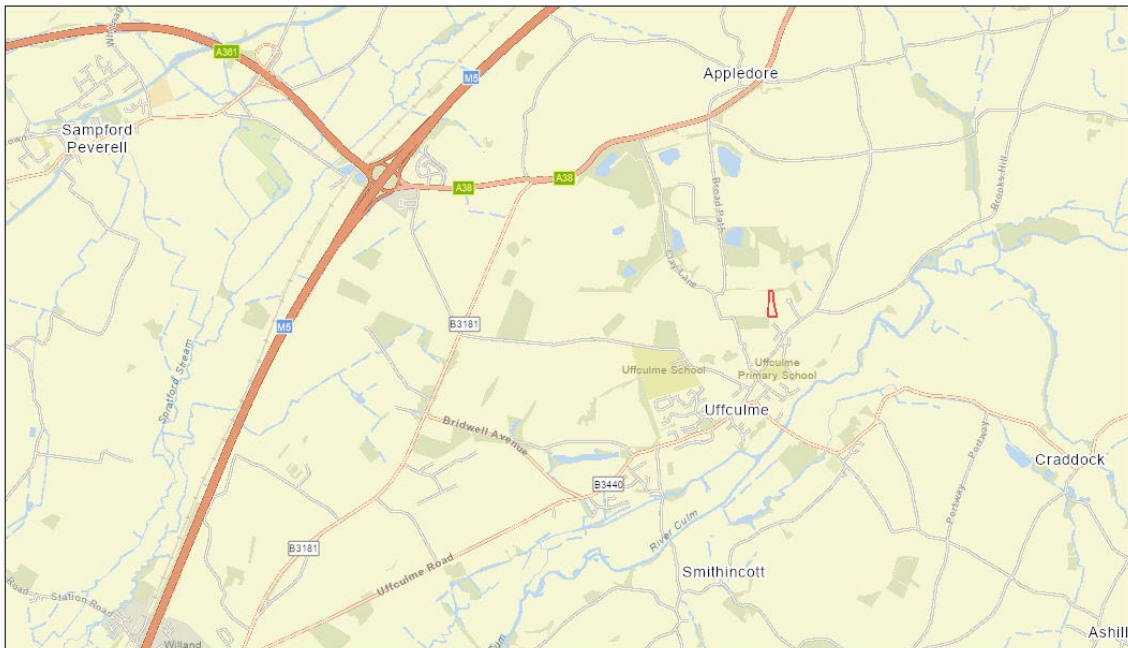
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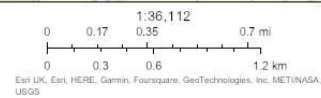
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**Parish:** Uffculme

**Site Area:** Whole 0.48ha | Gross 0.48ha | Net 0.38ha

**Site submitted for:** Homes for sale, Affordable homes

**Max Yield:** 13

**Min Yield:** 8

**Promoter Yield:** 20

**HELAA Assessed Yield:** None

**Site description:** Strongly sloping agricultural greenfield. The site is located N of Uffculme's settlement boundary and is formed of the eastern sections of two fields. Bordered by farmland (N and W), allotments (SW), and residential development (S and E). Mature trees enclose the site and the S boundary abuts a TPO area. The site is within a Great Crested Newt Consultation Zone, an MSA and an MCA. The site is subject to a covenant. This may need to be investigated further. One landowner. The HELAA Panel has assessed the site to be unachievable due to the constraints of the site including the scale of the site, access and topography.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** The proposer suggests that access is obtained via acquisition of a ransom strip, connecting the site to Ashley Road. The N boundary runs parallel to an unadopted road leading between Broad Path and an aggregates site. A private road, Belle Vue Rise adjoins the E boundary. DCC Highways identify that a pedestrian/cycleway connection to local services and bus stops is required. Mitigation would be required for the junction of Clay Lane and Ashley Road. In its current form, DCC specialists suggest that this site would not be suitable for non-motorised users. The closest bus stop is located on Ashley Road (150m SE). The nearest railway station is Tiverton Parkway 2.5km W. Services and facilities are within 610m walking distance SW.

**Natural Environment:** A TPO area on S border. Beavers are present in catchment. Devon County ecologists identify that the site appears to have been historically grassland but recently damaged through construction activities associated with development to the S. The site is surrounded by mature hedgerows with trees, connecting into a wider elm hedgerow network (N). The surrounding hedgerows could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. Hedgerows and grassland may provide bat foraging habitat. The site is located within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The

site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, grassland, and dark corridors. Proposals should ensure that off-site habitats are not adversely affected. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain would need to be based on historical pre-construction land value; 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:** DCC archaeology specialists do not identify any obvious requirement for archaeological mitigation. MDDC conservation specialists raised no objections.

**Education Infrastructure:** The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to housing development is low to medium. The site comprises of agricultural greenfield, not publicly accessible, with limited opportunities for visual amenity. Tranquillity has been compromised by neighbouring residential and quarrying development. Set within a gently sloping, yet strongly undulating landscape and bordered by development on two sides, the site slopes strongly down towards the existing settlement. Enclosed by dense hedgerows, the site's boundary vegetation contributes positively to the typical rural character of the landscape and where feasible, should be incorporated into any development layouts. Located on the north eastern edge of Uffculme, next to existing housing, development would not harm the existing linear settlement form. Housing of limited height (1-2 storeys) could be accommodated on this landform.

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

**Soils and contamination:** No land contamination. Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within an MCA. DCC minerals and waste specialists identify that the site falls within a WCZ (DCC policy W6) and an MSA (the Pebble Beds Sand and Gravel resource). Under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033, mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. The site is considered to already be constrained due to proximity of existing dwellings, therefore is no objection to the sterilisation of the mineral resource. Should this site be included, it will need to be demonstrated that the introduction of a sensitive use would not affect the operations of the existing minerals processing plant at Hillhead Quarry. Any

potential impacts on living conditions would need to be addressed, including those arising from traffic associated with the bagging plant (E). Broadpath Landfill Site is now in restoration, it is not considered there will be any impacts from this waste site on the proposed residential site. 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:** Strongly sloping (16% slope percentage), rising to the N.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (710m S), play area (1.2km SW), skatepark (<665m SW), allotments (<35m SW), and cemetery (845m SE).

**Potential Constraints to Delivery:** Topography. Access. TPO area on S border. Education infrastructure. Potentially Grade 3a ALC. MSA and WCZ. Assessment of groundwater risk and surface water flow. May lead to an increase in 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 considered.

**Settlement: Uffculme**

**Site Reference and Name: E/UF/05 Land north and south of Bridwell Avenue**

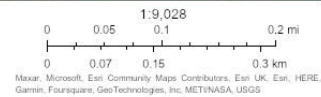
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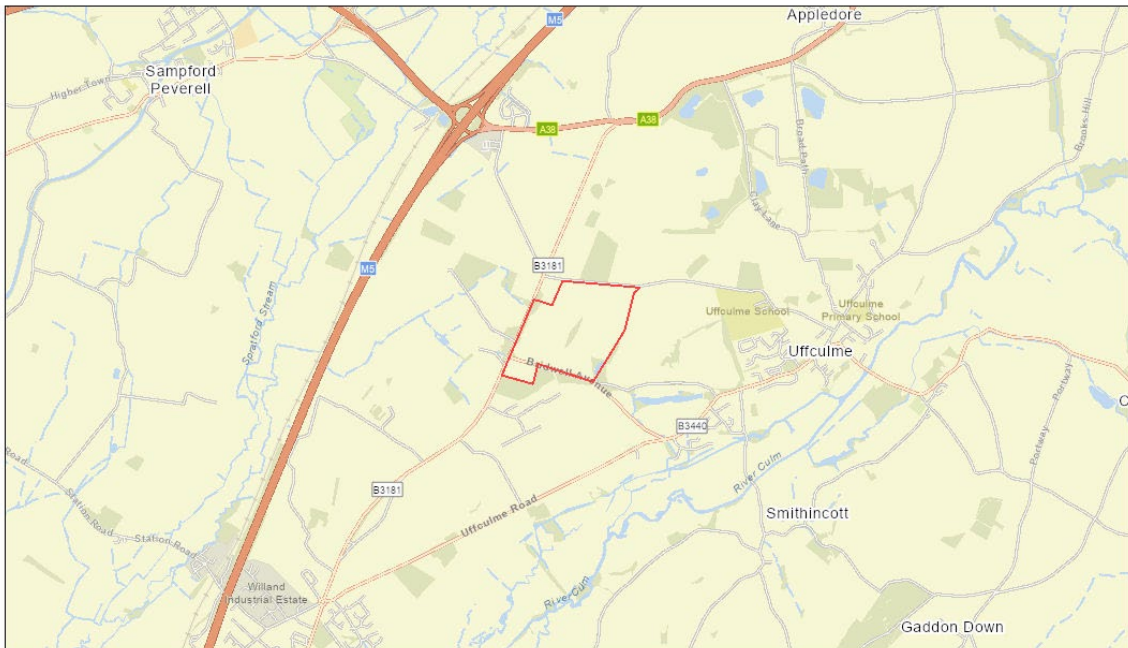
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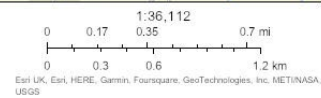
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**Parish:** Halberton and Uffculme

**Site Area:** Whole 27.56ha | Gross 27.56ha | Net 6.89 - 11.02ha

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

**Max Yield:** 110,240 sqm

**Min Yield:** 68,900 sqm

**HELAA Assessed Yield:** 68,900-110,240 sqm (Mid Yield)

**Site description:** Very gently sloping agricultural greenfield. The site lies to the NW of Uffculme, beyond the settlement boundary. Set amidst farmland, the site is bordered by Chapel Hill (N), residential development (NW), the B3131 (W), and Bridwell Avenue and business park (S). The SE corner of the site lies within the grounds of Grade I listed Bridwell Park. The site is enclosed by mature trees and priority habitat deciduous woodland (N, S and W). Pockets of this habitat lie within the W and SE boundaries. The N part of the site is within a Great Crested Newt Consultation Zone. A pond is located within the SE corner. Part of the NE corner (approx. 0.09ha) is within an MCA. Site E/J27/06 lies to the W & SW and E/UF/07 lies to the S. The land is subject to covenants and 3<sup>rd</sup> party rights regarding pipework. This may need to be investigated further. One landowner. The HELAA Panel agreed that Grade I listed Bridwell Park is a constraint that would require careful consideration however there is a strong demand for commercial development due to the success of Hitchcock Business Park and is considered achievable.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield.

**Access:** The site is bordered by Chapel Hill, Bridwell Avenue and the B3181. A PROW footpath joins the B3181 to the west of the site. Devon County Highways identifies that there is a connection to the existing industrial estate, with links to bus stops. Accesses are off B3181, a wide road with a 60MPH speed limit. On this basis, DCC specialists suggest that this could be an acceptable site for employment. The closest bus stop is located <200m (S). The nearest railway station is Tiverton Parkway 1.1km W.

**Natural Environment:** A pond is located within the SE corner. Beavers are present in catchment. DCC ecology specialists identify the site as unlit mixed arable surrounded by mature hedgerows with trees. Priority habitat (deciduous woodland blocks) located within NW and SE site corners. Undesignated woodland lies adjacent to N boundary (beyond Chapel Hill road) and parcels of deciduous woodland (priority habitat) to the W, E and S. Wood pasture and parkland priority habitat

to the E. An undesignated woodland copse lies within the site. A site visit is required to confirm whether of botanical interest. The surrounding hedgerows, trees, woodland and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. Hedgerows and grassland may provide bat foraging habitat. The site is located within a Great Crested Newt Consultation Zone. Impacts could include direct loss of habitat and urban impacts (lighting, noise) on habitats and species. The site is of medium strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, trees, margins, dark corridors and unlit areas, compensate for losses. All mature trees, hedgerows, woodland and woodland buffers should be retained. Proposals should ensure that off-site habitats to the N, W and S are not adversely affected. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability (NE), medium vulnerability within the remainder of the site. Low risk of surface water flooding along the N boundary (0.15ha), in the W of the site (0.05ha), and along the E boundary (0.05ha). 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:** DCC archaeology identifies that Bridwell Park to the E is a Designated Heritage Asset (Registered Historic Park & Garden) and may once have extended beyond its current bounds. The land to the W of Bridwell Park also has value as a reclamation landscape, with potential for evidence of Roman and/or medieval iron smelting. Specialists note that the site should not be developed without prior assessment of impacts on the historic environment. Should the site be developed, then it will require predetermination assessment and evaluation of historic environment impacts, to inform master planning and further archaeological mitigation. MDCC conservation officers identify that the site lies adjacent to (E), and partly inside (SE corner) the listed park and garden associated with the grade I Bridwell Park. The site may also be visible in the long views from the house. It is also part of the experience of the asset, as it lies to the N of the historic approach to Bridwell Park and the listed park and garden. The SE part of the site within the listed park and garden is not appropriate for development. The site may become less sensitive to development at the west end, but a full settings assessment would be required.

**Landscape:** The site falls within both the Lowland plains (12.56ha W), and the Lower rolling farmed and settled valley slopes (15ha E) landscape character types. The Devon landscape character area is the Culm Valley Lowlands. DCC landscape specialists identify that the site is in the countryside and may be locally valued for its intrinsic rural character, beauty and tranquillity contributing to the rural setting of Bridwell Park and Uffculme. It has an overall medium to high sensitivity to development due to likely local landscape value including distinctive trees lining Bridwell Avenue, hedgerows and hedgerow trees and possible ancient copses that could be important. However, subject to appropriate mitigation, the NW part of the site has a medium sensitivity to employment development. A site appraisal is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities in contributing to rural setting of Uffculme and Bridwell Park; and to establish whether trees and copses are worthy of protection.

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

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 6.9ha to the NE of the site to be Grade 1 ALC, a small area along the northern boundary to be Grade

3a ALC (0.7ha) and the remainder and majority of the site to be Grade 3b ALC. There are also some marginal areas classed as 'Other' ALC along the boundaries of the site where Priority Habitat and woodland within the site lie. The site does not fall within an MSA or WCZ. DCC minerals and waste specialists identify that a small proportion of the site (0.09ha NE corner) lies within an MCA for aggregates. Under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033, mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. It is considered the use of the land for employment is unlikely to constrain mineral development and, therefore, the Mineral Planning Authority has no objection.

**Topography:** Very gentle slope (2% percentage slope), rising to the E.

**Economic Development:** MDDC economic specialists identify that the site is adjacent to a main access road for Uffculme School, and there are concerns about traffic implications for a development next to this junction. Specialist suggest that the site may be unsuitable for employment development due to proximity to Bridwell Park; a popular tourist attraction, wedding venue and walking area. It is felt that any development on this land would be detrimental to the existing business on the neighbouring land. There is also an existing glamping site opposite the East side of this field which would be impacted by this.

**Potential Constraints to Delivery:** 3rd party rights. Natural environment. Heritage impact. Potential landscape impact. Grade 1 and 3a ALC. MCA. Assessment of groundwater risk and surface water flow. May lead to increased traffic levels in an AQMA. Economic development comments.

**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.

**Settlement: Uffculme**

**Site Reference and Name: E/UF/06 Land west of Bridwell Avenue at corner w/ B3440**

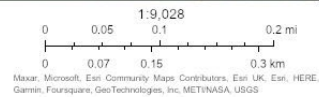
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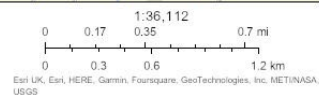
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**Parish:** Halberton

**Site Area:** Whole 6.58ha | Gross 6.58ha | Net 2.63ha

**Site submitted for:** Industrial/Warehouse development

**HELAA Assessed Yield:** 26,320 sqm

**Site description:** Gently sloping agricultural greenfield. Set amidst farmland, the site lies to the NW of Uffculme's settlement boundary. The site is bordered by mature trees and a business park (W). Bridwell Avenue, a hotel, and a grade I listed building with associated park and gardens lie adjacent to the E boundary. Two grade II listed buildings are situated <40m (S). Also submitted for assessment, E/UF/07 adjoins the NW boundary, and E/UF/08 the W. The title deed includes covenants. This may need to be investigated further. One landowner. In the latest update from the promoter the land is now in single ownership and is available for industrial/warehouse development. The HELAA Panel concluded that employment development would be preferable for this location and would be achievable.

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield

**Access:** Devon County Highways identifies that there is a connection to the existing industrial estate, with link to bus stops. Accesses off Bridwell Avenue, a wide road with a 60MPH speed limit. On this basis, DCC specialists suggest that this could be an acceptable site provided a footway can be delivered. The closest bus stop is located along the NE boundary on Bridwell Avenue. The nearest railway station is Tiverton Parkway 1.9km NW. Services and facilities are approx. 1km (E) by road in Uffculme.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. DCC ecology specialists identify the site as unlit permanent grassland partially surrounded by mature hedgerows with trees. Mature trees are present within the site and could be veterans. A site visit is required to confirm whether of botanical interest. Wood pasture and parkland Priority Habitat adjoins Bridwell Avenue to the E. The surrounding hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. Hedges and grassland may provide bat foraging habitat. Field trees could support bat roosts. Impacts could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, dark corridors, unlit areas, and trees and compensate for losses. Potential grassland enhancement opportunity. All mature trees and the wood pasture buffer to the E should be retained. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability (N), medium to the S. 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 <40m S of two grade II listed buildings (Old Bridwell). Bridwell Park, a Designated Heritage Asset (Registered Historic Park & Garden), lies to the E of Bridwell Avenue. Devon County archaeology specialists identify that Old Bridwell is a medieval settlement. The site also has potential for evidence of Roman and/or medieval iron smelting. Specialists note that the site should not be developed without prior assessment of impacts on the historic environment. It will require predetermination assessment and evaluation of historic environment impacts, to inform master planning and further archaeological mitigation. MDCC conservation officers identify that development of part of this site was resisted in a recent proposal to extend Hitchcock's Business Park. It was considered to be harmful to the setting of the grade I listed Bridwell Park, and its associated listed park and garden. Development of this site remains harmful to those assets and to Old Bridwell.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to commercial development is medium to high. The site is set within a gently rolling agricultural landscape consistent with LCT3E. It consists of very gently sloping agricultural fields, partially enclosed by hedgerows and mature trees. A few mature trees are present within the site and should be protected, along with the existing boundary vegetation. The topography and existing boundary vegetation reduce the opportunity for long distance views of the site. Views into and across the site from the southern end of Bridwell Avenue and from the B3440 when approaching from the east could be locally valued. Located on the western edge of Uffculme, within a landscape of farmland, housing and employment development, the site falls within the setting of two listed buildings and an historic park and garden. Development within the eastern part of the site is likely to have an adverse impact on these. Further assessment is required to identify evidence of local landscape value and to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

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

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site to be Grade 3a ALC, with some marginal areas along the boundaries of the site and the SW 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:** Gently sloping (7.4% percentage slope), rising to the NW.

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (<1.3km E), play area (<160m SE), skatepark (<880m NE), allotments (1.2km NE), and cemetery (<1.5km E).

**Potential Constraints to Delivery:** Two landowners. Natural environment could influence design. Heritage impact. Education infrastructure. Potential landscape impact. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Air quality buffer zone.

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

**Build out rate:** Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	4	-	-
Max	25	50	50	13	-
HELAA	25	50	34	-	-

**Settlement: Uffculme**

**Site Reference and Name: E/UF/07 Bridwell Works, Bridwell Avenue, land to the S&W**

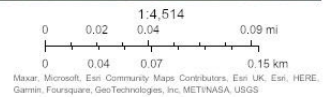
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E/UF/07



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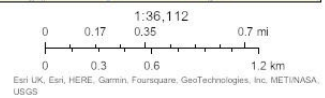
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E/UF/07



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- District Boundary
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**Parish:** Halberton

**Site Area:** Whole 2.40ha | Gross 2.40ha | Net 0.60 – 0.96ha

**Site submitted for:** Industrial / warehouse

**Max Yield:** 9,600 sqm

**Min Yield:** 6,000 sqm

**HELAA Assessed Yield:** 7,800 sqm (Mid Yield)

**Site description:** Nearly level agricultural greenfield. Set amidst farmland, the site lies NW of Uffculme's settlement boundary. The site is bordered by a business park (W), Bridwell Avenue (E), and a hotel (SE). A grade I listed building with associated park and gardens adjoins the N boundary. The site is surrounded by mature trees, with belts of priority habitat deciduous woodland to the N and E. Also submitted for assessment, E/UF/08 adjoins the SW boundary, E/UF/06 the SE. E/UF/05 is located opposite the site (N of Bridwell Avenue). One landowner. There already appears to be some light industrial use of the site. The HELAA Panel agreed that Grade I listed Bridwell Park is a constraint that would require careful consideration however there is a strong demand for development due to the site being natural extension of the Hitchcock Business Park and therefore is considered achievable for commercial development.

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield

**Access:** There is existing access to the site from Bridwell Avenue. Accesses off Bridwell Avenue, a wide road with a 60MPH speed limit. DCC Highways identifies that the site has a connection to the existing industrial estate, with links to bus stops. On this basis, DCC specialists suggest that this could be an acceptable site for employment. The closest bus stop is located <100m along the border with Bridwell Avenue. The nearest railway station is Tiverton Parkway, 1.6km NW.

**Natural Environment:** Site is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site as agricultural land which has been partly developed. It is partially bounded by hedgerows with trees. Priority Habitat (deciduous woodland blocks) is located immediately to the N, with wood pasture and parkland Priority Habitat to the NE, beyond Bridwell Avenue. The surrounding hedgerows, trees, woodland and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. The site may provide bat foraging habitat. Impacts could include direct loss of habitat and urban impacts (lighting, noise) on habitats and species. The site has low strategic ecological importance. Suggested mitigation includes protecting and enhancing hedgerows, margins, dark corridors, unlit areas, and trees and compensate for losses. All mature trees, hedgerows, and

the woodland buffer should be retained. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability (S), with medium vulnerability within the N. 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 <75m W of two grade II listed buildings (Old Bridwell). Bridwell Park, a Designated Heritage Asset (Registered Historic Park & Garden), lies to the E of Bridwell Avenue. Devon County archaeology specialists identify that Old Bridwell is a medieval settlement. The site also has potential for evidence of Roman and/or medieval iron smelting. Specialists note that the site should not be developed without prior assessment of impacts on the historic environment. It will require predetermination assessment and evaluation of historic environment impacts, to inform master planning and further archaeological mitigation. MDDC conservation officers identify that the site lies adjacent to and within the setting of the parkland associated with the grade I listed Bridwell Park, and its associated listed park and garden, and is very close to buildings associated with the grade I listed Old Bridwell (<75m to the E). Further development of this land is likely to be harmful to the setting of these heritage assets. Further work including a full setting assessment should be undertaken before this site goes to the next stage.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to commercial development is high. The site is set within a gently rolling agricultural landscape consistent with LCT3E. Located on a nearly level hilltop, it comprises of a farmstead within permanent grassland. The site is semi-enclosed by a mixture of hedgerows and hedgebanks which contribute positively to the area's rural character. The boundary planting permits views into and across the site from adjacent fields and Bridwell Avenue, with glimpses of low-lying distant skylines to the SW. Topography, adjoining woodland, and boundary vegetation reduce the likelihood of prominence in distant views. Located to the north and west of Uffculme, the site is separated from the village. It is bordered by a business park to the west, a dwelling to the south, two listed buildings to the SE, and a registered historic park and garden to the east.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. 11KV overhead line runs through the centre of the site.

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified the majority of the site to be Grade 3a ALC with small areas along the northern boundary classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Nearly level (0.9% percentage slope), rising to the NW.

**Economic Development:** MDDC economic specialists suggest that the site may not be suitable due to its proximity to Bridwell Park, a popular tourist attraction, wedding venue and walking area. Any development on this land could be detrimental to the existing business on the neighbouring land.

**Potential Constraints to Delivery:** Heritage and archaeology. Potential landscape impact. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Air quality buffer zone. Economic development comments. 11KV overhead line.

**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.

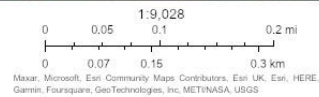
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**Site Reference and Name: E/UF/08 Hitchcocks Business Park**  
**Customer Reference Number: nl13kix**

E/UF/08



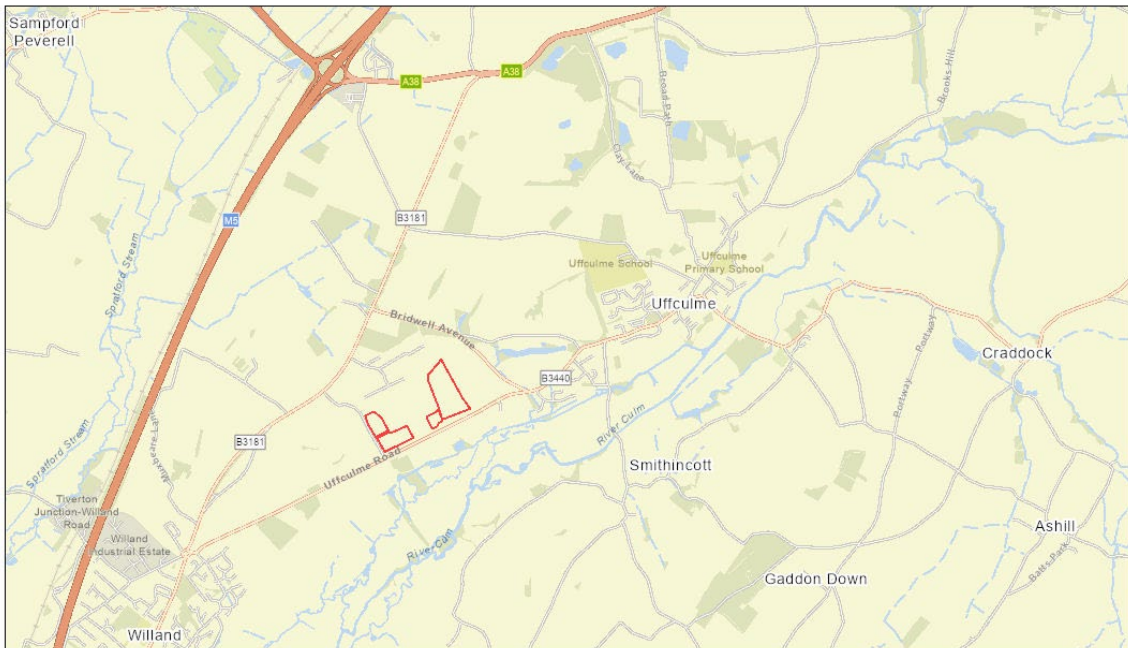
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- District Boundary
- Call For Sites Layer



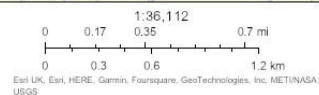
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**Parish:** Halberton

**Site Area:** Whole 6.9ha | Gross 6.9ha | Net 1.73 – 2.76ha

**Site submitted for:** Industrial / warehouse

**Max Yield:** 27,600 sqm

**Min Yield:** 17,250 sqm

**HELAA Assessed Yield:** 22,425 sqm

**Site description:** Gently sloping mixture of brownfield and agricultural greenfield. The site lies to the SE of Uffculme's settlement boundary. Bordered by farmland (E and W), a business park (N), and the Uffculme Road (B3440) to the S. Legally protected species (whiskered bats) have been recorded on the NW boundary. Also submitted for development, E/UF/07 adjoins the NE boundary, E/UF/06 the E, and E/WI/13 the W. The title deed includes covenants. These will be investigated further. One landowner. An update from the promoter provided an updated map of available land which included the central area between the two outlined shapefiles above, however that land already has commercial development on site therefore an assessment of the undeveloped original submission has been considered. The HELAA Panel assessed the site as achievable with no electricity supply constraints as the site underwent a major upgrade to the supply, thus providing the capacity to continue delivery of new business spaces.

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Mixture of greenfield and brownfield.

**Access:** Devon County Highways identifies that there is a connection to the existing industrial estate, with link to bus stops. Accesses could be off either the B3440 (Uffculme Road) or via Hitchcocks Lane off the B3181. These are wide roads with 60MPH speed limits. On this basis, DCC specialists suggest that this could be an acceptable site for employment. DCC at the HELAA panel confirmed that there would be no issues with additional traffic if developed. The closest bus stop is located along the NE boundary on Bridwell Avenue. The nearest railway station is Tiverton Parkway 51.8km NW. Services and facilities are approx. 1km (E) by road in Uffculme.

**Natural Environment:** Legally protected species (bats) recorded on the NW boundary. Beavers are present in catchment. Devon County ecology specialists identify that the site is mixed pasture and arable land, bound in part by hedgerows with mature trees. A patch of undesignated woodland is located beyond Uffculme Road (S). The surrounding hedgerows, trees and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and act as bat flight lines. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. The site is of low strategic environmental

importance. Mitigation suggested includes protecting and enhancing hedges, field margins, trees, dark corridors and unlit areas. Development should be designed to retain all mature trees and hedgerows. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability (N), with medium vulnerability within the S. The site has a low risk of surface water flooding within the SW corner (approx. 0.02ha). 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:** Site is within a Great Crested Newt Consultation Zone. DCC archaeology specialists identify that development could impact on the setting of Bridwell Park, a Designated Heritage Asset (Registered Historic Park & Garden). The site is part of a post-medieval enclosure landscape and there is potential for evidence of Roman and/or medieval iron smelting. Specialists note the need for a predetermination assessment and evaluation of historic environment impacts, to inform master planning and further archaeological mitigation. MDDC conservation officers identify that the site lies close to, and within the setting of, the parkland associated with the grade I listed Bridwell Park, and its associated listed park and garden. The site is very close to buildings associated with listed building, Old Bridwell. Specialists note that the eastern part of the site is very sensitive and development within this area may not be appropriate. The western section of the site remains highly sensitive to development in terms of height, design, materials, colours and lighting.

**Landscape:** The site lies within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The overall sensitivity to employment is medium-high (west), and high (east). The site is set within a gently rolling agricultural landscape consistent with LCT3E. Located on the lower-middle slopes of a river valley, it consists of very gently sloping agricultural fields, a significant stretch of hardstanding within the northern boundary, and a pond or slurry pit to the south. The site is enclosed by a mixture of mature hedgerows and hedgebanks which contribute positively to the area's rural character. The semi-open nature of the boundary planting permits views into and across the site. Approached from the west, views into and across the site form part of the soft setting of the village. Positioned to the west of Uffculme, the site is isolated from the village. It is bordered by modern industrial development to the north, south and between the two parcels submitted, with several dwellings located beyond the SW corner. The industrial units to the north are clearly visible from the B3440 along the site's southern boundary. If fully built out, development would reduce the separation between Uffculme and the business parks. The eastern part falls within the settings of two listed buildings, and a registered historic park and garden, which could be adversely impacted by development. A low quantum of buildings of limited height (1 - 1.5 storeys) for employment use could be accommodated within the NW part of the site without significant loss of the semi-open SW-NW views across the site. Further assessment is required to identify evidence of local landscape value and to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

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

**Soils and contamination:** No land contamination. A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1994 published in February 2016 by Natural England identified 2.5ha of the Eastern portion of the site to be 3a ALC, with the remainder and majority of the site being 3b ALC and some marginal areas along the boundaries classed as 'Other' ALC. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Gently sloping (7.4% percentage slope), rising to the NW.

**Economic Development:** MDDC economic specialists identify that the site could be suitable for light commercial units.

**Potential Constraints to Delivery:** Two landowners. Legally protected species. Heritage impact. Potential landscape impact. Grade 3a ALC. Assessment of groundwater risk and surface water flow. Air quality buffer zone.

**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.

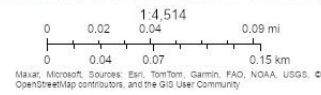
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**Site Reference and Name: E/UF/09 Land North of Prospect Place**  
**Customer Reference Number: EUF09**

E/UF/09



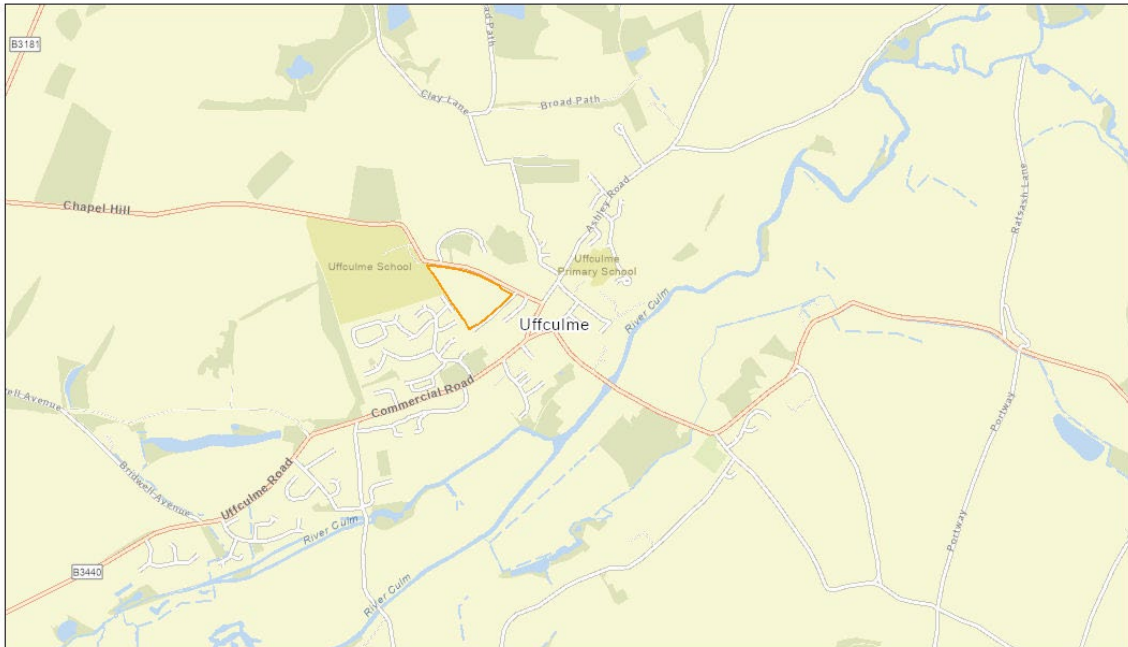
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 Call for Sites 2025




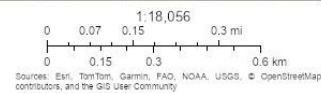
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E/UF/09



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 Call for Sites 2025



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**Parish:** Uffculme

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

**Site description:** Site lies in close proximity to E/UF/03 Land off Chapel Hill which is on the opposite side of Chapel Hill to the North. The site is a greenfield site bordered by hedgerows and trees and surrounded by development on all sides. Prospect Places lies to the South of the site, Chapel Hill lies to the East and Uffculme school lies to the NW. Promoters suggest that access can be achieved from Chapel Hill. The site is gently sloping (7.7% slope percentage) and rises to the North. Promoters suggest the northern section of the site could be the most sensitive area and therefore development could be avoided in the most sensitive areas. Uffculme Conservation area lies to the NE and S and the Grade II building the Mount lies to the North of the site. Almost the entire site is identified as ALC Grade 1. The site was previously considered in the Local Plan process for the existing Local Plan (adopted 2020) but was not considered a preferred site at the time because during the process of developing the Local Plan the site was subsequently confirmed as unavailable. The HELAA panel identify there are a number of constraints to overcome for this site to be achievable, given the constraints, if they can be overcome the Panel identify the minimum yield as achievable for the site. Constraints include access and highways, drainage and surface water flooding.

**Site Area:** Whole 2ha | Gross 2ha | Net 1.6ha

**Max Yield:** 56

**Min Yield:** 32

**Promoter Yield:** 55

**HELAA Assessed Yield:** 32

### 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 Chapel Hill, in the approximate location of the existing field access. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The closest bus stop is approx. 30m NW along Chapel Hill. The nearest railway station is Tiverton Parkway (2.2km NW). Services and facilities are available within Uffculme village approx. 100m SE. A PRoW lies along the North Western boundary. DCC Highways identify that the proposed site, a greenfield area adjacent to Chapel Hill, is bordered by hedgerows and trees. Vehicular access is likely from Chapel Hill, but achieving safe visibility splays will require hedge removal and careful consideration of access gradients for both footways and carriageways. Safe and sustainable pedestrian and cycle access is a key priority. While the site is

close to Uffculme village facilities and bus stops, Chapel Hill is narrow, lacks continuous footways, and has no lighting. A safe, well-lit walking and cycling route connecting the site to village services, schools, and bus stops is essential, with some on-carriageway sections possible if justified. With an estimated yield of 32–56 dwellings, a Transport Assessment (TA) will be required to assess impacts on the local highway network, including junction capacity at Chapel Hill and surrounding roads. Internal access roads should allow two-way traffic and provide turning facilities for refuse and emergency vehicles. Opportunities to support sustainable travel, such as enhanced bus infrastructure and cycle storage, should also be considered. 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. Legally protected species have been identified in the vicinity outside the site area (frog, moth, hedgehog). A priority habitat (deciduous woodland) lies approx. 50m N of the site. MDDC's arboriculture specialist comments identifies that, there's sporadic landscape trees along hedgerow field boundaries. Subject to suitable control measures, development of the site poses a low arboriculture risk. 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 note 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. It is likely standard ecological mitigation requirements are sufficient.

**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. DCC Local Lead Flood Authority advise that previous planning application for this site was not able to prove a viable method for draining this site. The receiving drainage system on Chapel Hill is limited in size. Properties downslope have experienced flooding and groundwater issues. Early contact with South West Water should be made by the applicant to understand if a connection can be made to this drainage system.

**Heritage and Archaeology:** Uffculme Conservation area adjoins the boundary of the site to the NE and South. Grade II listed building the Mount lies to the North of the site. Outside the site area on the opposite side of Chapel Hill to the North (site E/UF/03) a planning application 22/01893/MFUL for 40 homes was refused and included grounds of harm to the Uffculme Conservation Area and Grade II listed The Mount. Bridwell Park, registered park and garden lies to the West approx. 320m. MDDC Conservation Officer identifies that the site is an area of open land to the south of the Grade II listed building, The Mount (list entry number: 1306105), and it is adjacent to the Uffculme Conservation Area. The proposed development of the site would introduce prominent built form within the setting of the heritage assets which would result in several adverse impacts to our experience and understanding of the assets. In addition to the above is the Grade II Baptist Chapel (list entry number: 1170312) which also must be considered given the proximity to the site. The proposed development of the site would result in a level of less than substantial harm to the listed building and the Uffculme Conservation Area. The introduction of prominent built form would result

in several urbanising effects therefore failing to preserve the setting and significance of the assets. With regard to the Baptist Chapel, glimpsed views of the site are afforded and subject to a detailed masterplan it may be possible to effectively mitigate impacts. DCC Historic Environment and Archaeology team has no comments to make on this site at this time.

**Education Infrastructure:** The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

**Landscape:** Outside the site area on the opposite side of Chapel Hill to the North (site E/UF/03) a planning application 22/01893/MFUL for 40 homes was refused and included grounds of adverse harm to the landscape character. The National Landscape Character type is the Devon Redlands. The Devon landscape character area is the Culm Valley Lowlands. The site lies within the Lower rolling farmed and settled valley slopes landscape character type. The site has some features typical of the landscape character type including many hedgerow trees, a variable field pattern. The surrounding area has a strong rural character but tranquillity will be compromised during the neighbouring school's operational hours. The site is surrounded by development on all sides. Development would unlikely harm the existing settlement form but could have an impact on the setting of Uffculme's conservation area. Development is on a gentle slope but rises to the north, the northern section of the site would be the most prominent area of the site which the promoters have identified this could be kept free from development with lower density located in more sensitive parts of the site. Housing of a limited height (1-2 storeys) could relate well to the built character of the village. The overall sensitivity to housing development is likely to be medium.

**Health and Safety related constraints:** The M5 is located approx. 2.3km to the West, potential air quality and noise impacts. 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 and published in January 2016 by Natural England which identified the majority of the site (1.9ha) as ALC Grade 1. The remainder of the site is identified as Other ALC. Site does not fall within a MCA, MSA or WCZ, however there are areas in close proximity approx. 17m N of the site boundary. There is contaminated land outside the site area approx. 132 E (brewing and malting). 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 (7.7% slope percentage), the site however becomes moderately sloping toward the southern corner.

**Open Space and Recreation:** Open space and recreation areas are available within Uffculme village with the closest being a play area approximately 65m S.

**Potential Constraints to Delivery:** Access and transport infrastructure. Natural Environment. Heritage impact. Education infrastructure. Grade 1 ALC. Water quality and drainage. Health and safety related constraints. Potential Landscape impact.

**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	7	-	-	-
Max	25	31	-	-	-
Promoter	25	30	-	-	-
HELAA	25	7	-	-	-

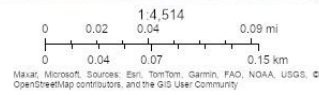
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**Site Reference and Name: E/UF/10 Land East of Manor Close**  
**Customer Reference Number: EUF10**

E/UF/10



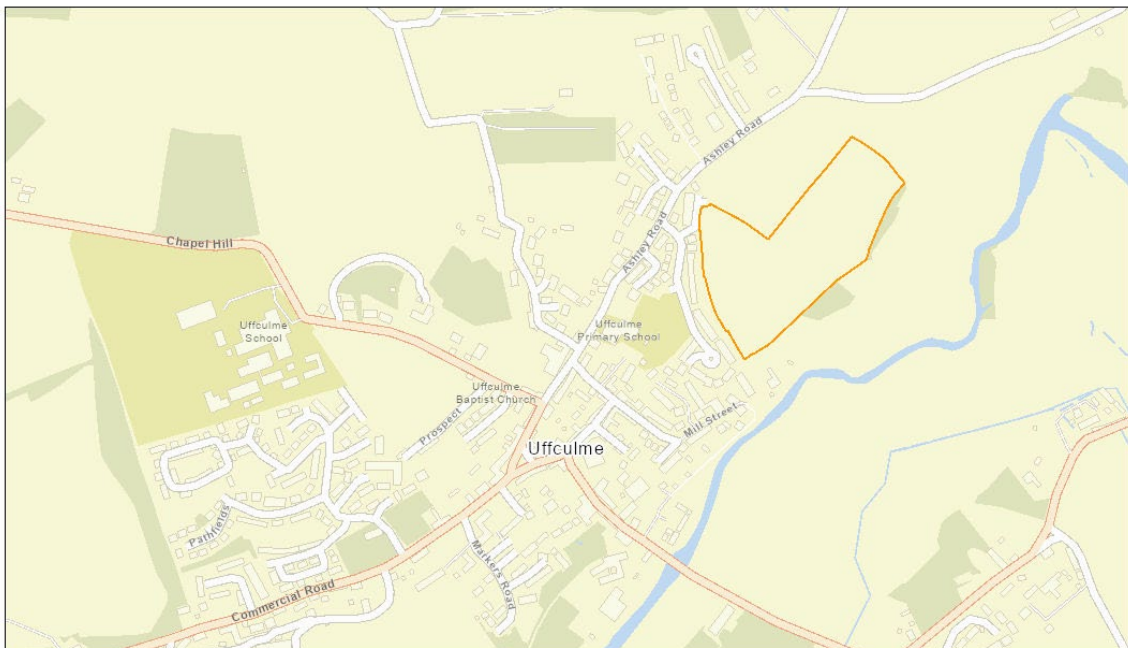
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 Call for Sites 2025




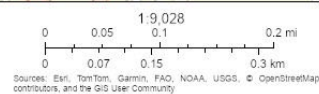
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E/UF/10



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 Call for Sites 2025



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**Parish:** Uffculme

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

**Site description:** The site is an open field to the East of Uffculme. The River Culm runs outside of the site area approx. 75m S. FZ2 runs along the SE border covering approx. 0.3ha of the site area. Mature trees and hedges run along the SE and Eastern border. Existing residential development lies to the West of the site and rolling field separates the site with Ashley Road. Uffculme Conservation area adjoins the boundary of the site along the most Southern corner. The promoters suggest the best achievable access could be from the field to the north via Ashley Road but rights permitting, access could be achieved from Manor Close. The submission suggests that both access would require third party rights although the promoter identifies the site could form part of a larger scale development should the land to the north come forward. The site is moderately sloping (12.8% slope percentage) which could be a constraint to the delivery of the site, this is identified by the promoter as a constraint whereby they proposed a yield of 40 lower than the HELAA methodology. Single land ownership. The HELAA Panel identify the site is currently unachievable due to access with access via Manor Close unsuitable and access via Ashley Road requiring a significant amount of third party land. Landscape, visibility of the site and comments from DCC Minerals specialists was also a particular area to overcome that the Panel identified.

**Site Area:** Whole 4.2ha | Gross 4.2ha | Net 2.52ha

**Max Yield:** 88

**Min Yield:** 50

**Promoter Yield:** 40 (allowing for topography constraints)

**HELAA Assessed Yield:** None

### Site Suitability

#### Stage A

**International/national designations:** None.

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield

**Access:** The promoters suggest the best achievable access would be from the field to the north via Ashley Road but rights permitting, access could be achieved from Manor Close. The submission suggests that both access points would require third party rights although the promoter identifies the site could form part of a larger scale development should the land to the north come forward. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The closest bus stop is approx. 105m N along Ashley Road. The nearest railway station is Tiverton Parkway (2.7km NW). Services and facilities are available within Uffculme village approx. 330m SW. A PRoW lies

approx. 83m S of the site. DCC Highways identifies that the proposed site east of Manor Close faces access and connectivity challenges. Manor Close currently functions as a residential cul-de-sac with limited carriageway width, which is too narrow for the expected traffic and cannot be widened without significant land acquisition, making it unsuitable. Access via Ashley Road is more appropriate, subject to design and rights confirmation, and a Transport Assessment will be required to assess impacts on Ashley Road and key Uffculme junctions, particularly to the B3181. Safe, well-lit walking and cycling routes to village services, public rights of way, and bus stops must be provided to encourage sustainable travel. Opportunities to improve access to Tiverton Parkway station and public transport should also be considered, potentially supported through highway contributions. Internal road gradients must be carefully designed to comply with safety and accessibility standards given the site's 12.8% slope. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

**Natural Environment:** The site is an open field to the East of Uffculme. The River Culm runs outside of the site area approx. 75m S. FZ2 runs along the SE border covering approx. 0.3ha of the site area. Mature trees and hedges run along the SE and Eastern border. MDDC's arboriculture specialist identifies that, the development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland that borders the southern boundary. Existing residential development lies to the West of the site and rolling field separates the site with Ashley Road. 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 (Coastal and floodplain grazing marsh) lies approx. 37m SE of the site. The 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 note 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. It is likely that standard ecological mitigation requirements are sufficient. Natural England commented that the site is immediately adjacent to the River Culm Priority Coastal and Floodplain Grazing Marsh on its eastern boundary and recommended the provision of an appropriate buffer.

**Flood Risk, Water Quality and Drainage:** The majority of the site falls within FZ1. FZ2 runs along the SE border covering approx. 0.3ha of the site area. The River Culm lies just outside the site area approx. 75m S, with FZ3 approx. 4m from the SE boundary. The is low-high risk of flooding from Surface Water (plus climate change) along the Western boundary with the majority of this flood risk outside of the site area. 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. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. DCC Local Lead Flood Authority advise that the site too steep for infiltration, they note that there is flood zone 2 in east of site and a surface water flow path along west of site.

**Heritage and Archaeology:** Uffculme Conservation area adjoins the boundary of the site along the most Southern corner. Grade II listed building Farmers lies 190m W of the site. Bridwell Park,

registered park and garden lies to the West approx. 0.84km. The MDDC Conservation Officer identified the potential for harm to the setting and significance of the Uffculme Conservation Area and the Non-Designated Heritage Asset, The Manse, as identified within the Conservation Area Appraisal. The DCC Historic Environment and Archaeology specialist identifies that due to the potential for below-ground archaeological deposits linked to known prehistoric activity in the area, any planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision.

**Education Infrastructure:** The closest schools to the site are Uffculme Primary School and Uffculme School. DCC education have noted that Uffculme Primary is a 210 place school and is forecast to be full for the foreseeable future. The site is constrained so expansion on site would not be possible. There is potential to consider land adjacent to the local school for future expansion but without additional land, development could not be supported without conversations with the Multi Academy Trust regarding the potential for a split site with secondary school. Home to school transport implications. The secondary school is popular so there are children coming from outside of the catchment. The impact of development within the secondary catchment will put pressure on secondary provision in Cullompton and Tiverton. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion.

**Landscape:** The National Landscape Character type is the Devon Redlands. The Devon landscape character area is the Culm Valley Lowlands. The site lies within the Lower rolling farmed and settled valley slopes landscape character type. The site has some features typical of the landscape character type including many hedgerow trees and in close to streamside tree rows, variable field pattern and close to a settlement. The surrounding area has a strong rural character but development borders the site to the West. The River Culm runs in close proximity to the site to the South and a rolling field separates the site from Ashley Road. Development could largely follow the existing settlement form but could have an impact on the setting of Uffculme's conservation area. The site is moderately sloping (12.8% slope percentage) and therefore may be prominent in the landscape. The overall sensitivity to housing development is likely to be medium-high.

**Health and Safety related constraints:** The M5 is located approx. 2.58km to the West, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line runs through the most Southern corner of the site.

**Soils and contamination:** ALC Grade 3 to the NW of the site (approx. 2.77ha) with the remainder as ALC Grade 4 (DEFRA 2020 Provisional Land Classification Grade). The site falls within a MCA and a MSA. There is contaminated land outside the site area approx. 200m W (brewing and malting). DCC Minerals and waste commented that the site located within MSA for a sand and gravel resource as defined in Policy map of Devon Minerals Plan, with reserves currently being quarried and processed at the nearby Hillhead Quarry to the north. Policy M2, of Devon Minerals Plan seeks to safeguard such resources against sterilisation by non-material development within MSA's and the NPPF states that 'Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working'. The proposed housing development would sterilise the underlying mineral resource and restrict any potential future extraction. Devon County Council therefore objects to the proposal due to this risk. To proceed with this site, the Mineral Planning Authority requires a Minerals Resource Assessment, in line with Policy M2, demonstrating that the mineral resource is not of current or potential economic value (criterion a).

**Topography:** Moderate slope (12.8% slope percentage). The promoter identifies the land is steep which could be a limitation to the amount of developable land.

**Open Space and Recreation:** Open space and recreation areas are available within Uffculme village with the closest play area approximately 0.5km SW. The promoter identifies that public open space could be provided by the development.

**Potential Constraints to Delivery:** Access and transport infrastructure. Flood risk, water quality and drainage. Natural Environment. Heritage and Archaeology. Education infrastructure. Possible Grade 3a ALC. Health and safety related constraints. Topography. Potential landscape impacts. MCA and MSA.

**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 identify the site as unachievable no build out rate is provided.