

# Uplowman

**Settlement: Uplowman**

**Site Reference and Name: E/UP/01 Land on the south side of The Beeches**

**Customer Reference Number: kq13lbd**

E/UP/01



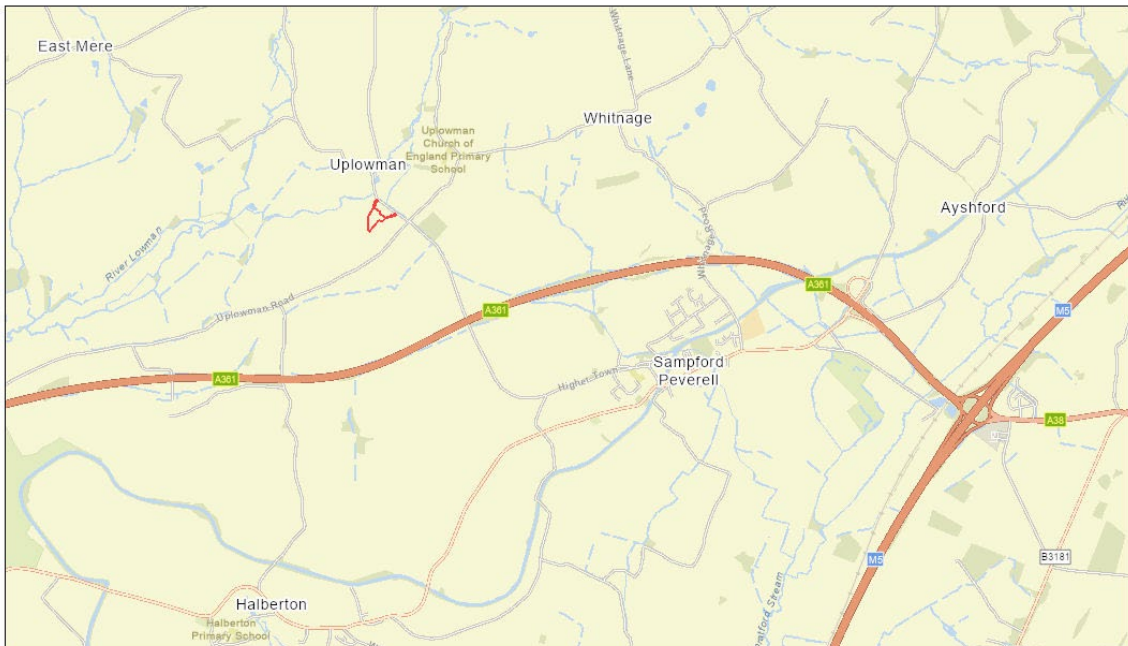
08/11/2022, 15:34:10

Call For Sites Layer

1:2,257  
0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km  
Maxar, Microsoft, Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

E/UP/01



08/11/2022, 16:56:19

Call For Sites Layer

1:36,112  
0 0.17 0.35 0.7 mi  
0 0.3 0.6 1.2 km  
Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Uplowman

**Site Area:** Whole 0.75ha | Gross 0.75ha | Net 0.60ha

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

**Max Yield:** 21

**Min Yield:** 12

**Promoter Yield:** 8 - 10 (Trust)

**HELAA Assessed Yield:** <5

**Site description:** The site consists of nearly level/very gently sloping brownfield to the west of Uplowman. Bordered by farmland to the SW, W and N, and residential development to the E and SE. The W boundary comprises of mature hedges with trees. Legally protected species (swallow) on site and hoopoes recorded <50m from W border. The site contains several structures, located around the perimeter. A vehicle track connects the larger structures to the unnamed road to the NE in two places. The land is subject to a restrictive covenant. This may need to be investigated further. The site has one landowner. The site has a planning history for applications for 8 dwellings (17/00033/OUT, 18/00041/OUT, and 19/00912/OUT) which were refused and dismissed at appeal, for reasons including the location of the site due to Uplowman's lack of services leading to an unacceptable reliance on the private car. The HELAA Panel suggest that development may be possible for small scale self-build or affordable for less than 5 dwellings, provided the constraints of the site can be overcome. This would be below the threshold to be considered further in the HELAA process.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Brownfield

**Access:** The site has two existing access points onto an unnamed road to the NE. Planning applications 17/00033/OUT, 18/00041/OUT, and 19/00912/OUT refused on grounds that residents would be dependent upon private vehicles in order to access a reasonable range of services and facilities. The HELAA Panel indicated that the access to the site could only be achievable through a previous development, DCC Highways identify that there is no pedestrian route through the village. The site is currently not suitable for non-motorised users. Pedestrian and cycle connection to local services and bus stops would be required. On this basis, DCC specialists suggest that this would be an inappropriate site for the scale of development proposed (Min/Max yields) as it would not be suitable for non-motorised users. This could be an acceptable site for a lower quantum of housing. The closest bus stop is <240m (E) and the nearest railway station is Tiverton Parkway (3.2km SW).

Local services and facilities are <320m to the E. 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:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (swallows) on site, with hoopoes recorded <50m from the W border. DCC ecology specialists identify the site as an amenity/pasture field with a small area of built structures and hardstanding. Some of the field is bounded by a hedgebank with occasional hedgerow trees. The surrounding hedgerows and field margins could support protected and priority species such as foraging bats, dormice, reptiles, hedgehogs, and act as bat flight lines. Buildings may support barn owl and 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 importance. Mitigation suggested includes protecting, enhancing and reconnecting hedgerows and field margins for associated fauna. Dark corridors and unlit areas should be maintained for wildlife. Licences may be required if offences cannot be avoided. Biodiversity net gain requirements to be met on/off site.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-high groundwater vulnerability. Within Drinking Water Safeguard Zone (surface water). 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:** There is a grade II listed building <50m from the N boundary. DCC archaeology specialists identify the site as a possible shrunken medieval settlement. There is also potential for prehistoric evidence, based on finds around the village. A staged programme of archaeological recording is required as a condition. MDDC conservation officers note that access to the site from the N would be undesirable as changes (visibility, widening of access, general change of character of access) are likely to impact on the setting of the listed building adjacent.

**Education Infrastructure:** The closest schools to the site are Uplowman Church of England Primary School and Uffculme School. Planning application 19/00912/OUT for 18 homes was refused for reasons including the impact on education would not be mitigated. 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, and school transport contribution.

**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains landscape character type. The Devon landscape character area is Culm Valley Lowlands. The site is partial greenfield and is unrelated to the open countryside. The site is nearly flat and can accommodate development without any major change to the topographic character. Medium-low sensitivity provided the density of the development is low depending on whether the development negatively impacts the setting of an adjacent listed building.

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

**Soils and contamination:** No land contamination. Site does not fall within a MCA, MSA or WCZ. Primarily Grade 3 agricultural land (0.68ha), with a small area of Grade 4 (0.07ha) within the northernmost tip (DEFRA 2020 Provisional Land Classification Grade). 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 the surrounding areas. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Nearly level/very gently sloping (0.5% percentage slope)

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (<320m E). Planning application 19/00912/OUT refused on grounds that impacts on open space would not be mitigated.

**Potential Constraints to Delivery:** Access. Legally protected species on site. Heritage impact. Education infrastructure. Potential Grade 3a ALC. Water quality and drainage, 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:** As the HELAA Panel consider the site would be below the threshold to be considered further as part of the HELAA no build out is provided.

**Settlement: Uplowman**

**Site Reference and Name: E/UP/02 Land at Uplowman Road**

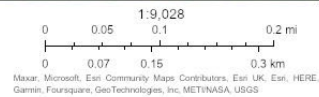
**Customer Reference Number: ur13lxr**

E/UP/02



08/11/2022, 16:49:48

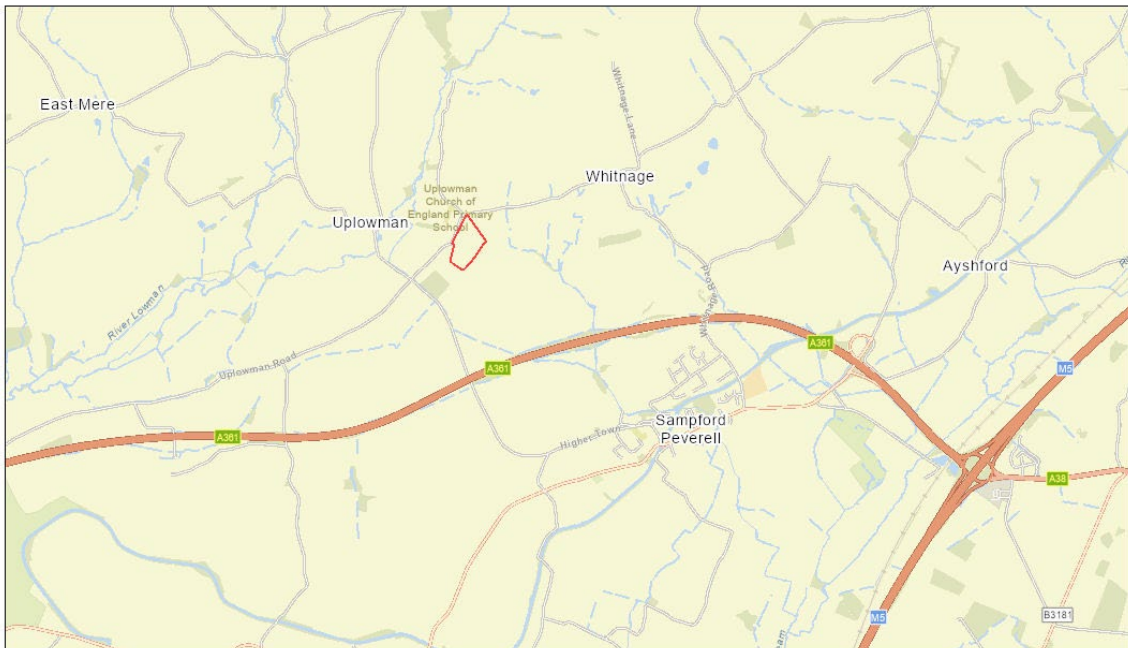
 Call For Sites Layer



Maxar, Microsoft, Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

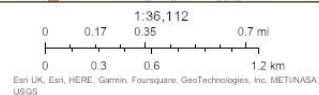
GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

E/UP/02



08/11/2022, 16:52:44

 Call For Sites Layer



Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Uplowman

**Site Area:** Whole 3.38ha | Gross 3.38ha | Net 2.03ha

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

**Max Yield:** 71

**Min Yield:** 41

**Promoter Yield:** 20

**HELAA Assessed Yield:** 41

**Site description:** Gently sloping greenfield located to the E of Uplowman. The site is part of a larger agricultural field. Set amidst farmland, the site is bordered to the W by an unnamed road. It abuts residential development to the S and SW, and a bungalow to the W. Several dwellings are located along the N and W sides of the unnamed road. The grade II listed Uplowman Church of England Primary School lies <100m NW. Hedges and trees border the site to the W, S and E. A PRow passes through the eastern corner. The site has one landowner. The HELAA Panel noted that the site is disconnected from the village but it may be possible to achieve a lower yield of 41 the minimum yield provided the constraints of the site can be overcome.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield

**Access:** The site has two existing access points onto an unnamed road (a continuation of Uplowman Road). Each is located near to a bend or junction. 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. It is likely that the road would need widening likely involving hedge removal and possible land acquisition. Visibility splays at the access would also likely need significant hedge clearance. A PRow passes through the eastern corner, connecting the site to the road further to the E. DCC Highways identify that there is no pedestrian route through the village. The site is currently not suitable for non-motorised users. Pedestrian and cycle connection to local services and bus stops would be required. With the potential for 40-70 dwellings, a Transport assessment will be required to assess the cumulative impacts on the local network, including junction capacity and safety. The closest bus stop is <400m (S) and the nearest railway station is Tiverton Parkway (2.9km SW). Local services and facilities are approx. 400m to the SW. Some limited services and facilities are available within Uplowman. 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:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. DCC ecology specialists identify the site as an arable field bound in part by hedgebanks and hedgerows. 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. Hedgerows and grassland 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. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedgerows, field margins, and dark corridors. Impacts on potential roosts should be avoided. 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. A groundwater source protection zone lies just off the N boundary. Within a Drinking Water Safeguard Zone (surface water). 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:** There is a grade II listed school <100m from the NW boundary. DCC archaeology specialists identify scatters of prehistoric flint tools to the W. Other prehistoric sites in the area suggest some archaeological potential. A staged programme of archaeological recording is required as a condition. MDDC conservation officers identify that the houses adjacent to the site are undesignated heritage assets. Development will not have an obvious impact on the setting of the grade II listed school. However, a new access route and any streetlights will have an impact more widely.

**Education Infrastructure:** The closest schools to the site are Uplowman Church of England Primary School and Uffculme School (secondary). 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. Home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** Protected landscapes are not within close proximity of the site. The northern tip of the site (0.4ha) lies within the Upper farmed and wooded valley slopes character type, whilst the remainder falls within the Lowland plains (2.98ha). The majority of the site lies with the Culm Valley Lowlands Devon landscape character area (2.93ha), whilst the northern tip falls within the Bampton and Beer Downs (0.45). A greenfield/agricultural site that is partially related to the open countryside. The site is nearly flat and can accommodate development without any major change to the topographic character. Medium-high sensitivity to housing development for if the site was developed, it would result in an uncharacteristic settlement form. Additionally, the site is outside of the hamlet of Uplowman and thus has little relationship to it.

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

**Soils and contamination:** No land contamination. Site does not fall within a MCA, MSA or WCZ. Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). 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 the surrounding areas. 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 (6.1% percentage slope) down N-S

**Open Space and Recreation:** The following spaces are within walking distance of the site. Recreation ground (<645m S).

**Potential Constraints to Delivery:** Access. Heritage impact. Education infrastructure. Potential landscape impacts. Water quality and drainage, 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 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	16	-	-	-
Max	25	46	-	-	-
Promoter	20	-	-	-	-
HELAA	25	16	-	-	-

**Settlement: Uplowman**


**Site Reference and Name: E/UP/03 Land North of Uplowman Primary School**

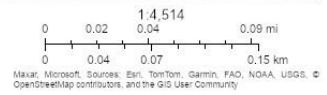
**Customer Reference Number: EUP03**

E/UP/03



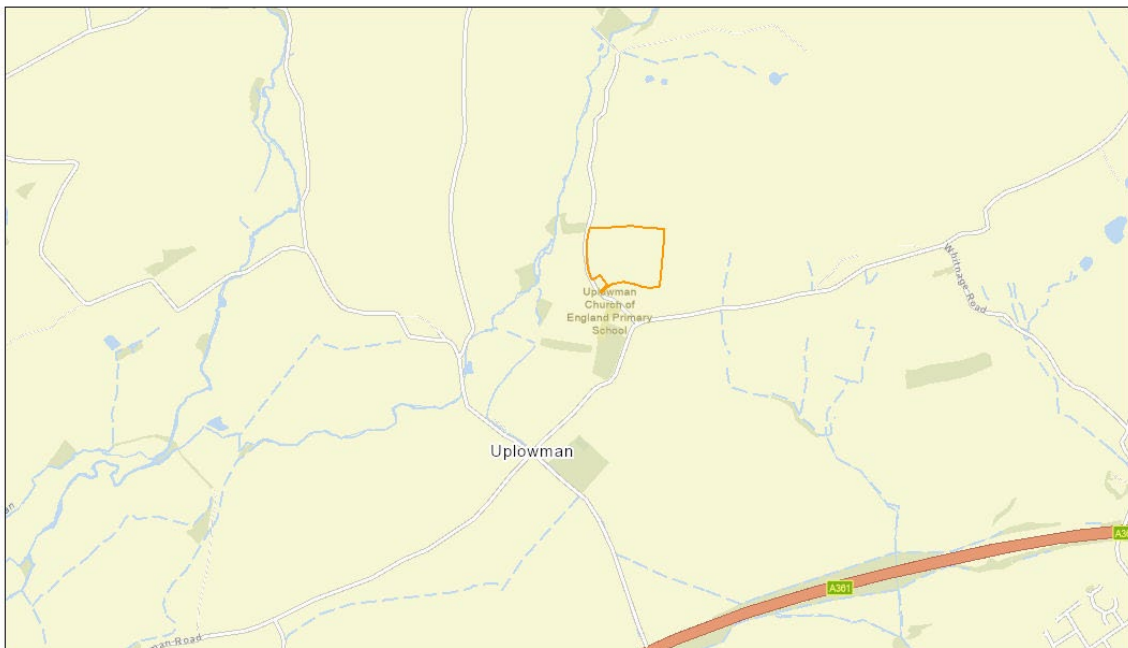
29/07/2025, 14:58:32

 Call for Sites 2025




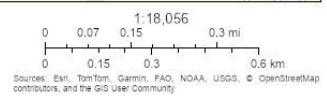
© Crown copyright and database rights 2023. OS Licence No. 100022292

E/UP/03



29/07/2025, 15:01:41

 Call for Sites 2025



© Crown copyright and database rights 2023. OS Licence No. 100022292

**Parish:** Uplowman

**Site submitted for:** E/UP/03 Homes for sale, affordable homes

**Site description:** The site lies to the North of Uplowman. The site consists of a medium scale field bordered by trees and hedgerows. A residential dwelling lies to the SW corner of the site with Uplowman Primary School a short distance to the South (25m), further north of the site is a farmhouse and associated buildings. The site is moderately sloping and is accessed by an unnamed road to the West. The site is FZ1. There are 11KV overhead line crossing the site both N-S and E-W. Single land ownership. The HELAA Panel identifies that access limits the achievability of this site however provided access can be resolved it may be possible to achieve a limited yield of 5-10 dwellings.

**Site Area:** Whole 3.32ha | Gross 3.32ha | Net 1.99ha

**Max Yield:** 70

**Min Yield:** 40

**Promoter Yield:** 63

**HELAA Assessed Yield:** 5-10 (7 mid-point yield)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield

**Access:** The promoter identifies access can be provided from the lane to the West, providing onwards connections to the village. 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. Some limited services and facilities are available within Uplowman. A PRoW runs along the northern border of the site and another PRoW leads to the Western boundary. DCC Highways identifies that the proposed site is accessed via a narrow lane to the west, which is too narrow for two-way traffic and would require widening, likely involving hedge removal and possible land acquisition. Visibility splays at the access also need significant hedge clearance. A major concern is the lack of safe pedestrian and cycling links to village facilities, including the primary school and recreation ground. The existing roads are narrow with no footways, making a segregated or lit active travel route difficult without substantial land or third-party agreements. Without such provision, the site would be car dependent. The nearest bus stop is about 705 m away, and the nearest railway station at Tiverton Parkway approx. 3km SE, while most facilities are approx. 2km away in Sampford Peverell. With a potential 40–70 dwellings, a Transport Assessment will be required to assess cumulative impacts on the local network, including junction capacity and safety. Overall, the site presents significant challenges regarding access, visibility, and sustainable connectivity. 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 (bats, dormice). MDDC's arboriculture specialist identifies sporadic landscape trees along hedgerow field boundaries. Subject to suitable control measures, development of the site poses a low arboriculture risk. A residential dwelling lies to the SW corner of the site with Uplowman Primary School a short distance to the South (25m), further north of the site is a farmhouse and associated buildings. 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. Likely standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** FZ1. The site is within a Drinking Water Safeguarding Zone (Surface Water). The site adjoins a groundwater source protection zone along its Eastern boundary. 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 also note that the site is too steep for infiltration.

**Heritage and Archaeology:** The closest listed building to the site is the Uplowman Primary School a Grade II listed building which lies approx. 25m S. The Grade II Uplowman House lies just outside the NW corner of the site approx. 55m. MDDC's Conservation specialist identifies that the site is a field to the north of the Grade II listed Uplowman Primary School (list entry number: 1106405). To the north west of the site is also the Grade II listed Uplowman House (list entry number: 1325909). Both designated heritage assets have been historically experienced in a rural and isolated position. The potential development of the site due to its proximity and visibility would impact both heritage assets and their settings thus a full heritage assessment informed by a masterplan would be required. Whilst there is no masterplan at this stage, the development of the site would result in harm to the significance of the heritage assets, through change in their setting. Residential development typically results in an urbanising effect that would fail to preserve the rural character of the site and the setting of the heritage assets. In particular, Uplowman Primary School shares views to and from the site which must be considered and the site is on the approach to Uplowman House. Uplowman House is a large country house and the surrounding open countryside positively contributes to the asset's significance and its tranquillity. For Uplowman Primary School, the surrounding open countryside also contributes to its significance. The change in land use and elements associated with residential development such as noise, movement and activity, diurnal changes (light spill) and impact upon views would therefore fail to preserve the setting of the heritage asset. DCC Historic Environment and Archaeology specialists identify that this proposed site holds archaeological potential with regard to the prehistoric lithic scatters that have been discovered in the locality. Any impact upon heritage assets with archaeological interest should be

mitigated by a suitable programme of archaeological work secured by the application of an appropriately worded condition on any consent that may be granted by the Local Planning Authority.

**Education Infrastructure:** The closest schools to the site are Uplowman Church of England Primary School and Uffculme School (secondary). 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. Home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The National Character area is the Devon Redlands. The Devon landscape character area is the Bampton and Beer Downs. The landscape character type is the upper farmed and wooded valley slopes. The site is separated from the Uplowman settlement although there are elements of development nearby such as the residential building to the SW corner and farm and associated buildings to the North. The site is moderately sloping and is likely to be viewed from various viewpoints. The site has some features typical of the main landscape character type, the site is a rolling field, medium sized field with hedges and many hedgerow trees. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty. The overall sensitivity to housing development is likely to be medium-high given the rural location and moderate slope.

**Health and Safety related constraints:** The A361 lies approx. 0.93km to the S, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. Two 11KV Electric Overhead Lines cross the site. One N-S the other E-W.

**Soils and contamination:** Approx. half of the site lies in Grade 3 (NW portion) with the second half in Grade 2 (SE portion) (DEFRA 2020 Provisional Land Classification Grade). No land contamination. 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 the surrounding areas. 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:** Moderate slope (9.6% slope percentage).

**Open Space and Recreation:** The Uplowman recreation ground lies approx. 410m S of the site. The promoter identifies that the site could provide on-site open space if required.

**Potential Constraints to Delivery:** Access and transport infrastructure. Natural Environment. Water Quality and Drainage. Heritage. Education infrastructure. Landscape. Topography. Health and Safety related constraints. Possible Grade 3a ALC and Grade 2 ALC.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	15	-	-	-
Max	25	45	-	-	-
Promoter	25	38	-	-	-
HELAA	7	-	-	-	-

**Settlement: Uplowman**


**Site Reference and Name: E/UP/04 Land to the South of Uplowman Primary School**

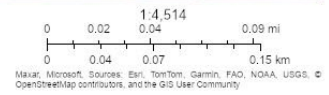
**Customer Reference Number: EUP04**

E/UP/04



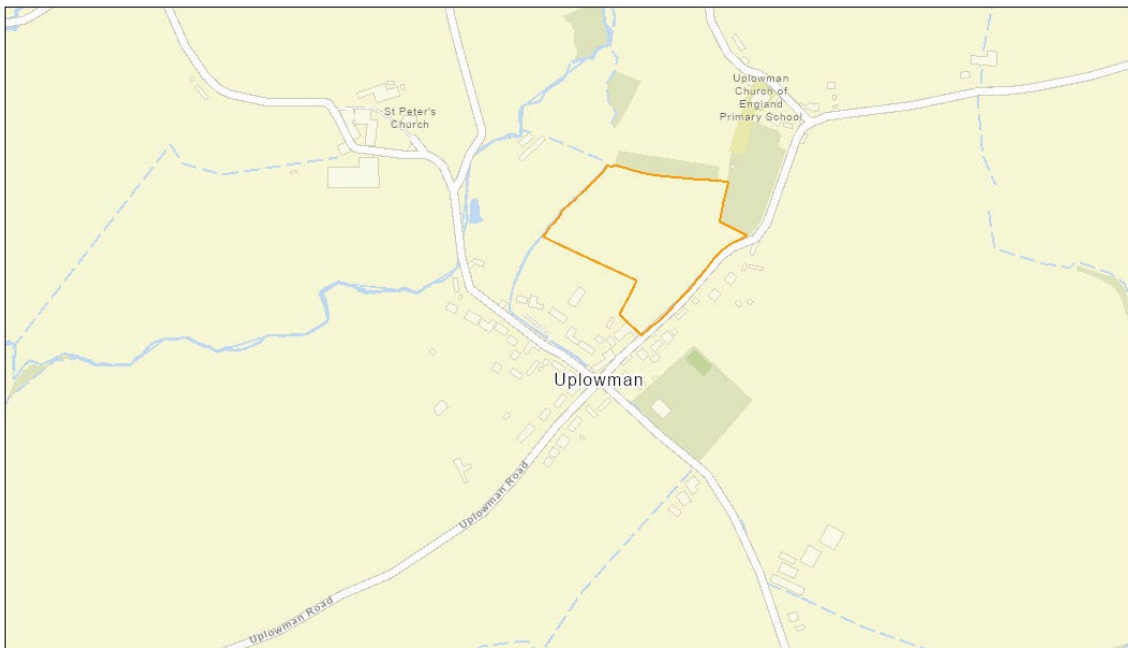
29/07/2025, 15:18:47

 Call for Sites 2025




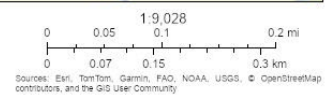
© Crown copyright and database rights 2023. OS Licence No. 100022292

E/UP/04



29/07/2025, 15:20:44

 Call for Sites 2025



© Crown copyright and database rights 2023. OS Licence No. 100022292

**Parish:** Uplowman

**Site submitted for:** E/UP/04 Homes for sale, affordable homes, homes for older people, custom and self-build homes + (mixed use) car parking for school

**Site description:** The site consists of two fields bordered by trees and hedgerows which also divide the two fields. Existing residential development lies to the SE on the opposite side of Uplowman Road. Residential development also lies to the SW of the site, with part of the field not included in the submission that borders the existing residential development. A woodland area lies to the North of the site and beyond that lies Uplowman primary school. Uplowman has a limited number of services and facilities. The site is likely to be accessed via Uplowman Road which adjoins the site to the SE. The site has a very gentle slope. The promoter identifies the scale of the site would allow for 40-45 dwellings however they acknowledge the size of the existing settlement and suggest a 20-30 dwelling capacity may be more appropriate. Single land ownership. The promoter also identifies the same land ownership extends beyond the proposed site area which could facilitate space for habitat mitigation, BNG and open space should that be necessary although it is anticipated these requirements could be met onsite. The promoter identified the site was available for mixed use however this was only in the context of providing an opportunity for car parking to benefit the Uplowman Primary School. Therefore the mixed use element has been assessed within this assessment and a separate report has not been created for mixed use which in the context of the HELAA ordinarily would be treated as a commercial use. The HELAA Panel identify the site is achievable.

**E/UP/04a Homes for sale, affordable homes, homes for older people, custom**

**Site Area:** Whole 3.45ha | Gross 3.45ha | Net 2.07ha

**Max Yield:** 72

**Min Yield:** 41

**Promoter Yield:** 20-45 (Mid point yield 32)

**HELAA Assessed Yield:** 56 mid-point yield

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Greenfield

**Access:** The site is likely to be accessed via Uplowman Road which adjoins the site to the SE. The promoter suggests a secondary access could be accommodated from the North on Cott Lane via the remaining land owned by the landowner or from the SW corner but it is anticipated both these

solutions are likely to be less suitable than the primary access proposed. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Pedestrian/cycleway connection would be required to services and facilities. Some limited services and facilities are available within Uplowman with more services and facilities available at the closest village to the site at Sampford Peverell approx. 2km SE. The closest bus stop is approx. 100m S and the closest railway station is approx. 3km SE. There are no PRoW within the site however there are PRoW approx. 200m to the W, N and E. The promoter identifies that part of the site could be identified as a dedicated parking area for the benefit of Uplowman Primary School, noting that the main School entrance is on Cott Lane which is narrow with no-through road. The promoter identifies that parents are encouraged to park their cars within the village centre at the Village Hall which requires walking along Uplowman Road where there are no recognised pavements. DCC Highways identify that the proposed site, south of Uplowman Primary School, would likely be accessed from Uplowman Road. Safe access requires careful design of visibility splays, likely involving hedgerow removal and possible land regrading. Secondary access via Cott Lane is less suitable due to its narrow, no-through nature and lack of pedestrian provision. Any secondary access options suggested by the promoter (e.g. via Cott Lane) appear less suitable due to the narrow, no-through nature of the lane and its lack of pedestrian provision. Uplowman Road currently lacks continuous footways, and parents often walk along the carriageway. The development must provide a safe, well-lit pedestrian and cycle route to the village centre, primary school, and key facilities, with opportunities to connect to existing Public Rights of Way, to encourage sustainable travel. A Transport Assessment will be needed to assess cumulative impacts on the local highway network. The promoter's proposal for dedicated school parking could help reduce on-street parking pressures, but must be designed to avoid traffic hazards and include safe pedestrian access to the school. 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 (bats, protected birds and dormice). MDDC's arboriculture specialist identifies numerous prominent trees along hedgerow boundaries and thin linear woodland belt buffers along the north aspect although not recorded as priority habitat woodland and contain non-native conifers. Development of the site poses a moderate arboriculture risk. Existing residential development lies to the SE on the opposite side of Uplowman Road. Residential development also lies to the SW of the site, with part of the field not included in the submission that borders the existing residential development. A woodland area lies to the North of the site. 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 from an ecological perspective. It is likely that standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium-High and High groundwater vulnerability. A groundwater source protection zone lies outside the site area approx. 0.22km to the NE. A small

area of low risk from flooding from Surface Water (Plus Climate Change) lies in the SE corner of the site, with areas of low risk also outside the site area along Uplowman Road to the SE of the site. An unnamed watercourse runs along the border of the site to the NW. Within a Drinking Water Safeguard Zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** The closest listed building to the site is the Uplowman Primary School a Grade II listed building which lies approx. 130m NE. The Grade II listed building Lowman Green Cottage also lies to the West of the site approx. 140m. The DCC Historic Environment and Archaeology specialists identify that given the potential for below-ground archaeological deposits associated with known prehistoric funerary and settlement 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 Uplowman Church of England Primary School and Uffculme School (secondary). 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. Home to school transport implications. The promoter identifies that part of the site could be identified as a dedicated parking area for the benefit of Uplowman Primary School, noting that the main School entrance is on Cott Lane which is narrow with no-through road. The promoter identifies that parents are encouraged to park their cars within the village centre at the Village Hall which requires walking along Uplowman Road where there are no recognised pavements. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

**Landscape:** The National Character area is the Devon Redlands. The Devon landscape character area is the Culm Valley Lowlands. The majority of the site lies within the Lowland plains landscape character type with the NW boundary falling within the Sparsely settled farmed valley floors landscape character type. The site has some features typical of the main landscape character type, the site is gently sloping, mixed farmland with a medium scale field pattern. There is an area of small discrete woodland which borders the site to the N. Hedgerows and trees form the boundary of the site. There is development to the South of the site with Uplowman Primary School to the North, separated from the site by woodland. There is a need for further assessment to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and aesthetic and perceptual qualities e.g. tranquillity, natural beauty. The overall sensitivity to housing development is likely to be medium given the rural location of the site but with the context of nearby existing development.

**Health and Safety related constraints:** The A361 lies approx. 0.72km to the S, potential air quality and noise impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the SW.

**Soils and contamination:** The majority of the site falls within Grade 3 ALC. The most Western corner falls in ALC Grade 4 and the most Eastern corner falls in ALC Grade 2 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton,

Tiverton, Willand and the surrounding areas. 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 gentle slope (2.6% slope percentage).

**Open Space and Recreation:** The Uplowman recreation ground lies approx. 70m S of the site.

**Potential Constraints to Delivery:** Access and transport infrastructure. Natural Environment. Flood Risk, surface water and drainage. Health and Safety related constraints. Potential Grade 3a and Grade 2 ALC.

**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	16	-	-	-
Max	25	47	-	-	-
Promoter	25	7	-	-	-
HELAA	25	31	-	-	-