

Copplestone

Settlement: Coplestone

Site Reference and Name: W/CO/01 Land at Bewsley Farm, Bewsley Hill, Coplestone

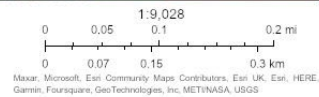
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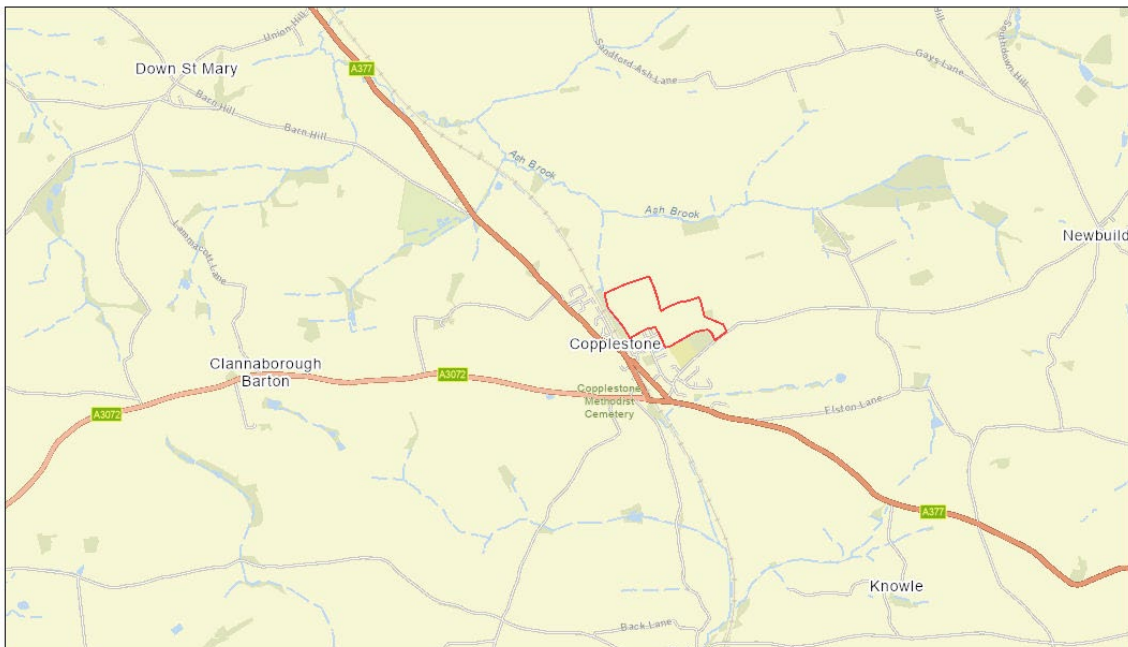
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 Call For Sites Layer



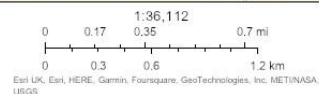
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W/CO/01



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Parish: Copplestone

Site Area: Whole 12.93ha | Gross 12.93ha | Net 7.76ha

Site submitted for: Residential

Max Yield: 272

Min Yield: 155

HELAA Assessed Yield: 100

Site description: Greenfield agricultural land adjacent to the NE of the village, enclosed by hedgerows and mature trees. A stream runs along the W boundary with a railway line running parallel to this, Bewsley Hill road lies along the S border. Residential dwellings lie to the SW and farmland to the NE. Copplestone Primary School is within a short walking distance. A small proportion of the site (0.09 ha) along the NE boundary is classed as contaminated land. Legally protected species have been recorded on site (butterflies) with other protected species (bats and lizards) noted within the surrounding area. A covenant for a right of way exists from Bewsley Hill for agricultural vehicles only on site. Rights are also granted for supplying, renewing, repairing or maintaining drainage, water, gas, electricity and other services. This may need to be investigated further. The adjacent Sunnymead estate is enclosed with a hedge owned by the promoter. Telegraph poles are located within two of the southeastern most fields, with cables running above. Site is in multiple land ownership. This site covers the majority of the land area indicated by W/CO/04. In the latest update from a promoter three submissions covering three different areas of the site were received showing different land ownership but the same promoter for all submissions. However the update did not identify the remainder of the site having been withdrawn for the consideration of the HELAA therefore the full site area is still considered. The HELAA Panel identify that access should be from Sunnymead and not Bewsley Hill however there may be a ransom strip in third party ownership, this has been confirmed in the latest update by the promoter, however it is believed by the promoter that this can be overcome. Provided the site access can be resolved, the Panel identify the site as achievable for up to 100 dwellings.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access would via Sunnymead but the junction with the A377 is not ideal for larger vehicles. A transport assessment and masterplanning exercise would be required. The HELAA Panel confirm the access should be via Sunnymead and not Bewsley Hill however a ransom strip possibly in third party ownership will need to be resolved. Provided the

access can be resolved the Panel identify the site can achievable for up to 100 dwellings. Pedestrian and cycle connection to local services and bus stops would be required. A site of this scale would require a full transport assessment and master planning exercise. A PRow adjoins the S side of Bewsley Hill, near to the site boundary. Services and facilities are available in Copplestone village approx. 90m W. The nearest bus stop is approx. 120m away on the A377. Copplestone Railway Station lies close to the W boundary approx. 90m

Natural Environment: The site is within 9.7km from Dartmoor National Park. Legally protected species brown hairstreak and wall butterflies are recorded within and adjacent to the site. Legally protected species bats have also been recorded on site. Within 45m legally protected species common lizard and various bats have been recorded. A small stream runs along the W boundary. Beavers are present in connected catchment. Natural England note that the site is within 5km of Nymet Barton Marsh SSSI but do not have specific comments at this stage. Devon County ecology specialists identify the site is arable fields surrounded by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. 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. However there is a stream along the W boundary. There various groundwater vulnerability levels throughout the site (High 6.23ha S part of the site, Medium-High 0.2ha SW corner of the northernmost field, Medium 6.5ha (northernmost field). Approx. 0.19ha of the SW corner of the site, to the N of Sunnymead estate is at risk from variable degrees of surface water flooding (low-high). The promoter identifies main drainage connections have been made and adopted. 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: Grade II Bewsley Cottage 85m to the E on Bewsley Hill. Devon County Council archaeology specialists note there is some archaeological potential. 'Coney' field names may indicate former medieval or post-medieval rabbit warren. Mitigation suggested includes a staged programme of archaeological work as condition. The MDDC Conservation specialists note that there is the potential for a level of less than substantial harm to the significance of the listed building, through change in its setting. In particular, were the south-eastern portion of the site to be developed this would result in prominent built form in close proximity to the asset and other environmental factors should also be considered. The majority of the site, to the west and north-west, would have little to no impact upon the significance of the heritage asset were development to be brought forward due to distance and the potential for robust mitigation.

Education Infrastructure: The closest schools to the site are Copplestone Primary School and Queen Elizabeth's Crediton. DCC education have noted that Copplestone Primary School cannot be expanded but is a good educational size with some limited capacity for local development. There are aspirations for the secondary school to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. There would be school transport primary implications if no safe walking is not provided. There would be school transport implications for secondary school requirements.

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is low-medium / medium-high. The western part of the site could accommodate development. If only the eastern part is built out, this would introduce a dispersed settlement pattern and would increase the sensitivity rating. The site could accommodate small scale housing without significant change to the landform. A further assessment is required to address uncertainty over the site's distinctiveness, tranquillity, visual prominence and local value.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 0.08km SW possible noise and pollution. 11KV electric overhead lines cross the site.

Soils and contamination: ALC Grade 3 (DEFRA 2020 Provisional Land Classification Grade). A small proportion of the site (0.09ha) along the NE boundary is classed as contaminated land for general quarrying. Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.3% slope percentage). The site slopes down from east to west, towards the existing settlement.

Open Space and Recreation: The following open spaces are within walking distance. An equipped playground and playing pitches are situated within 140m of the site amidst the Sunnymead Estate. Allotments are located to the SW approx. 0.3km.

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Contaminated land. A377 0.08km SW possible noise and pollution. May lead to increased traffic levels in an AQMA. Legally protected species on site. Potential landscape impact. 11KV electric overhead lines.

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	Year 11
Min	25	50	50	30	-	-
Max	25	50	50	50	50	47
HELAA	25	50	25	-	-	-

Settlement: Coplestone

Site Reference and Name: W/CO/02 Land and buildings east of Dulings Farm, Coplestone

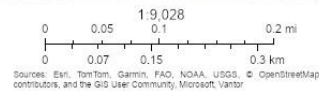
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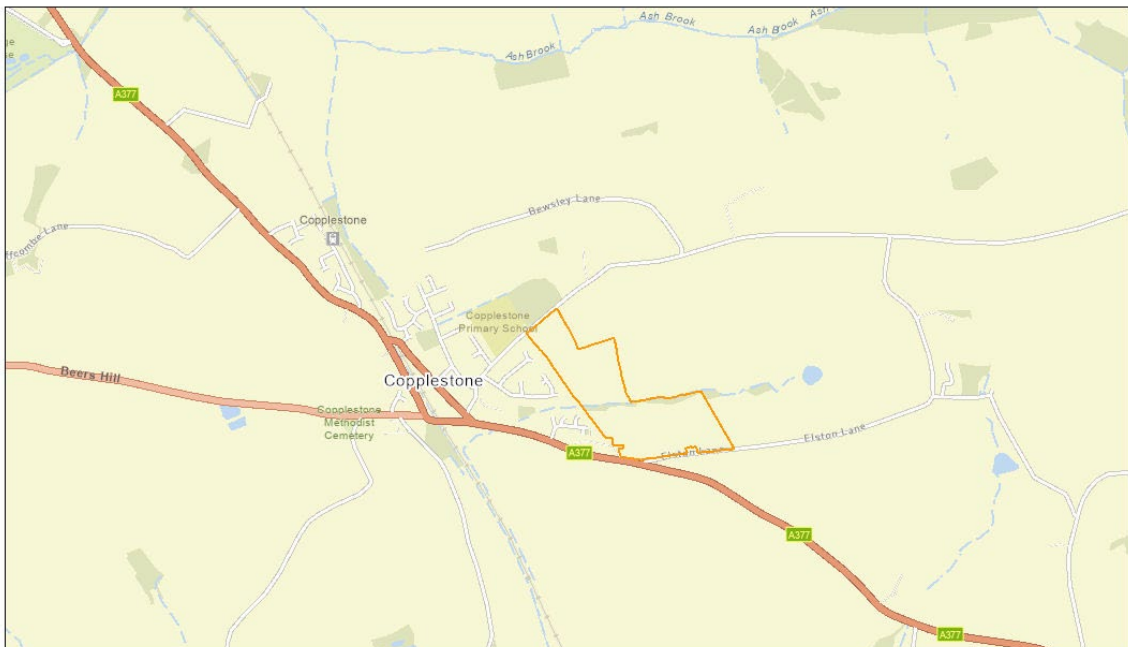
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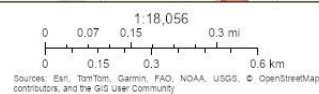
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W/CO/02



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Parish: Copplestone

Site Area: Whole 9.14ha | Gross 8.94ha | Net 5.36ha

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

Max Yield: 188

Min Yield: 107

Promoter: 65-100 (median 82)

HELAA Assessed Yield: Reduce site area to 4.8ha land S of watercourse, HELAA methodology 58-101 (median 79)

Site description: In the latest update from the promoter a broader area in the field to the South than the original submission was provided, the assessment has been updated to take this area into account. Greenfield agricultural land to the east of the village, just outside the settlement boundary. The site is bordered by residential areas to the W and SW and farmland to the N, E and SE. A tree-lined stream runs west-east across the site and is designated as Flood Zone 3 (0.2ha). Copplestone Primary School is located adjacent to the northern boundary on Bewsley Road. Legally protected species Red Kite recorded on-site and bats registered within the surrounding area. Two title deeds however the promoter suggests the land adjacent is in the same ownership. The site history identifies a planning application that was refused for 60 dwellings (16/00924/MOUT) and was subject to an appeal decision (APP/Y1138/W/17/3167891) which was dismissed due the current policies at the time which included harm to the character and appearance of the area. The promoter suggests development to the South of the watercourse with land to the north considered for use as a footpath to the school. The HELAA Panel identify access should come off Elston Lane with land to the S of the watercourse achievable. Land to the N is restricted due to its topography.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.2ha– The site is divided by a stream which runs from W to E, the stream and surrounding area are designated as FZ3.

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access would be off a C classified road. Pedestrian and cycle connection to local services and bus stops would be required. A site of this scale would require a full transport assessment and master planning exercise. A PRoW footpath crosses the site from N to S (Bewsley Farm to the A377). Services and facilities are available within Copplestone village centre approx. 0.3km NW. A bus stop is adjacent to the W of the site. Copplestone station is approx. 580m NW. The promoter suggests that they have consulted with

Devon County Highways to create a safe access into the site. The promoter suggests development only to the South of the watercourse with land to the north considered for use as a footpath to the school.

Natural Environment: The site is within 9.7km from Dartmoor National Park. Legally protected species red kite have been recorded within the SW boundary and bats are registered within the surrounding area. The site is comprised of several fields, bordered by hedges. A belt of trees is aligned along a watercourse which runs from east to west through the site. Beavers are present in connected catchment. Natural England note that the site is within 5km of Nymet Barton Marsh SSSI and the site contains PRoW but do not have specific comments at this stage. Devon County ecology specialists identify the site is arable fields surrounded/bounded by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The promoter suggests that BNG requirement could be provided on land adjacent to the site which is in the same ownership.

Flood Risk, Water Quality and Drainage: Majority of the site is FZ1 but a watercourse runs centrally from W to E (FZ3 0.2ha, FZ2 0.07ha) which bisects the site. There is also high groundwater vulnerability across 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. Flood Zone 2/3 is within the site boundary. 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.

Heritage and Archaeology: Grade II Bewsley Cottage 200m to the N on Bewsley Hill. Devon County Council archaeology specialists note that the site is within proximity to a course of Roman road and historic settlement core. The site has been subject to previous archaeological desk-based assessment. Mitigation suggested includes a programme of archaeological work as condition. The MDDC Conservation specialists note that the application site as undeveloped agricultural land is considered to make a positive contribution to the significance of Bewsley Cottage, which overlooks the site. Due to proximity, visibility and the potential for prominent built form within the setting of the heritage assets, there is the potential for a low level of less than substantial harm to the significance of Bewsley Cottage. There are also glimpsed views of the site from the heritage assets from the south, thus there remains the potential for a low level of less than substantial harm to Denver Cottage, Wishbone Ash and Dulings.

Education Infrastructure: The closest schools to the site are Copplestone Primary School and Queen Elizabeth's Crediton. DCC education have noted that Copplestone Primary School cannot be expanded but is a good educational size with some limited capacity for local development. There are aspirations for the secondary school to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. There would be school transport primary implications if no safe walking is not provided. There would be school transport implications for secondary school requirements.

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is medium-high. The site was subject to an appeal APP/Y1138/W/17/3167891 which was dismissed on grounds of impact to the character and appearance of the area. The appeal notes that the site displays many of the key characteristics of the landscape character site and make an important contribution to the identity and sense of place of Copplestone.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 adjacent to the S of the site. 11KV electric overhead lines cross the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey undertaken in 1994 published in February 2016 by Natural England is available for the majority of the site which identifies the site is made up of ALC Grade 2 (0.54ha NE corner and 2.55ha S of site) and ALC Grade 3b (forms 4.07ha to the N down to the centre of the site). The remaining area to the SE of the site does not benefit from the findings of this survey of which based on the DEFRA 2020 Provisional Land Classification Grade is also Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ.

Topography: On average moderate slope (9.7% slope percentage). The site slopes up from west to east towards the settlement. Steeper to the centre and North of the site than to the South.

Open Space and Recreation: The following open spaces are within walking distance. An equipped playground and playing pitches are situated within 420m of the site amidst the Sunnymead Estate. Allotments are located to the W approx. 400m.

Potential Constraints to Delivery: Access. Flood Risk, Water quality and Drainage. A watercourse bisects the site. Education infrastructure. ALC Grade 2. Topography. May lead to increased traffic levels in an AQMA. A377 adjacent to the S of the site. Legally protected species on site. Potential landscape impact. 11KV electric overhead lines.

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	32	-	-
Max	25	50	50	50	13
Promoter	25	50	7	-	-
HELAA	25	50	4	-	-

Settlement: Coplestone

Site Reference and Name: W/CO/03 Land south of A377, Coplestone

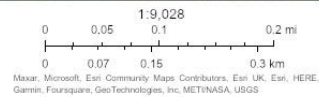
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W/CO/03



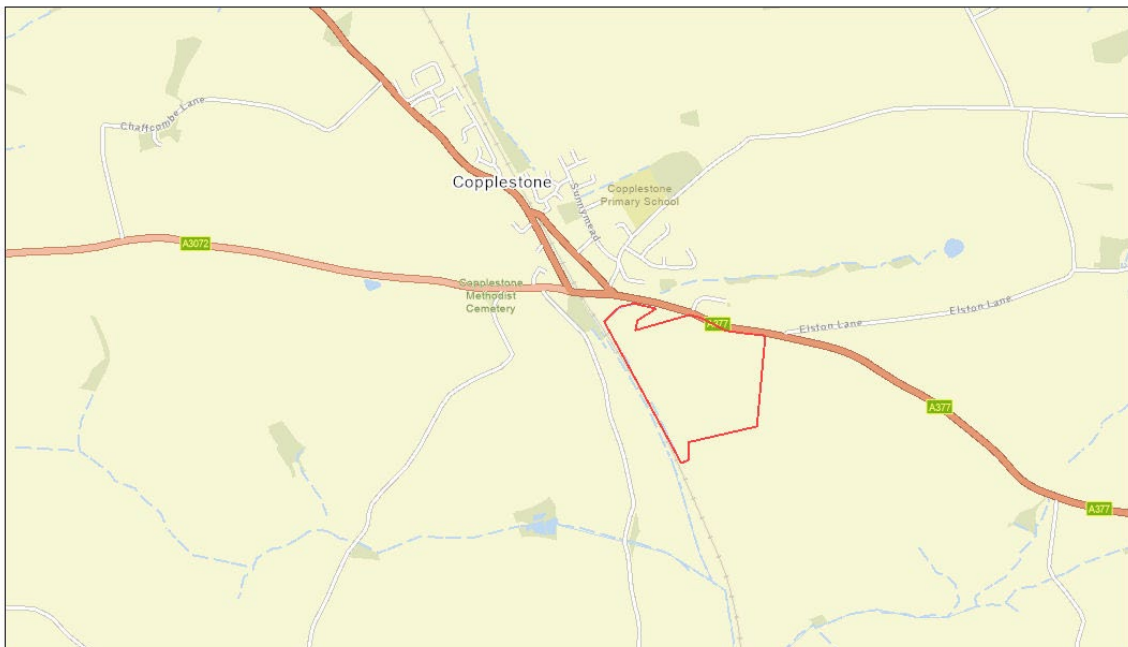
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W/CO/03



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Parish: Coplestone

Site Area: Whole 11.68ha | Gross 10.96ha | Net 6.58ha

Site submitted for: Residential

Max Yield: 230

Min Yield: 132

HELAA Assessed Yield: 50-100 (Mid point 75)

Site description: Greenfield agricultural land to the S of Coplestone village, flanked by the A377 along the N boundary, with some pockets of residential development to the N, the railway line and stream to the W and otherwise surrounded by farmland. The western boundary is in Flood Zone 3 (0.83ha). Japanese Knotweed has been identified near the northwest corner of the site. Legally protected species (bats and butterflies) recorded in the surrounding area. Believed to be one landowner but no title deed supplied. The HELAA Panel identify that a controlled crossing across the A377 would be required and the yield should be lower than the minimum yield at approx. 50-100 dwellings due to the constraints of the site.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.72ha – The majority of the site is in Flood Zone 1 but the western boundary lies within Flood Zone 3.

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access would be via the A377 which has a footway to local services. A controlled crossing would be required. Services and facilities are available within Coplestone village centre approx. 60m N. The closest bus stops are approx. 40m along the A377, N of the site. Coplestone railway station is approx. 660m N.

Natural Environment: The site lies 9.7km from Dartmoor National Park. Japanese knotweed has been located near the NW corner of the site. Legally protected species bats and butterflies have been recorded within the surrounding area. Beavers are present in connected catchment. Natural England note that the site is within 5km of Nymet Barton Marsh SSSI but do not have specific comments at this stage. Devon County ecology specialists identify the site is comprised of an improved grassland field and arable field which is surrounded/bounded by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes

protecting and enhancing hedges, margins, trees and dark corridors. 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: Majority of the site is FZ1 but the western boundary lies in FZ2 (0.14 ha) and 3 (0.72ha). There is also high groundwater vulnerability across 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. Flood Zone 2/3 is within the site boundary. 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.

Heritage and Archaeology: There are no listed buildings on site however there are a number of listed buildings nearby including a number that lie adjacent to the A377 close to the northern boundary. Devon County Council archaeology specialists note that the site is within proximity to course of Roman road and historic settlement core. Mitigation suggested includes a programme of archaeological work as condition. The MDDC Conservation specialists note that the site would be to the south edge of the historic part of the village including some listed buildings on the south edge of the A377 including Grade II* Porch House. Development in the NW field would be harmful to the setting of these listed buildings. There would be little opportunity for mitigation given the topography of the site in this area.

Education Infrastructure: The closest schools to the site are Coplestone Primary School and Queen Elizabeth's Crediton. DCC education have noted that Coplestone Primary School cannot be expanded but is a good educational size with some limited capacity for local development. There are aspirations for the secondary school to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. There would be school transport primary implications if safe walking is not provided. There would be school transport implications for secondary school requirements.

Landscape: The landscape character type is mainly Lower rolling farmed and settled valley slopes (10.1ha) whilst the western corner is classed as the Lowland plains (1.58ha). The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is medium-high. The site contributes to the setting of Coplestone, when approached from the east by road and from the southeast by rail. The western boundary is steeply sloping and would not relate well to development. The northern part of the site could accommodate development but would need to be carefully designed in order to reduce the impact on long views across open countryside, and to avoid harm to the setting of heritage assets. If the entire site were to be developed, this would have a substantial impact on the peaceful quality of this area. A further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, impact on valued local views, tranquillity, and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 adjacent to the N of the site. Railway line to the West of the site possible environmental health impacts such as noise.

Soils and contamination: ALC Grade 2 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.8% slope percentage). The site slopes gently down from northeast to southwest, away from the existing settlement. To the West a strong slope (21%) along railway line. steep

Open Space and Recreation: The following open spaces are within walking distance. An equipped playground and playing pitches are situated within 370m N of the site amidst the Sunnymead Estate. Allotments are located to the NW approx. 190m.

Potential Constraints to Delivery: Flood Risk, Water quality and Drainage. Heritage. Education infrastructure. ALC Grade 2. A377 adjacent to the N of the site. Japanese Knotweed on site. Potential landscape impact. Topography along West of site. Railway line along the West of the site. May lead to increased traffic levels in an AQMA.

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years. May lead to increased traffic levels in an AQMA.

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	Year 11
Min	25	50	50	7	-	-
Max	25	50	50	50	50	5
HELAA	25	50	-	-	-	-

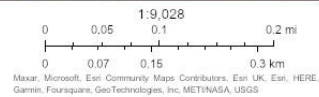
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Site Reference and Name: W/CO/04 Bewsley Farm
Customer Reference Number: 460spo

W/CO/04



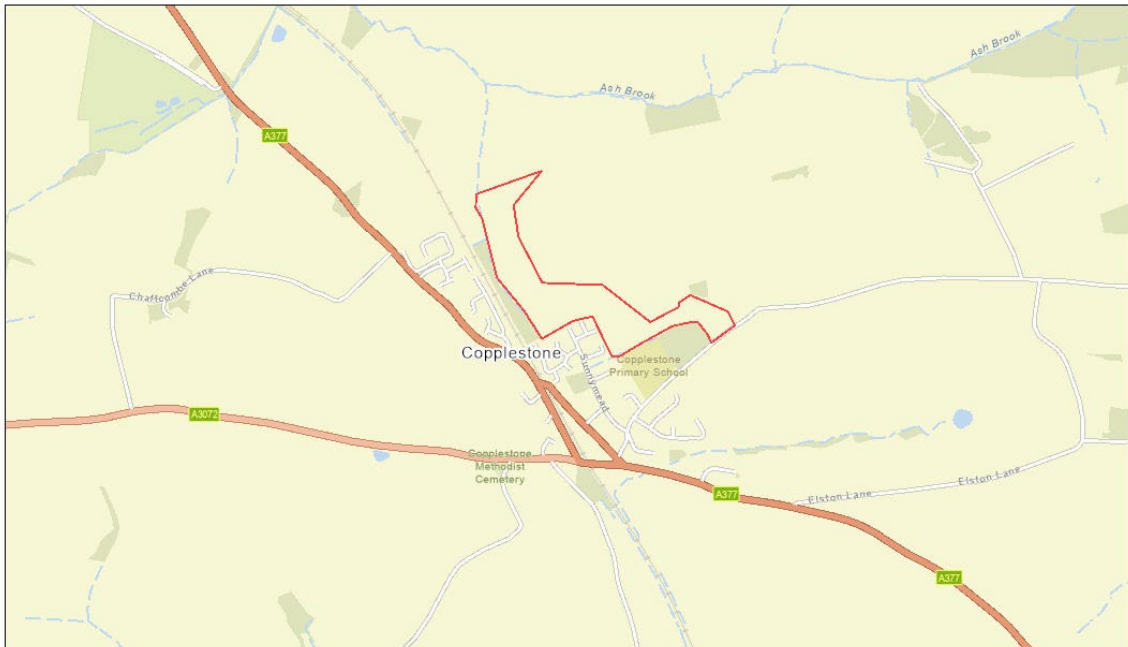
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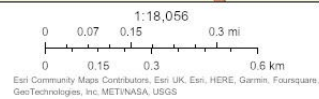
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W/CO/04



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Parish: Copplestone

Site submitted for: W/CO/04a Homes for sale, affordable homes, custom homes, homes for older people W/CO/04b residential institution, mixed use W/CO/04c habitat creation/enhancement.

Site description: This site largely covers the area of W/CO/01. However, given the different site area and different uses promoted a separate assessment has been undertaken in this case. The site is greenfield agricultural land adjacent to the NE of the village, partially enclosed by hedgerows and mature trees along the W and N borders. The E border cuts through open fields and a stream runs along the W boundary with a railway line running parallel to this, Bewsley Hill road lies along the S border. Residential dwellings lie to the SW and farmland to the NE. Legally protected species (butterflies) have been recorded within and adjacent to the site with other protected species (bats and lizards) noted within the surrounding area. A covenant for a right of way exists from Bewsley Hill for agricultural vehicles only on site. Rights are also granted for supplying, renewing, repairing or maintaining drainage, water, gas, electricity and other services. This may need to be investigated further. The adjacent Sunnymead estate is enclosed with a hedge owned by the promoter. Telegraph poles are located within two of the SE fields with cables running above. Site is in multiple land ownership. The HELAA Panel identify the same conclusion as site W/CO/01 in Copplestone that access should be from Sunnymead and not Bewsley Hill however there may be a ransom strip in third party ownership. Provided the site access can be resolved the Panel identify the site as achievable for up to 100 dwellings. The site can also be considered for small scale commercial development however the whole site would not be appropriate for commercial development and DCC Social Care identifies that rural sites such as Copplestone they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities. The site may also be considered for habitat creation/enhancement.

W/CO/04a Homes for sale, affordable homes, custom homes, homes for older people

Site Area: Whole 9.33ha | Gross 9.33ha | Net 5.60ha

Max Yield: 196

Min Yield: 112

HELAA Assessed Yield: 100

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access would be via Sunnymead but the junction with the A377 is not ideal for larger vehicles. A transport assessment and masterplanning exercise would be required. The HELAA Panel confirm the access should be via Sunnymead and not Bewsley Hill however a ransom strip possibly in the ownership third party ownership will need to be resolved. Provided the access can be resolved the Panel identify the site can be achievable for up to 100 dwellings. Pedestrian and cycle connection to local services and bus stops would be required. A site of this scale would require a full transport assessment and master planning exercise. A PRoW adjoins the S side of Bewsley Hill, near to the site boundary. Services and facilities are available in Copplestone village approx. 90m W. The nearest bus stop is approx. 120m away on the A377. Copplestone Railway Station lies close to the W boundary approx. 90m

Natural Environment: The site is within 9.7km from Dartmoor National Park. Legally protected species brown hairstreak and wall butterflies are recorded within and adjacent to the site. Legally protected species bats have also been recorded on site. Within 45m legally protected species common lizard and various bats have been recorded. A small stream runs along the W boundary. Beavers are present in connected catchment. Natural England note that the site is within 5km of Nymet Barton Marsh SSSI but do not have specific comments at this stage. Devon County ecology specialists identify the site is arable fields surrounded by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. 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. However there is a stream along the W boundary. There various groundwater vulnerability levels throughout the site the SE part of the site classed as high and the northern part as medium. Approx. 0.19ha of the SW corner of the site, to the N of Sunnymead estate is at risk from variable degrees of surface water flooding (low-high). 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: Grade II Bewsley Cottage 85m to the E on Bewsley Hill. Devon County Council archaeology specialists note there is some archaeological potential. 'Coney' field names may indicate former medieval or post-medieval rabbit warren. Mitigation suggested includes a staged programme of archaeological work as condition. MDCC Conservation specialists note that there is the potential for a level of less than substantial harm to the significance of the listed building, through change in its setting. In particular, were the south-eastern portion of the site to be developed this would result in prominent built form in close proximity to the asset and other environmental factors should also be considered. The majority of the site, to the west and north-west, would have little to no impact upon the significance of the heritage asset were development to be brought forward due to distance and the potential for robust mitigation.

Education Infrastructure: The closest schools to the site are Copplestone Primary School and Queen Elizabeth's Crediton. DCC education have noted that Copplestone Primary School cannot be expanded but is a good educational size with some limited capacity for local development. There are aspirations for the secondary school to revisit the single campus proposal which would see land

released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. There would be school transport primary implications if no safe walking is not provided. There would be school transport implications for secondary school requirements.

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is low-medium / medium-high. The western part of the site could accommodate development. If only the eastern part is built out, this would introduce a dispersed settlement pattern and would increase the sensitivity rating. The site could accommodate small scale housing without significant change to the landform. A further assessment is required to address uncertainty over the site's distinctiveness, tranquillity, visual prominence and local value.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 0.08km SW possible noise and pollution. 11KV electric overhead lines cross the site.

Soils and contamination: ALC Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Contaminated land (quarrying) along the eastern side of the site with a very small proportion falling within the site boundary (0.01ha). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.3% slope percentage). The site slopes down from east to west, towards the existing settlement.

Open Space and Recreation: The following open spaces are within walking distance. An equipped playground and playing pitches are situated within 140m of the site amidst the Sunnymead Estate. Allotments are located to the SW approx. 0.3km.

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Contaminated land. May lead to increased traffic levels in an AQMA. A377 0.08km to the SW of the site possible noise and pollution. Legally protected species on site. Potential landscape impact. 11KV electric overhead lines.

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	37	-	-
Max	25	50	50	50	21
HELAA	25	50	25	-	-

Parish: Coplestone

W/CO/04b residential institution, mixed use

Site Area: Whole 9.33ha | Gross 9.33ha | Net 2.33-7.46ha

Max Yield: 74,640 sqm

Min Yield: 23,325 sqm

HELAA Assessed Yield: 23,325-74,640 sqm - Note Panel identify the site only achievable for small scale commercial and is unachievable for a residential institution.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies 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 HELAA Panel confirm the access should be via Sunnymead and not Bewsley Hill however a ransom strip possibly in third party ownership will need to be resolved. Provided the access can be resolved the Panel identify the site to be achievable. Pedestrian and cycle connection to local services and bus stops would be required. A site of this scale may require a full transport assessment and master planning exercise. A PRoW adjoins the S side of Bewsley Hill, near to the site boundary. Services and facilities are available in Coplestone village approx. 90m W. The nearest bus stop is approx. 120m away on the A377. Coplestone Railway Station lies close to the W boundary approx. 90m

Natural Environment: The site is within 9.7km from Dartmoor National Park. Legally protected species brown hairstreak and wall butterflies are recorded within and adjacent to the site. Legally protected species bats have also been recorded on site. Within 45m legally protected species common lizard and various bats have been recorded. A small stream runs along the W boundary. Beavers are present in connected catchment. Natural England note that the site is within 5km of Nymet Barton Marsh SSSI but do not have specific comments at this stage. Devon County ecology specialists identify the site is arable fields surrounded by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. 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. However, a stream runs along the W boundary. There are various groundwater vulnerability levels throughout the site the SE part of the site classed as high and the northern part as medium. Approx. 0.19ha of the SW corner of the site, to the N of Sunnymead estate is at risk from variable degrees of surface water flooding (low-high). 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: Grade II Bewsley Cottage 85m to the E on Bewsley Hill. Devon County Council archaeology specialists note there is some archaeological potential. 'Coney' field names may indicate former medieval or post-medieval rabbit warren. Mitigation suggested includes a staged programme of archaeological work as condition. MDDC Conservation specialists note that there is the potential for a level of less than substantial harm to the significance of the listed building, through change in its setting. In particular, were the south-eastern portion of the site to be developed this would result in prominent built form in close proximity to the asset and other environmental factors should also be considered. The majority of the site, to the west and north-west, would have little to no impact upon the significance of the heritage asset were development to be brought forward due to distance and the potential for robust mitigation.

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to commercial development is medium / medium-high. The western part of the site could accommodate development. If only the eastern part is built out, this would introduce a dispersed settlement pattern and would increase the sensitivity rating. The site could accommodate small scale employment without significant change to the landform. A further assessment is required to address uncertainty over the site's distinctiveness, tranquillity, visual prominence and local value.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 0.08km to the SW of the site possible noise and pollution. 11KV electric overhead lines cross the site.

Soils and contamination: ALC Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Contaminated land (quarrying) along the eastern side of the site with a very small proportion falling within the site boundary (0.01ha). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.3% slope percentage). The site slopes down from east to west, towards the existing settlement.

Open Space and Recreation: The following open spaces are within walking distance. An equipped playground and playing pitches are situated within 140m of the site amidst the Sunnymead Estate. Allotments are located to the SW approx. 0.3km.

Economic Development: MDDC economic specialists suggest that the whole site is not suitable for commercial development due to its extensive size with access only available off a narrow road, and proximity to a primary school and residential estates. The HELAA Panel identify the site could be achievable however for small scale commercial but would not be appropriate for a residential institution due to its location.

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Possibly Grade 3a ALC. Contaminated land. May lead to increased traffic levels in an AQMA. A377 0.08km to the SW of the site possible noise and pollution. Legally protected species on site. Potential landscape impact. 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. For the purposes of this report 'mixed use' is considered as commercial.

Parish: Copplestone

W/CO/04c Habitat creation/enhancement.

Site Area: Whole 9.33ha | Gross 9.33ha | Net 9.33ha

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access would via a C classified road or an unclassified road via Sunnymead. A PRow adjoins the S side of Bewsley Hill, near to the site boundary.

Natural Environment: The site is within 9.7km from Dartmoor National Park. Legally protected species brown hairstreak and wall butterflies are recorded within and adjacent to the site. Legally protected species bats have also been recorded on site. Within 45m legally protected species common lizard and various bats have been recorded. A small stream runs along the W boundary. Beavers are present in connected catchment. Natural England note that the site is within 5km of Nymet Barton Marsh SSSI but do not have specific comments at this stage. Devon County ecology specialists identify the site is arable fields surrounded by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Site is of low strategic ecological importance. The habitat suitability identified by the Nature Recovery Network are Purple Moor Grass and Rush Pasture with woodland as the primary habitat and Lowland Meadow with woodland as the secondary habitat.

Flood Risk, Water Quality and Drainage: FZ1. There various groundwater vulnerability levels throughout the site the SE part of the site classed as high and the northern part as medium. Approx. 0.19ha of the SW corner of the site, to the N of Sunnymead estate is at risk from variable degrees of surface water flooding (low-high). 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: Grade II Bewsley Cottage 85m to the E on Bewsley Hill. Devon County Council archaeology specialists note there is some archaeological potential. 'Coney' field names may indicate former medieval or post-medieval rabbit warren. The MDDC Conservation specialists note that there would be no significant harm to heritage assets.

Landscape: There are no protected landscape sites in close proximity. The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland.

Health and Safety related constraints: No health and safety related constraints.

Soils and contamination: ALC Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Contaminated land (quarrying) along the eastern side of the site with a very small proportion falling within the site boundary (0.01ha). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (6.3% slope percentage). The site slopes down from east to west, towards the existing settlement.

Potential Constraints to Delivery: Water quality and drainage. Possibly Grade 3a ALC. Contaminated land. Low strategic ecological importance.

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.