

Newton St Cyres

Settlement: Newton St Cyres

Site Reference and Name: W/NE/01i Land to the north of Newton St Cyres [east of Station Road]

Customer Reference Number: 2e13Ina

W/NE/01i



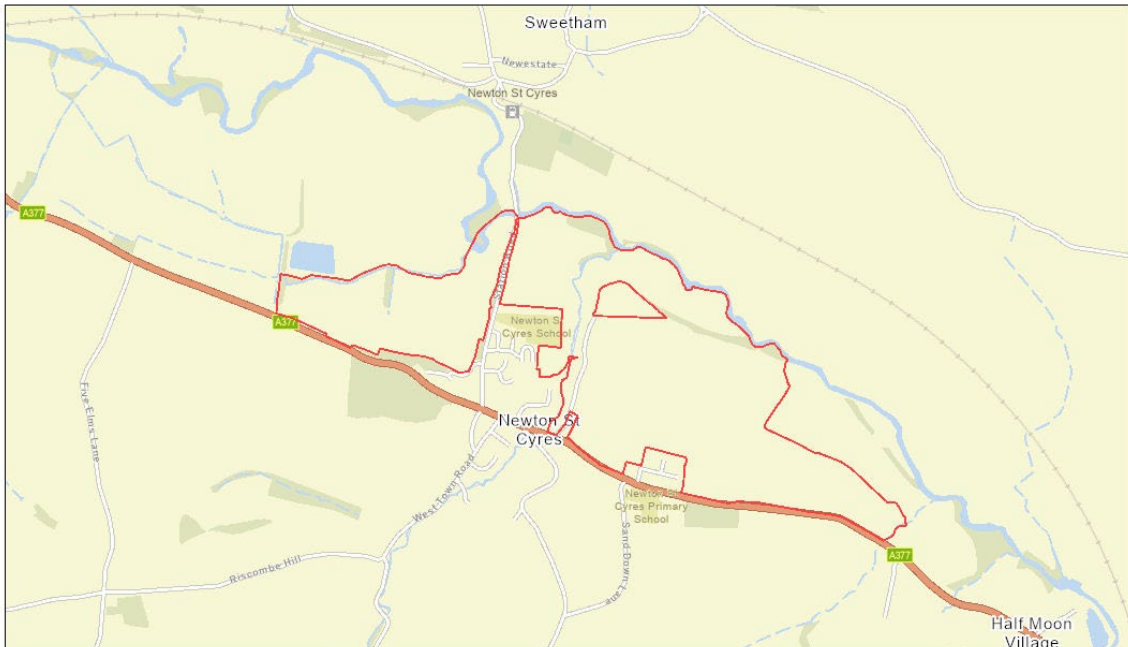
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W/NE/01i



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 Call For Sites Layer

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Parish: Newton St Cyres

Site submitted for: W/NE/01ia Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people W/NE/01ib Office, industrial/warehouse, retail, mixed use W/NE/01ic Renewable Energy W/NE/01id Habitat creation/enhancement

Site description: This site is the eastern section of two sites submitted together (W/NE/01i and W/NE/01ii), which are divided by Station Road. The site lies to the N/NE of Newton St Cyres village. The SW corner lies within Newton St. Cyres' settlement boundary (0.22ha). Newton St. Cyres Conservation Area adjoins the SW boundary and several Grade II listed buildings are located less than 100m to the S. The site is bordered by farmland to the NW, N, E and S. Newton St. Cyres Primary School borders the site to the W along with some residential development. The A377 flanks the southern boundary and Station Road borders part of the W. The River Creedy runs through the north of the site and is lined by trees, as is a stream which runs N to S between the River Creedy and the A377. A ProW footpath runs within the SE corner of the site. Court Barton is located within the NW section of the site but is not part of the submission. It is approached via an unadopted road, Court Barton Lane, which joins the A377 and is included within the submission site. The remainder of the site consists of a number of agricultural fields which gently slope (slope percentage 7.8%) up towards the SW. The easternmost part of the site falls within the catchment of the Exe estuary zone of influence. An area along the northern border falls within Flood Zone 3 (8.07 ha). Legally protected species Badgers and Moths have been recorded on site. A small area to the SE of the site includes planning application 23/00045/FULL permitted for 340 ground mounted solar panels. The HELAA Panel assessed the site as achievable but the yield uncertain due to concerns regarding Station road, more information is required to understand the permeability of the site. The Panel suggested of the site submitted as a whole (W/NE/01i and W/NE/01ii) the site to the E (W/NE/01i) would be more appropriate for housing and the site to the W (W/NE/01ii) for commercial given the constraints identified in the report including flood risk. The promoter further identifies that the site is a long term strategic site which they suggest would come forward in stages and would include a substantial Country Park along the riverside. The site may also be considered for renewable and habitat creation/enhancement.

W/NE/01ia Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

Site Area: Whole 44.21ha | Gross 36.14ha | Net 21.68ha

Max Yield: 759

Min Yield: 434

HELAA Assessed Yield: 596 (mid-point yield, however HELAA Panel are uncertain of yield due to access)

Promoter Assessed Yield: 250-300 (Mid point 275)

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 8.07 ha

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access would be via Station Road to the junction of the A377. Road safety mitigation would be required through the village and pedestrian/cycle connection to services and bus stops. A site of this scale would require a full transport assessment and master planning exercise. The promoter identifies that the main access would be from the existing A377 towards the SWW treatment plant. A PRoW footpath joins the site from the A377 within the SE corner and runs NE. This connects with the Devonshire Heartland Way which runs close to the N boundary, eventually leading onto Station Road. A small footpath joins the south side of the A377, opposite Court Barton Lane. Services and facilities are available within Newton St Cyres village adjacent to the site to the S. Newton St. Cyres Railway Station approx. 310m N. Bus stops are available along the A377 which lie to the south of the site.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site and is lined by trees, as is a stream which runs N to S between the River Creedy and the A377. Beavers are present in connected catchment. A grassland Core Nature Area is found along the W border with two Nature Areas of woodland and forest along the River Creedy within the site. The easternmost part of the site falls within the catchment of the Exe estuary zone of influence. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers and moths have been found on site and white-clawed freshwater crayfish and otters recorded within 15m of the site boundary. The invasive species Japanese Knotweed has been recorded onsite to the E of Newton St Cyres Primary School. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is primarily large arable/pasture fields with bordering trees/ woodland and scrub. Hedges border the fields to the E. Riparian woodland that lie alongside Shuttern Brook and River Creedy could be wet woodland priority habitat. There is one block of plantation woodland present at the N boundary of the site alongside the River Creedy. Small areas of unknown grassland lie around residential areas in the W portion of the site. Shuttern Brook represents aquatic freshwater habitat and there are also formal gardens associated with Barton House. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat (including wet woodland priority habitat), pollution of freshwater habitats and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of high strategic ecological importance. A site visit would be needed as there are areas of high wildlife value associated with the river/stream corridors. Mitigation

suggested includes pollution controls for freshwater habitats and designated sites, protecting and enhancing hedges, trees, woodland, scrub and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Areas furthest from the River Creedy are less ecologically sensitive.

Flood Risk, Water Quality and Drainage: FZ3 (8.07 ha) and FZ2 (2.63) along the N border and through the site running from N-S on the Western portion of the site from the river Creedy, Shuttern Brook and other watercourses. The remainder of the site is FZ1. Medium-high groundwater vulnerability. The 2014 SFRA looked at two smaller site areas that fell within this larger site area and identified that further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. 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: Newton St Cyres Conservation area skirts around parts of the S border with several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta less than 260m off the site to the S. Devon County Council archaeology specialists note that the site has high archaeological potential. The area contains two settlement enclosures of prehistoric and/or Romano-British date. Court Barton is also a post medieval farmstead. The site has a post-medieval leat and aqueduct and is adjacent to the A377 a former Roman road. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform a masterplan and further archaeological mitigation. The MDDC Conservation specialists note that the site is on rising ground to the E up the ridge and existing housing estate Tything Close so will be visible feature to wider views across the Conservation Area and have some impact/harm on its setting. Court Barton and Barns is likely to be considered a non-designated heritage asset pre 1840 structures and need to be retained.

Education Infrastructure: The closest schools to the site are Newton St Cyres Primary School and Queen Elizabeth's. DCC education have noted that the local primary school has latent capacity to support 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 home to school transport implications for the secondary school.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S). The overall sensitivity to housing development is medium and medium-high in the N, SE and SW. The site is set within a remote, tranquil landscape patterned by a mixture of medium and large, regular and irregular shaped fields enclosed by a patchwork of hedges and trees, interspersed by swathes of deciduous woodland (S/SE). The landscape to the N/NE is characterised by large-scale arable fields bordered by high hedgebanks. The site consists of agricultural greenfield. Within the N and W part of the site lies a gently sloping valley floor, through which runs the River Creedy and the Shuttern Brook; this area is subject to flooding. A small conifer plantation falls within the NW boundary. Topography and boundary vegetation limit views. The site is located to the N and E of Newton St. Cyres and slopes gently down to the NW, away from the village. Larger than the existing village, if the entire site is developed, this would constitute a substantial change to the historic cross

roads settlement pattern and to the relationship with the landscape setting. Limited development along the western boundary and SW corner would strengthen the existing settlement form. Development of the easternmost part of the site would significantly reduce the separation of the village with the neighbouring hamlet of Half Moon Village. The southern part of the site falls within the setting of a conservation area and several listed buildings; development could be harmful to these settings. Housing of limited height (1-2 storeys) would relate well to surrounding development, taller and larger scale buildings associated with employment would not. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

Health and Safety related constraints: Possible sewage treatment works to the NE border. A377 possible noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site.

Soils and contamination: Grade 2 (29.5ha) and Grade 3 (14ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (7.8% slope percentage) rising to the S/SE.

Open Space and Recreation: Allotments along the A377 to the S of the site.

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance. Flood risk, water quality and drainage. Heritage Impacts. Education infrastructure. Grade 2 and possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution. Priority habitat on site. Legally protected species on site. Japanese Knotweed on site. Potential landscape impact. Possible sewage treatment works adjoins the NE corner. 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 7 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	50	50	50
Max	25	100	100	100	100
HELAA	25	100	100	100	100
Promoter	25	50	50	50	50

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	50	50	50	50	9
Max	100	100	100	34	-
HELAA	100	71	-	-	-
Promoter	50	-	-	-	-

Parish: Newton St Cyres

W/NE/01ib Office, industrial/warehouse, retail, mixed use

Site Area: Whole 44.21ha | Gross 44.21ha | Net 11.05ha-35.37ha

Max Yield: 353,680sqm

Min Yield: 110,525sqm

HELAA Assessed Yield: None (HELAA Panel comments identify of the area submitted as a whole housing would be more appropriate to the E [W/NE/01i] and Commercial to the W [W/NE/01ii])

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 8.07ha (Flood Maps show FZ3. For the purposes of commercial development FZ3 has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access would be via Station Road to the junction of A377. Road safety mitigation would be required through the village and pedestrian/cycle connection to services and bus stops. A site of this scale would require a full transport assessment and master planning exercise. The promoter identifies that the main access would be from the existing A377 towards the SWW treatment plant. A PRoW footpath joins the site from the A377 within the SE corner and runs NE. This connects with the Devonshire Heartland Way which runs close to the N boundary, eventually leading onto Station Road. A small footpath joins the south side of the A377, opposite Court Barton Lane. Services and facilities are available within Newton St Cyres village adjacent to the site to the S. Newton St. Cyres Railway Station approx. 310m N. Bus stops are available along the A377 which lie to the south of the site.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site and is lined by trees, as is a stream which runs N to S between the River Creedy and the A377. Beavers are present in connected catchment. A grassland Core Nature Area is found along the W border with two Nature Areas of woodland and forest along the River Creedy within the site. The easternmost part of the site falls within the catchment of the Exe estuary zone of influence. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers and moths have been found on site and white-clawed freshwater crayfish and otters recorded within 15m of the site boundary. The invasive species Japanese Knotweed have been recorded onsite to the E of Newton St Cyres Primary School. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk

Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is primarily large arable/pasture fields with bordering trees/woodland and scrub. Hedges border the fields to the E. Riparian woodland that lie alongside Shuttern Brook and River Creedy could be wet woodland priority habitat. There is one block of plantation woodland present at the N boundary of the site alongside the River Creedy. Small areas of unknown grassland lie around residential areas in the W portion of the site. Shuttern Brook represents aquatic freshwater habitat and there are also formal gardens associated with Barton House. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat (including wet woodland priority habitat), pollution of freshwater habitats and urban impacts (lighting, noise etc) on habitats and species. Site is of high strategic ecological importance. A site visit would be needed as there are areas of high wildlife value associated with the river/stream corridors. Mitigation suggested includes pollution controls for freshwater habitats and designated sites, protecting and enhancing hedges, trees, woodland, scrub and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Areas furthest from the River Creedy are less ecologically sensitive.

Flood Risk, Water Quality and Drainage: FZ3 (8.07 ha) and FZ2 (2.63) along the N border and through the site running from N-S on the Western portion of the site from the river Creedy, Shuttern Brook and other watercourses. The remainder of the site is FZ1. Medium-high groundwater vulnerability. The 2014 SFRA looked at two smaller site areas that fell within this larger site area and identified that further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. 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: Newton St Cyres Conservation area skirts around parts of the S border with several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta less than 260m off the site to the S. Devon County Council archaeology specialists note that the site has high archaeological potential. The area contains two settlement enclosures of prehistoric and/or Romano-British date. Court Barton is also a post medieval farmstead. The site has a post-medieval leat and aqueduct and is adjacent to the A377 a former Roman road. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform a masterplan and further archaeological mitigation. The MDDC Conservation specialists note that the site is on rising ground to the E up the ridge and existing housing estate Tything Close so will be a visible feature to wider views across the Conservation Area and have some impact/harm on its setting. Court Barton and Barns is likely to be considered a non-designated heritage asset pre 1840 structures and need to be retained.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S). The overall sensitivity to commercial development is medium in the S, medium-high in the

SE and SW and high in the N. The site is set within a remote, tranquil landscape patterned by a mixture of medium and large, regular and irregular shaped fields enclosed by a patchwork of hedges and trees, interspersed by swathes of deciduous woodland (S/SE). The landscape to the N/NE is characterised by large-scale arable fields bordered by high hedgebanks. The site consists of agricultural greenfield. Within the N and W part of the site lies a gently sloping valley floor, through which runs the River Creedy and the Shuttern Brook; this area is subject to flooding. A small conifer plantation falls within the NW boundary. Topography and boundary vegetation limit views. The site is located to the N and E of Newton St. Cyres and slopes gently down to the NW, away from the village. Larger than the existing village, if the entire site is developed, this would constitute a substantial change to the historic cross roads settlement pattern and to the relationship with the landscape setting. Limited development along the western boundary and SW corner would strengthen the existing settlement form. Development of the easternmost part of the site would significantly reduce the separation of the village with the neighbouring hamlet of Half Moon Village. The southern part of the site falls within the setting of a conservation area and several listed buildings; development could be harmful to these settings. Housing of limited height (1-2 storeys) would relate well to surrounding development, taller and larger scale buildings associated with employment would not. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

Health and Safety related constraints: Possible sewage treatment works to the NE border. May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution. 11KV electric overhead lines cross the site.

Soils and contamination: Grade 2 (29.5ha) and Grade 3 (14ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (7.8% slope percentage) rising to the S/SE.

Economic Development: Economic development specialists note that the site could be suitable for light industrial/retail use however the HELAA Panel comments of the area submitted as a whole housing would be more appropriate to the E [W/NE/01i] and commercial to the W [W/NE/01ii].

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance. Flood risk, water quality and drainage. Heritage Impacts. Grade 2 and possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution. Priority habitat on site. Legally protected species on site. Japanese Knotweed on site. Potential landscape impact. Possible sewage treatment works adjoins the NE corner. 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: The promoter has confirmed the site is available within the next 5 years however as the HELAA Panel suggest the site would be unachievable for commercial use there is no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

Parish: Newton St Cyres

W/NE/01ic Renewable Energy

Site Area: Whole 44.21ha | Gross 44.21ha | Net 44.21ha

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 8.07ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

Stage B

Land Status: Greenfield land.

Access: The S border runs along the A377 and has access from Court Barton Lane and a dirt road from the A377 to sewage works on the N border. From the N there is access through Station Road. A PRoW footpath joins the site from the A377 within the SE corner and runs NE. This connects with the Devonshire Heartland Way which runs close to the N boundary, eventually leading onto Station Road. A small footpath joins the south side of the A377, opposite Court Barton Lane. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site and is lined by trees, as is a stream which runs N to S between the River Creedy and the A377. Beavers are present in connected catchment. A grassland Core Nature Area is found along the W border with two Nature Areas of woodland and forest along the River Creedy within the site. The easternmost part of the site falls within the catchment of the Exe estuary zone of influence. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers and moths have been found on site and white-clawed freshwater crayfish and otters recorded within 15m of the site boundary. The invasive species Japanese Knotweed have been recorded onsite to the E of Newton St Cyres Primary School. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is primarily large arable/pasture fields with bordering trees/woodland and scrub. Hedges border the fields to the E. Riparian woodland that lie alongside Shuttern Brook and River Creedy could be wet woodland priority habitat. There is one block of plantation woodland present at the N boundary of the site alongside the River Creedy. Small areas of unknown grassland lie around residential areas in the W portion of the site. Shuttern Brook represents aquatic freshwater habitat and there are also formal gardens associated with Barton House. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support

protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat (including wet woodland priority habitat), pollution of freshwater habitats and urban impacts (lighting, noise etc) on habitats and species. Site is of high strategic ecological importance. A site visit would be needed as there are areas of high wildlife value associated with the river/stream corridors. Mitigation suggested includes pollution controls for freshwater habitats and designated areas, protecting and enhancing hedges, trees, woodland, scrub and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Areas furthest from the River Creedy are less ecologically sensitive.

Flood Risk, Water Quality and Drainage: FZ3 (8.07 ha) and FZ2 (2.63) along the N border and through the site running from N-S on the Western portion of the site from the river Creedy, Shuttern Brook and other watercourses. The remainder of the site is FZ1. Medium-high groundwater vulnerability. The 2014 SFRA looked at two smaller site areas that fell within this larger site area and identified that further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. 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.

Heritage and Archaeology: Newton St Cyres Conservation area skirts around parts of the S border with several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta less than 260m off the site to the S. Devon County Council archaeology specialists note that the site has high archaeological potential. The area contains two settlement enclosures of prehistoric and/or Romano-British date. Court Barton is also a post medieval farmstead. The site has a post-medieval leat and aqueduct and is adjacent to the A377 a former Roman road. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform a masterplan and further archaeological mitigation. The MDDC Conservation specialists note that the site is on rising ground to the E up the ridge and existing housing estate Tything Close so will be visible feature to wider views across the Conservation Area and have some impact/harm on its setting. Court Barton and Barns is likely to be considered a non-designated heritage asset pre 1840 structures and need to be retained.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S). The site is set within a remote, tranquil landscape patterned by a mixture of medium and large, regular and irregular shaped fields enclosed by a patchwork of hedges and trees, interspersed by swathes of deciduous woodland (S/SE). The landscape to the N/NE is characterised by large-scale arable fields bordered by high hedgebanks. The site consists of agricultural greenfield. Within the N and W part of the site lies a gently sloping valley floor, through which runs the River Creedy and the Shuttern Brook; this area is subject to flooding. A small conifer plantation falls within the NW boundary. Topography and boundary vegetation limit views. The site is located to the N and E of Newton St. Cyres and slopes gently down to the NW, away from the village. The tranquil character, valued areas of woodland and trees and the presence of important historic features would be particularly sensitive to solar PV development. Although the distinctly flat topography and presence of medium to large-scale field pattern, human activity and the enclosed nature of the valley floors

could indicate a lower sensitivity to the principle of solar PV development. The landscape character type to the North would have a low-medium sensitivity to very small scale solar PV <1ha, medium sensitivity to solar PV 1-5ha and high sensitivity to medium to very large solar PV 5-15ha. The landscape would have a medium to high sensitivity to wind turbines that were very small to medium (15-75m) and high sensitivity to large and very large wind turbines (76-150m). The landscape character type to the South has a combination of regular patterns of dense hedges containing permanent, grazed pastures and deciduous woodlands, strong and distinct landscape patterns which look unified and harmonious. There are distant views with no or little development on top of hills and a remote landscape character. Although the presence of some hidden areas, enclosure in the valleys and presence of human activity could indicate a lower sensitivity to the principle of solar PV development, the presence of visible slopes, undeveloped hill tops, well-wooded and pastoral character, harmonious landscape pattern and remote qualities heighten the levels of sensitivity. The landscape would have 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 would have 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: Grade 2 (29.5ha) and Grade 3 (14ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (7.8% slope percentage) rising to the S/SE.

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance. Flood risk, water quality and drainage. Heritage Impacts. Grade 2 and possibly Grade 3a ALC. Falling distance of wind turbines. Priority habitat on 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: Years 1-5 as promoter has confirmed the site is available within the next 5 years.

Parish: Newton St Cyres

W/NE/01id Habitat creation / enhancement

Site Area: Whole 44.21ha | Gross 44.21ha | Net 44.21ha

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 8.07ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)

Stage B

Land Status: Greenfield land.

Access: The S border runs along the A377 and has access from Court Barton Lane and a dirt road from the A377 to sewage works on the N border. From the N there is access through Station Road. A PRoW footpath joins the site from the A377 within the SE corner and runs NE. This connects with the Devonshire Heartland Way which runs close to the N boundary, eventually leading onto Station Road. A small footpath joins the south side of the A377, opposite Court Barton Lane.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site and is lined by trees, as is a stream which runs N to S between the River Creedy and the A377. Beavers are present in connected catchment. A grassland Core Nature Area is found along the W border with two Nature Areas of woodland and forest along the River Creedy within the site. The easternmost part of the site falls within the catchment of the Exe estuary zone of influence. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers and moths have been found on site and white-clawed freshwater crayfish and otters recorded within 15m of the site boundary. The invasive species Japanese Knotweed have been recorded onsite to the E of Newton St Cyres Primary School. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is primarily large arable/pasture fields with bordering trees woodland and scrub. Hedges border the fields to the E. Riparian woodland that lie alongside Shuttern Brook and River Creedy could be wet woodland priority habitat. There is one block of plantation woodland present at the N boundary of the site alongside the River Creedy. Small areas of unknown grassland lie around residential areas in the W portion of the site. Shuttern Brook represents aquatic freshwater habitat and there are also formal gardens associated with Barton House. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Site is of high strategic ecological importance. A site visit would be needed as there are areas of high wildlife value associated with the river/stream corridors. The habitat suitability identified by the Nature

Recovery Network are the Coastal and Floodplain Grazing Marsh with woodland and Lowland Dry Acid Grassland with woodland as the primary habitats and the Lowland Meadow with woodland as the secondary habitat. DCC ecologists note the N part of the site (along the River Creedy) is within floodplain and therefore has potential to be restored floodplain coastal grazing marsh (priority habitat) which would help enhance landscape connectivity and ecological value of this section of the River Creedy.

Flood Risk, Water Quality and Drainage: FZ3 (8.07 ha) and FZ2 (2.63) along the N border and through the site running from N-S on the Western portion of the site from the river Creedy, Shuttern Brook and other watercourses. The remainder of the site is FZ1. Medium-high groundwater vulnerability.

Heritage and Archaeology: Newton St Cyres Conservation area skirts around parts of the S border with several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta less than 260m off the site to the S. No comments on habitat creation/enhancement on this site have been provided by Devon County Council archaeologists or Mid Devon District Council Conservation officers at this stage.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S).

Health and Safety related constraints: No Health and Safety Constraints identified

Soils and contamination: Grade 2 (29.5ha) and Grade 3 (14ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (7.8% slope percentage) rising to the S/SE.

Potential Constraints to Delivery: Flood Risk, water quality and drainage. Grade 2 and possibly Grade 3a ALC. Japanese Knotweed on site.

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

Build out rate: Years 1-5 as promoter has confirmed the site is available within the next 5 years.

Settlement: Newton St Cyres

Site Reference and Name: W/NE/01ii Land to the north of Newton St Cyres [west of Station Road]

Customer Reference Number: 2e13Inb

W/NE/01ii



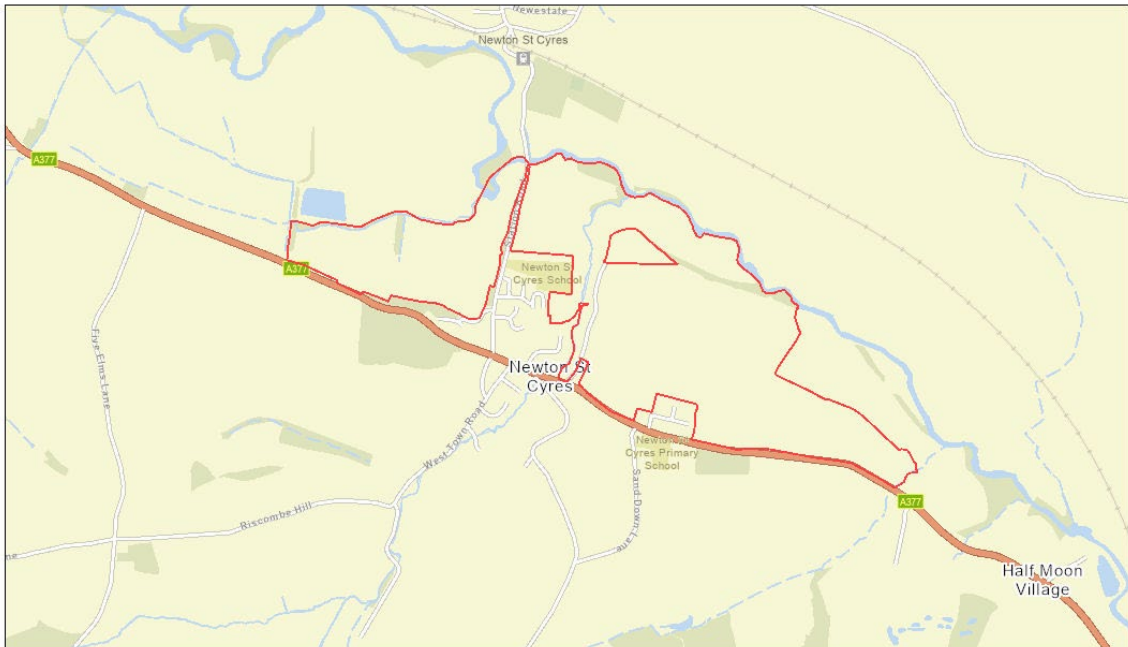
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W/NE/01ii



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Parish: Newton St Cyres

Site submitted for: W/NE/01iia Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people W/NE/01iib Office, industrial/warehouse, retail, mixed use W/NE/01iic Renewable Energy W/NE/01iid Habitat creation/enhancement

Site description: This site is the western section of two sites submitted together (W/NE/01i and W/NE/01ii), which are divided by Station Road. The site is a mix of greenfield and brownfield. Home Farm and associated agricultural buildings lie to the W of the site and agricultural land in the E. The site is located to the NW of Newton St. Cyres. It lies just outside the settlement area and the SE corner adjoins the Newton St. Cyres Conservation Area. Several Grade II listed buildings and the Grade I Church of St. Cyriac and St. Julitta are located less than 150 metres from this boundary. The site is bordered by farmland to the N, NE, S and W. Newton St. Cyres School and Newton House lie to the E. The A377 flanks the southern boundary and Station Road borders the E. A small brook, a tributary of the River Creedy, forms the N boundary. This area falls within Flood Zone 3 (4.86ha) and the site rises very gently to the S. Legally protected species badgers, bats and butterflies have been recorded on site. The site has one landowner. HELAA Panel comments that of the area submitted as a whole, housing would be more appropriate to the E [W/NE/01i] and Commercial to the W [W/NE/01ii] given the constraints identified in the report including flood risk, the Panel also note there are concerns regarding access via Station Road and therefore yield is uncertain. The site may also be considered for habitat creation/enhancement and renewables.

W/NE/01iia Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

Site Area: Whole 14.9ha | Gross 10.04ha | Net 6.02ha

Max Yield: 211

Min Yield: 120

HELAA Assessed Yield: None (HELAA Panel comments identify of the area submitted as a whole housing would be more appropriate to the E [W/NE/01i] and Commercial to the W [W/NE/01ii])

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 4.86 ha

Stage B

Land Status: Greenfield and Brownfield.

Access: Devon County Council Highways identifies that access would be via Station Road to the junction of A377. Road safety mitigation would be required through the village and pedestrian/cycle

connection to services and bus stops. A site of this scale would require a full transport assessment and master planning exercise. A PRoW footpath joins the E side of Station Road, just beyond the N boundary of the site. Services and facilities are available within Newton St Cyres village adjacent to the site to the SE. Newton St. Cyres Railway Station approx. 310m N. Bus stops are available along the A377 which lie to the south of the site.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site of which the Core Nature Area of grassland borders the watercourse and along the W boundary. Beavers are present in connected catchment. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers, bats and butterflies have been found on site. The invasive species Japanese Knotweed has been recorded within 65m of the N boundary. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is a large arable/pasture field with bordering trees/narrow woodland and scrub along the E and S boundaries. Scattered trees in the centre of the field could be veteran oaks. Riparian woodland alongside the River Creedy could be wet woodland priority habitat. There is a large farmstead with associated buildings in western portion of site with scrub/ruderal vegetation and small areas of unknown grassland present here. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat (including wet woodland priority habitat), pollution of freshwater habitats and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of high strategic ecological importance. Trees in the centre of the site may significantly affect the design of the site. A site visit would be needed. Mitigation suggested includes pollution controls for freshwater habitats and designated sites, protecting and enhancing hedges, trees, woodland, scrub and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Areas furthest from the River Creedy are less ecologically sensitive.

Flood Risk, Water Quality and Drainage: FZ3 (4.86ha) and FZ2 (1.57ha) along the N border. The remainder of the site is FZ1. The 2014 SFRA looked at two smaller site areas that fell within this larger site area and identified that further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. The site has medium-high groundwater flood risk. 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: Newton St Cyres Conservation area adjoins the SE corner. Less than 150m from the SE boundary are several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta. Devon County Council archaeology specialists note that the site has potential for archaeology of prehistoric and/or Roman date. There is a concentration of settlement enclosures around Newton St Cyres north and south of Creedy. The site is also in proximity of the setting of Conservation area and Newton House gardens. There is a post medieval mill leat and evidence of

Quernstone. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform a masterplan and further archaeological mitigation. The MDDC Conservation specialists note that the Conservation area setting and some of the older Home Farm Buildings may be considered non-designated heritage assets and need to be retained but there is generally no significant heritage issues for this site.

Education Infrastructure: The closest schools to the site are Newton St Cyres Primary School and Queen Elizabeth's. DCC education have noted that the local primary school has latent capacity to support 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 home to school transport implications for the secondary school.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S). The overall sensitivity to housing development is low-medium. The site is set within a remote, tranquil landscape patterned by a mixture of medium and large, regular and irregular shaped fields enclosed by a patchwork of hedges and trees, interspersed by swathes of deciduous and riparian woodland (N, W and S). The eastern part of the site is formed of agricultural fields bordered by mature trees and containing scattered trees; the west contains a farmstead. A small, tree-lined brook, a tributary of the River Creedy, forms the site's northern boundary; the surrounding land is subject to flooding. The southern boundary adjoins an established arboretum. Topography and surrounding vegetation limit views. The site is located to the north west of Newton St. Cyres and slopes very gently down to the north, away from the village. Development along the southern and eastern parts of the site could relate well to the historic cross roads settlement pattern. The SE corner borders a conservation area and is close to several listed buildings, the settings of which could be adversely impacted by development. Housing designed to a high standard could relate well the built character of the village but large scale buildings for non-agricultural employment use would not.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution.

Soils and contamination: Grade 2 (6.6ha) and Grade 3 (8.3ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (4.3% slope percentage) rising to the S.

Open Space and Recreation: Allotments along the A377 to the S of the site.

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance and potential veteran trees on site. Flood Risk, water quality and drainage. Education infrastructure. Grade 2 and possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution. Priority habitat on site. Legally protected species on site. Potential landscape impact.

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 suggest the site is unachievable there is no suggested build out rate.

W/NE/01iib Office, industrial/warehouse, retail, mixed use

Site Area: Whole 14.9ha | Gross 14.9ha | Net 3.73ha-11.92ha

Max Yield: 119,200sqm

Min Yield: 37,250sqm

HELAA Assessed Yield: 37,250-119,200sqm (HELAA Panel comments identify of the area submitted as a whole, housing would be more appropriate to the E [W/NE/01i] and commercial to the W [W/NE/01ii] although they also note due to access yield is uncertain).

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 4.86ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3 has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B

Land Status: Greenfield and Brownfield.

Access: Devon County Council Highways identifies that access would be via Station Road to the junction of A377. Road safety mitigation would be required through the village and pedestrian/cycle connection to services and bus stops. A site of this scale would require a full transport assessment and master planning exercise. The HELAA Panel assess the site as achievable but are uncertain of the yield due to concerns around access at Station Road. A PRoW footpath joins the E side of Station Road, just beyond the N boundary of the site. Services and facilities are available within Newton St Cyres village adjacent to the site to the SE. Newton St. Cyres Railway Station approx. 310m N. Bus stops are available along the A377 which lie to the south of the site.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site of which the Core Nature Area of grassland borders the watercourse and along the W boundary. Beavers are present in connected catchment. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers, bats and butterflies have been found on site. The invasive species Japanese Knotweed has been recorded within 65m of the N boundary. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is a large arable/pasture field with bordering trees/woodland and scrub along the E and S boundaries. Scattered trees in the centre of the field could be veteran oaks. Riparian woodland alongside the River Creedy could be wet woodland priority habitat. There is a large farmstead with associated buildings in western portion of site with scrub/ruderal vegetation and small areas of unknown

grassland present here. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat (including wet woodland priority habitat), pollution of freshwater habitats and urban impacts (lighting, noise etc) on habitats and species. Site is of high strategic ecological importance. Trees in the centre of the site may significantly affect the design of the site. A site visit would be needed. Mitigation suggested includes pollution controls for freshwater habitats and designated sites, protecting and enhancing hedges, trees, woodland, scrub and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Areas furthest from the River Creedy are less ecologically sensitive.

Flood Risk, Water Quality and Drainage: FZ3 (4.86ha) and FZ2 (1.57ha) along the N border. The remainder of the site is FZ1. The 2014 SFRA looked at two smaller site areas that fell within this larger site area and identified that further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. The site has medium-high groundwater flood risk. 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: Newton St Cyres Conservation area adjoins the SE corner. Less than 150m from the SE boundary are several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta Devon County Council archaeology specialists note that the site has potential for archaeology of prehistoric and/or Roman date. There is a concentration of settlement enclosures around Newton St Cyres north and south of Creedy. The site is also in proximity of the setting of Conservation area and Newton House gardens. There is a post medieval mill leat and evidence of Quernstone. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform a masterplan and further archaeological mitigation. The MDDC Conservation specialists note that the Conservation area setting and some of the older Home Farm Buildings may be considered non-designated heritage assets and need to be retained but there is generally no significant heritage issues for this site.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S). The overall sensitivity to commercial development is medium-high. The site is set within a remote, tranquil landscape patterned by a mixture of medium and large, regular and irregular shaped fields enclosed by a patchwork of hedges and trees, interspersed by swathes of deciduous and riparian woodland (N, W and S). The eastern part of the site is formed of agricultural fields bordered by mature trees and containing scattered trees; the west contains a farmstead. A small, tree-lined brook, a tributary of the River Creedy, forms the site's northern boundary; the surrounding land is subject to flooding. The southern boundary adjoins an established arboretum. Topography and surrounding vegetation limit views. The site is located to the north west of Newton St. Cyres and slopes very gently down to the north, away from the village. Development along the southern and eastern parts of the site could relate well to the historic cross roads settlement pattern. The SE corner borders a conservation area and is close to several listed buildings, the

settings of which could be adversely impacted by development. Housing designed to a high standard could relate well the built character of the village but large scale buildings for non-agricultural employment use would not.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution.

Soils and contamination: Grade 2 (6.6ha) and Grade 3 (8.3ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (4.3% slope percentage) rising to the S.

Economic Development: Economic Development specialists suggest the site may be suitable for light industrial/retail use. The site has access to highways, the M5 and Exeter.

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance and potential veteran trees on site. Flood Risk, water quality and drainage. Grade 2 and possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Borders A377 possible noise and pollution. Priority habitat on site. Legally protected species on site. Potential landscape impact.

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.

W/NE/01iic Renewable Energy

Site Area: Whole 14.9ha | Gross 14.9ha | Net 14.9ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 4.86 ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

Stage B

Land Status: Greenfield and Brownfield.

Access: The site lies to the W of Newton St Cyres with part of the S border running along the A377. There is access via Home Farm and Station Road in the E. A PRow footpath joins the E side of Station Road, just beyond the N boundary of the site. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site of which the Core Nature Area of grassland borders the watercourse and along the W boundary. Beavers are present in connected catchment. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers, bats and butterflies have been found on site. The invasive species Japanese Knotweed has been recorded within 65m of the N boundary. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is a large arable/pasture field with bordering trees/narrow woodland and scrub along the E and S boundaries. Scattered trees in the centre of the field could be veteran oaks. Riparian woodland alongside the River Creedy could be wet woodland priority habitat. There is a large farmstead with associated buildings in western portion of site with scrub/ruderal vegetation and small areas of unknown grassland present here. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat (including wet woodland priority habitat), pollution of freshwater habitats and urban impacts (lighting, noise etc) on habitats and species. Site is of high strategic ecological importance. Trees in the centre of the site may significantly affect the design of the site. A site visit would be needed. Mitigation suggested includes pollution controls for freshwater habitats and designated sites, protecting and enhancing hedges, trees, woodland, scrub and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Areas furthest from the River Creedy are less ecologically sensitive.

Flood Risk, Water Quality and Drainage: FZ3 (4.86ha) and FZ2 (1.57ha) along the N border. The remainder of the site is FZ1. The 2014 SFRA looked at two smaller site areas that fell within this larger site area and identified that further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. The site has medium-high groundwater flood risk. 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: Newton St Cyres Conservation area adjoins the SE corner. Less than 150m from the SE boundary are several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta. Devon County Council archaeology specialists note that the site has potential for archaeology of prehistoric and/or Roman date. There is a concentration of settlement enclosures around Newton St Cyres north and south of Creedy. The site is also in proximity of the setting of Conservation area and Newton House gardens. There is a post medieval mill leat and evidence of Quernstone. No further comments are provided by DCC archaeology specialists. MDDC Conservation specialists note that the Conservation Area setting and some of the older Home Farm Buildings maybe considered Non-Designated Heritage Assets and need to be retained. But there is generally no significant heritage issue with regard to renewable development.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S). The site is set within a remote, tranquil landscape patterned by a mixture of medium and large, regular and irregular shaped fields enclosed by a patchwork of hedges and trees, interspersed by swathes of deciduous and riparian woodland (N, W and S). The eastern part of the site is formed of agricultural fields bordered by mature trees and containing scattered trees; the west contains a farmstead. A small, tree-lined brook, a tributary of the River Creedy, forms the site's northern boundary; the surrounding land is subject to flooding. The southern boundary adjoins an established arboretum. Topography and surrounding vegetation limit views. The site is located to the north west of Newton St. Cyres and slopes very gently down to the north, away from the village. To the North the landscape would have a low-medium sensitivity to very small scale solar PV (<1ha), medium sensitivity to solar PV (1-5ha) and high sensitivity to medium to very large solar PV (5-15ha). The landscape would have a medium to high sensitivity to wind turbines that were very small to medium (15-75m) and high sensitivity to large and very large wind turbines (76-150m). To the South the landscape would have 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 would have 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: Grade 2 (6.6ha) and Grade 3 (8.3ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (4.3% slope percentage) rising to the S.

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance and potential veteran trees on site. Flood Risk, water quality and drainage. Grade 2 and possibly Grade 3a ALC. Falling distance of wind turbines. Priority habitat on site. Legally protected species on site. Potential landscape impact.

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.

W/NE/01iid Habitat creation / enhancement

Site Area: Whole 14.9ha | Gross 14.9ha | Net 14.9ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 4.86 ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)

Stage B

Land Status: Greenfield and Brownfield.

Access: The site lies to the W of Newton St Cyres with part of the S border running along the A377. There is access via Home Farm and Station Road in the E. A PRow footpath joins the E side of Station Road, just beyond the N boundary of the site.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The River Creedy runs through the north of the site of which the Core Nature Area of grassland border the watercourse and along the W boundary. Beavers are present in connected catchment. Various priority habitats can be found on site (small area in the NW, along the SW border, in close proximity to Court Barton Lane, small part in the NE and along the E border). Legally protected species badgers, bats and butterflies have been found on site. The invasive species Japanese Knotweed has been recorded within 65m of the N boundary. Natural England identify the site is within 10km of Exe Estuary SSSI, and within Exe Estuary SPA Recreational Disturbance Impact Risk Zone. Site abuts areas of Deciduous Woodland and Coastal and floodplain grazing marsh priority habitat. Natural England provide no further comments at this stage. Devon County ecology specialists identify the site is a large arable/pasture field with bordering trees/narrow woodland and scrub along the E and S boundaries. Scattered trees in the centre of the field could be veteran oaks. Riparian woodland alongside the River Creedy could be wet woodland priority habitat. There is a large farmstead with associated buildings in western portion of site with scrub/ruderal vegetation and small areas of unknown grassland present here. There are multiple records of white-clawed crayfish and otters from the River Creedy. The riparian woodland could offer good habitat for breeding otters. Trees/woodland, scrub and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Site is of high strategic ecological importance. The habitat suitability identified by the Nature Recovery Network are the Coastal and Floodplain Grazing Marsh with woodland and Lowland Dry Acid Grassland with woodland as the primary habitat and the Lowland Meadow with woodland as the secondary habitat. DCC Ecology specialists note that the N portion of site (along River Creedy) is within flood plain and therefore potential to be restored as floodplain coastal grazing marsh (priority habitat) which would help enhance landscape connectivity and ecological value of this section of the River Creedy.

Flood Risk, Water Quality and Drainage: FZ3 (4.86ha) and FZ2 (1.57ha) along the N border. The remainder of the site is FZ1.

Heritage and Archaeology: Newton St Cyres Conservation area adjoins the SE corner. Less than 150m from the SE boundary are several Grade II listed buildings and the Grade I Church of Cyriac and St Julitta Devon County Council archaeology specialists note that the site has potential for archaeology of prehistoric and/or Roman date. There is a concentration of settlement enclosures around Newton St Cyres north and south of Creedy. The site is also in proximity of the setting of the Conservation area and Newton House gardens. There is a post medieval mill leat and evidence of Quernstone. No further comments are provided by DCC archaeology specialists or MDDC Conservation specialists at this stage.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character types are the Sparsely settled farmed valley floors (N) and Lower rolling farmed and settled valley slopes (S). The Devon landscape character areas are the Yeo, Culm and Exe Lowlands (N) and Exeter Slopes and Hills (S).

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

Soils and contamination: Grade 2 (6.6ha) and Grade 3 (8.3ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (4.3% slope percentage) rising to the S.

Potential Constraints to Delivery: Flood Risk, water quality and drainage. Grade 2 and possibly Grade 3a ALC.

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: Newton St Cyres


Site Reference and Name: W/NE/01iii N of Newton St Cyres [E of Station Road smaller site area]

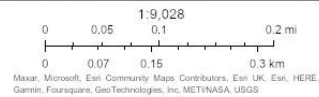
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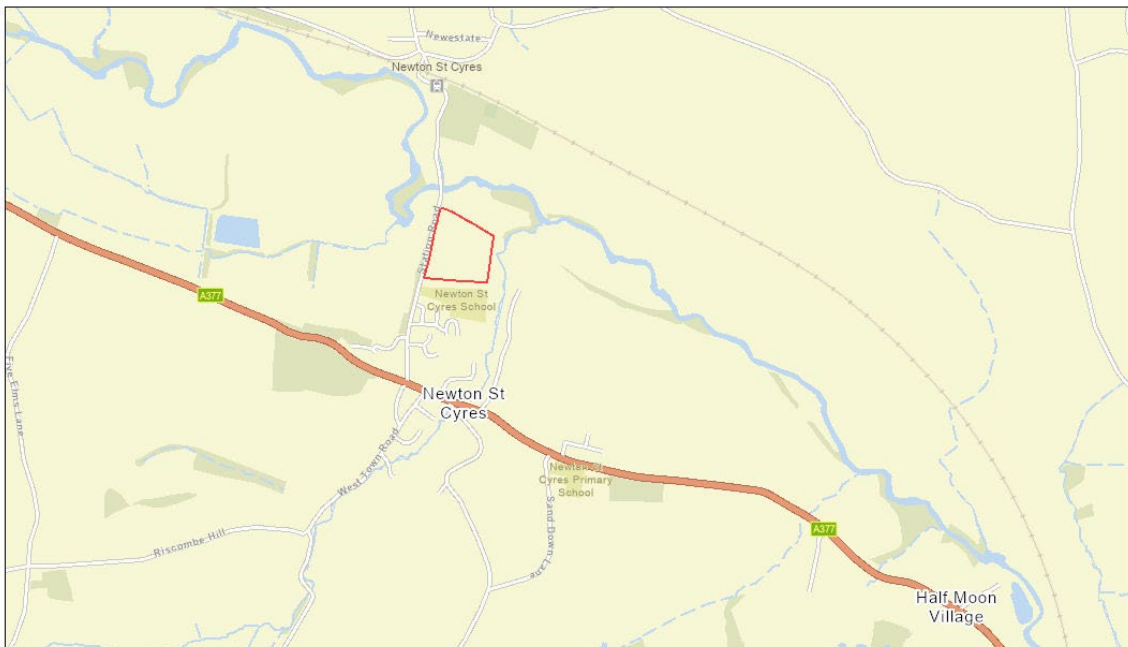
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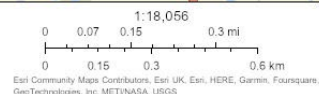
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Parish: Newton St Cyres

Site Area: Whole 2.9ha | Gross 2.6ha | Net 1.56ha

Site submitted for: Homes for sale

Max Yield: 55

Min Yield: 31

HELAA Assessed Yield: 43 (mid-point yield)

Promoter Yield: 40-45

Site description: In an update from the promoter a smaller site within the W/NE/01i has been promoted, they suggest however that the wider area is still available. Given the significant difference in scale, the smaller site has been considered as a separate report as the impacts of the development of this scale in comparison to W/NE/01i are likely to be different. This site lies within W/NE/01i and is a smaller site area of 2.9ha. The site lies to the N of Newton St Cyres village and Newton St Cyres Primary School, to the E of Station Road. FZ3 and FZ2 found along the N, E and W boundaries. Newton St Cyres Conservation Area is located outside of the site approx. 150m S. With a number of listed buildings within the village of Newton St Cyres to the S of the site and a listed bridge along Station Road to the N. The River Creedy runs outside of the site to the N with Shuttern Brook to the E. A track runs along the N of the site from Station Road. The site is nearly level at 0.8% slope percentage.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.3ha

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access would be via Station Road to the junction of A377. Road safety mitigation would be required through the village and pedestrian/cycle connection to services and bus stops. The Promoter suggests that development would help deliver road safety improvements at the junction with Station Road and the A377. Services and facilities are available within Newton St Cyres village adjacent to the site to the S. Newton St. Cyres Railway Station approx. 340m N. Bus stops are available along the A377 which lies to the south of the site.

Natural Environment: Dartmoor National Park lies to the SW approx. 9.7km. The site falls just outside of 10km from the Exe Estuary SSSI and the Exe Estuary SPA Recreational Disturbance Impact Risk Zone. The River Creedy runs outside of the site to the N of the site and is lined by trees, as is a stream which runs to the E between the River Creedy and the A377. Beavers are present in connected catchment. The site is grassland and hedges and trees border parts of the site. Hedges

could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat, pollution of freshwater habitats and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. A site visit may be needed as there are areas of high wildlife value associated with the river/stream corridors although these fall outside of the site area they may be impacted by development on site. Mitigation suggested includes pollution controls for freshwater habitats and designated sites, protecting and enhancing hedges 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: 0.3ha FZ1 and 0.74 ha FZ2 along the W, N and E borders. There is medium-high groundwater flood risk. 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.

Heritage and Archaeology: Newton St Cyres Conservation Area is located outside of the site approx. 150m S. With a number of listed building within the village of Newton St Cyres to the S of the site and a listed bridge along Station Road to the N. Devon County Council archaeology specialists note that the site has high archaeological potential. Court Barton which falls outside of the site to the E is also a post medieval farmstead. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform a masterplan and further archaeological mitigation. MDDC Conservation specialists identify that consideration of the impact on the Conservation area and impact on Court Barton and Barns as non-designated heritage assets should be considered.

Education Infrastructure: The closest schools to the site are Newton St Cyres Primary School and Queen Elizabeth's. DCC education have noted that the local primary school has latent capacity to support 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 home to school transport implications for the secondary school.

Landscape: Dartmoor National Park lies to the SW approx. 9.7km. The landscape character type is the Sparsely settled farmed valley floors. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is medium and medium-high. The landscape is characterised by large-scale arable fields bordered by high hedgebanks. The site consists of agricultural greenfield. Limited development could strengthen the existing settlement form. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

Health and Safety related constraints: 0.18miles from A377 possible noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines cross the site.

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

Topography: Nearly level (0.8% slope percentage).

Open Space and Recreation: Allotments along the A377 to the S.

Potential Constraints to Delivery: Natural Environment, high strategic ecological importance. Flood risk, water quality and drainage. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Proximity to A377 possible noise and pollution. 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 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	6	-	-	-
Max	25	30	-	-	-
HELAA	25	18	-	-	-

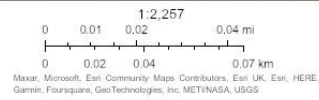
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W/NE/02



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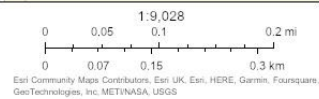
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Parish: Newton St Cyres

Site Area: Whole 1.27ha | Gross 1.27ha | Net 1.02ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 36

Min Yield: 20

Promoter: 25

HELAA Assessed Yield: 5-10 (Mid point 7)

Site description: Greenfield agricultural field which has a gentle-moderate slope (9% slope percentage) which rises to the NW. It is located to the SW of Newton St Cyres village and abuts the settlement boundary to the N, E and S. It also adjoins the Newton St. Cyres Conservation Area along the site's N and S borders. The site is flanked by farmland to the W and residential development to N, S and E. West Town Road adjoins the E boundary, and Church Lane the NE border. Grade I listed Church of St. Cyriac and St. Julitta and Grade II Glebe House lie less than 100 metres from the N boundary. One landowner. The HELAA Panel identify the site as achievable for a lower yield due to access constraints.

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 require extensive works and loss of roadside wall and hedge. Access would appear to be off West Town Road. The HELAA Panel identify the site as achievable for a lower yield due to access constraints. In the latest update from the promoter it has been suggested that that access can be provided from Livinghayes Road, however this is not a road name shown on general maps in the locality and therefore it is unclear if an alternative access point is suggested by the promoter. Service and facilities are available within Newton St Cyres Village approx. 100m N. Bus stops are available along the A377 to the N of the site approx. 100m. Newton St Cyres train station lies approx. 1 km N.

Natural Environment: Dartmoor National Park lies approx. 9.7km SW. Priority habitat lies less than 50m from the N border. Beavers are present in connected catchment. Devon County ecology specialists identify the site is unknown grassland that becomes progressively rougher in S portion possibly representing scrub. Site is bordered by thick hedges/trees along W and N boundaries. Residential gardens border site to the E. Area of scrub in NE corner of site. Hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines.

Hedges are likely to 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. A site visit would be needed to assess ecological value of grassland habitat present. Mitigation suggested includes protecting and enhancing hedges, 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. High groundwater vulnerability and area susceptible to surface water flooding. 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: Newton St Cyres Conservation area adjoins the N and S borders. Grade I listed Church of St Cyriac and St Julitta and Grade II Glebe House lie less than 100m from the N boundary. Devon County Council archaeology specialists note that the site has archaeological potential. There is possible prehistoric and/or Romano-British settlement enclosure to the W. The site is within the historic settlement core and the impact on the historic environment including the Conservation Area and setting of the Listed Building needs to be assessed. Mitigation suggested includes pre-determination programme of archaeological assessment and evaluation to inform design/layout and any further archaeological mitigation. The MDDC Conservation specialists note that the site lies between two Newton St Cyres Conservation Areas and to the N on the higher ground the Grade I Listed Church. In principle, the development of the site would result in an adverse impact to the setting and significance of the heritage assets, this being the Grade I Church, Glebe House and the Newton St Cyres Conservation Area. It would result in prominent built form in close proximity to the assets, impacting views and the prevailing rural character. Additionally, environmental impacts must be considered. The harm would be less than substantial. It would likely be between the low-middle of the spectrum.

Education Infrastructure: The closest schools to the site are Newton St Cyres Primary School and Queen Elizabeth's. DCC education have noted that the local primary school has latent capacity to support 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 home to school transport implications for the secondary school.

Landscape: The landscape character type is Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Exeter Slopes and Hills. The overall sensitivity to housing development is low-medium. The site is set within a tranquil landscape patterned by a mixture of medium-size regular and irregular shaped fields enclosed by trees and dense hedges, and interspersed with swathes of deciduous and riparian woodland. The site is bordered by hedges and trees on three sides and by residential gardens to the east. Located on the SW edge of the village, the site slopes up to the NW. The NE part of the site is elevated above adjoining West Town Road but is largely screened by closely planted trees. The topography, surrounding vegetation, and neighbouring development restrict views into and out of the site. Development could support the historic cross roads settlement pattern. The site lies close to a conservation area and several listed buildings, the settings of which could be adversely impacted by development. Housing designed to a high standard could relate well to the built character of the village but large scale buildings for employment use would not.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 80m N, possible noise and pollution.

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

Topography: Gentle/moderate slope (9% slope percentage) rising to the NW.

Open Space and Recreation: Allotments along the A377 to the E of the site <800m.

Potential Constraints to Delivery: Access. Water quality and drainage. Heritage Impacts. Education infrastructure. Grade 2 ALC. Topography. May lead to increased traffic levels in an AQMA. A377 80m N, possible noise and pollution. 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 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	20	-	-	-	-
Max	25	11	-	-	-
HELAA	7	-	-	-	-

Settlement: Newton St Cyres

Site Reference and Name: W/NE/03 Land to Southwest side of Wierholme, Half Moon Village

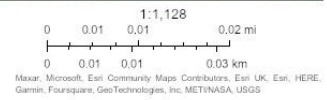
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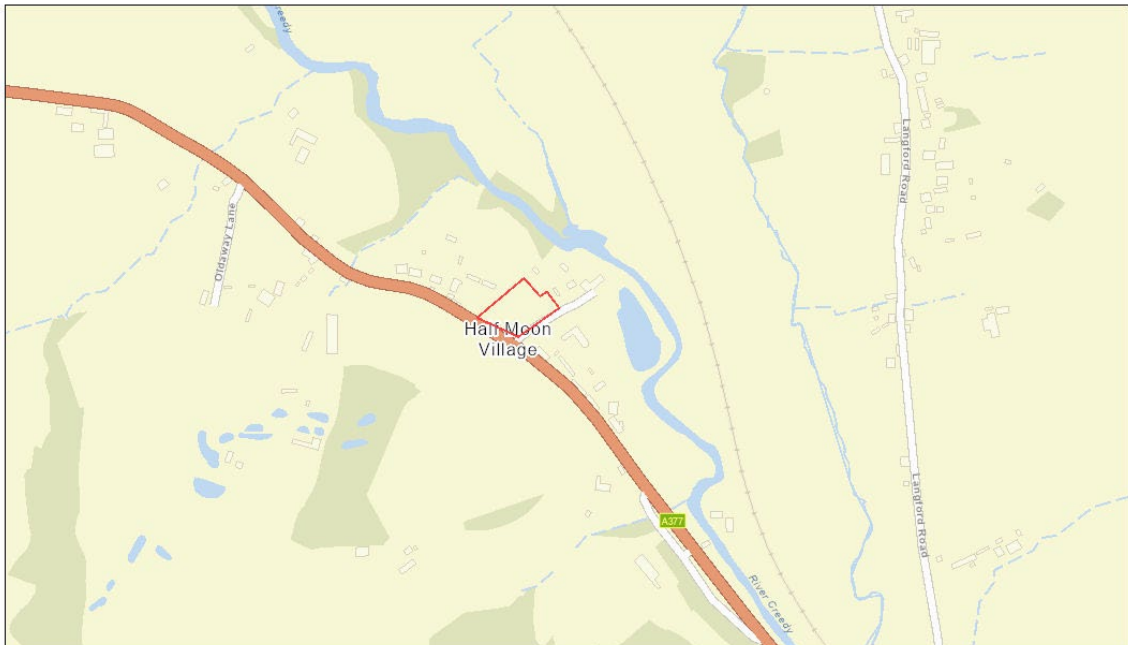
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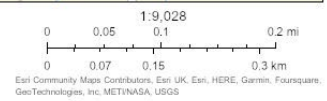
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Parish: Newton St Cyres

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

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

Max Yield: 13

Min Yield: 9

HELAA Assessed Yield: 11 (mid-point yield)

Site description: Greenfield site within the linear settlement of Half Moon Village, approx. 1.6km to the SE of Newton St. Cyres. It is bordered by the A377 to the SW, residential development to the NW, NE and SE. A private lane leading to dwellings flanks the SE border. A Grade II listed building is located less than 100 metres to the NW. The site is a field which gently slopes (7% slope percentage) up towards the SW. It is bordered by mature trees along the NW border. One title deed. The HELAA Panel identify this site as achievable for the yield identified.

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 is via a private lane. Pedestrian/cycle connection to local services and bus stops would be required. Because of the reasons above DCC Highways suggest that a limited scale of development would be acceptable in this location. Service and facilities are available within Newton St Cyres Village approx. 1.6km SE. The closest bus stop is available approx. 400m S. Newton St Cyres train station lies approx. 2km NW.

Natural Environment: Dartmoor National Park lies approx. 9.7km SW. The site falls within the Exe Estuary SPA Recreation Zone of Influence. Priority habitat lie <400m to the N, E and S. Legally protected species (bats) recorded within 15m of the N boundary. Beavers are present in connected catchment. Natural England identify the site to be within the Exe Estuary Recreation Zone of Influence but provide no further comments at this stage. Devon County ecology specialists identify the site as a small pasture field with tall, unmanaged hedge along western boundary. Assessment of roadside photography indicates grassland may be ecologically valuable with several plant species present indicative of potentially moderate to high value grassland. Imagery also shows that grassland is/was grazed by ponies (2009 – 2016 at least) which can be favourable for enhancing grassland ecology. The site may conform to Lowland Meadow priority habitat. Hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines.

Hedges are likely to 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. A site visit would be needed to assess ecological value of grassland habitat present. Mitigation for grassland would be required although the scale of mitigation would be dependent on the ecological value. Other mitigation suggested includes protecting and enhancing hedges, trees, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements almost will likely need to be met offsite due to small size of site and potentially high value grassland present.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability and area susceptible to surface water flooding. 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 listed building, Moorlake Farmhouse within 100m to the NW. Devon County Council archaeology specialists note that the site may have some archaeological potential. The site is adjacent to a former Roman road. Mitigation suggests possibly a programme of archaeological work as condition. The MDDC Conservation specialists note that the site is edged to the N by the former Marsh Mill (Corn Mill) and some of the Mill Buildings which are likely to be non-designated heritage assets as they are pre 1840 otherwise there is unlikely to be direct harm to designated heritage assets.

Education Infrastructure: The closest schools to the site are Newton St Cyres Primary School and Queen Elizabeth's. DCC education have noted that the local primary school has latent capacity to support 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 home to school transport implications for the secondary school and possibly the primary school.

Landscape: The landscape character type is Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Exeter Slopes and Hills. The overall sensitivity to housing development is low-medium. The site is set within a landscape of small, medium and large irregularly shaped fields to the N, S and W, bordered either by dense, tightly clipped hedges or trees. The site comprises of gently sloping pasture bordered by mature trees along the NW boundary and the A377 to the SW. There are views into and beyond the site from the A377 and potential long distance views to the east and SE. Centrally located within Half Moon Village, development of the site could strengthen the linear settlement pattern. Development of limited height (1-2 storeys) could relate better to the surrounding landscape and built form than larger development.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 to the S possible noise and pollution.

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

Topography: Gentle slope (7% slope percentage) rising to the SW.

Open Space and Recreation: Allotments in Newton St Cyres approx. 1km NW.

Potential Constraints to Delivery: Access. Natural Environment, potentially high value grassland. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. May lead to increased

traffic levels in an AQMA. A377 to the south possible noise and pollution. 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 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	8	-	-	-	-
Max	13	-	-	-	-
HELAA	11	-	-	-	-

Settlement: Newton St Cyres

Site Reference and Name: W/NE/04 Land adjoining Oldaway Lane (Half Moon Village)

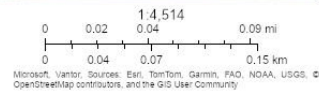
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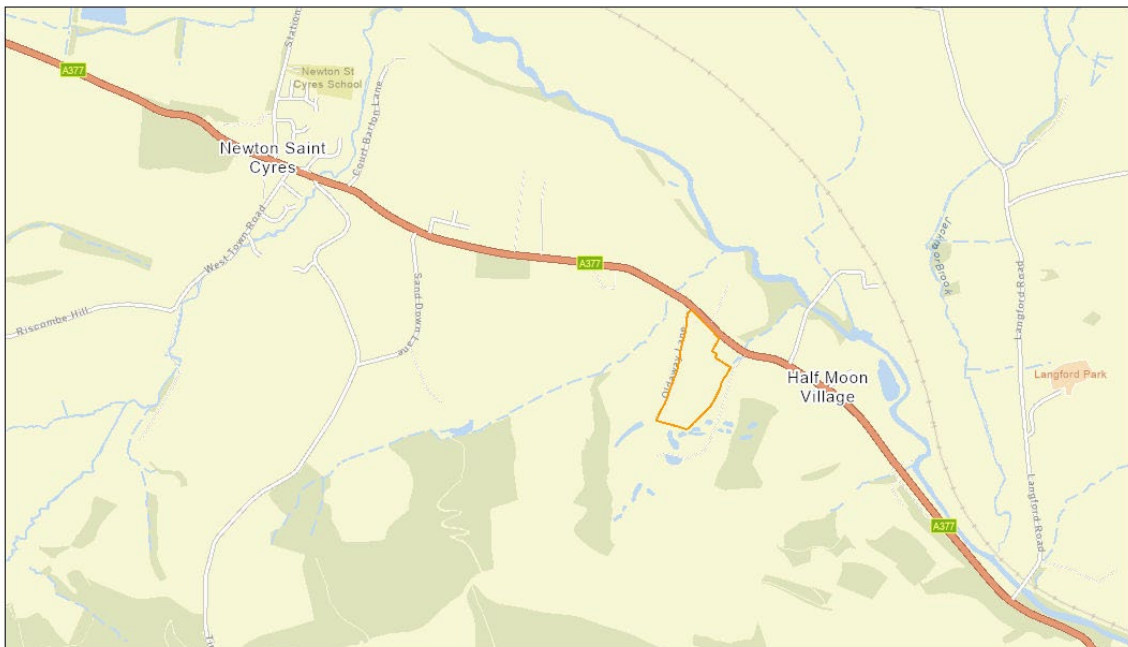
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Call for Sites 2025



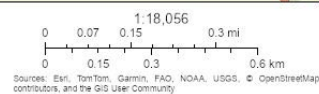
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W/NE/04



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Call for Sites 2025



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Parish: Newton St Cyres

Site submitted for: W/NE/04a Homes for sale, Affordable homes, Custom and self-build homes, Homes for older people W/NE/04b Industrial/warehouse, Mixed use W/NE/04c Renewable Energy

Site description: This site is a moderately sloping (10.1% slope percentage) greenfield site with agricultural buildings, south of the A377 at Half Moon Village close to Newton St Cyres. Oldaway Lanes runs along the Western boundary which is also identified as a PRoW. A number of listed buildings are found along the A377 close to but outside the site area. Hedgerows and trees run along the border and throughout the site and there are some existing agricultural buildings within the site itself. There are priority deciduous woodland habitat and traditional orchards to the West of the site. The site is flood zone 1, there is surface water flooding identified along the Eastern boundary. The HELAA Panel identify the site as achievable for housing provided the constraints can be overcome with a lower yield of 20-30 to take into account the constraints of the site. The HELAA Panel also identify a small scale commercial development for the site could also be achievable. The site may also be considered for renewable energy.

W/NE/04a Homes for sale, Affordable homes, Custom and self-build homes, Homes for older people

Site Area: Whole 3.47ha | Gross 3.47ha | Net 2.08ha

Max Yield: 73

Min Yield: 42

HELAA Yield: 20-30 (mid-point yield 25)

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land with agricultural buildings.

Access: Access off A377. Pedestrian/cycle connection to local services and bus stops would be required. Service and facilities are available within Newton St Cyres Village approx. 1.6km SE. There are bus stops adjacent the site along the A377. Newton St Cyres train station lies approx. 1.7km NW. A PRoW lies along the Western boundary along Oldaway Lane.

Natural Environment: Dartmoor National Park lies approx. 9.7km SW. The site falls within the Exe Estuary SPA Recreation Zone of Influence. Priority habitat (deciduous woodland and traditional orchard) lie just outside the site boundary to the West (approx. 40m). The site lies in a beaver activity zone with beavers present in connected catchment. Legally protected species (butterfly, otters, bat and badger) have been recorded approximately 100m from the site to the North. There are a number hedgerows and trees running along the boundary of the site and throughout. A

number of existing agricultural buildings are within the site. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation may include protecting and enhancing hedges, trees, and dark corridors. Biodiversity net gain requirements to be met on/offsite. Natural England identify the site contains opportunity area for expanding woody habitats from the Draft Devon Local Nature Recovery Strategy. There is also Priority Deciduous Woodland Habitat in close proximity to west of site and therefore they recommend a suitable buffer should be applied.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. An area of low-high risk of surface water flooding (plus climate change) runs along the Eastern boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC local lead flood authority suggest that the site is too steep for infiltration. There is an unnamed watercourse to the NE of the site. Should an applicant wish to connect to this watercourse they will need to assess the appropriateness and seek permission to do this. If this is not a viable option then the site may not be able to drain. The site should not discharge surface water into the combined sewer.

Heritage and Archaeology: Grade II listed buildings lie outside the site area to the North along the A377. Given the potential for the presence of below ground archaeological deposits associated with the known prehistoric to Roman activity in the surrounding landscape the Historic Environment Team would advise that any planning application for development here should be informed and supported by a programme of archaeological work to enable the potential impact upon the development on the archaeological resource to be understood and an informed planning decision to be made by the Local Planning Authority. The MDDC Conservation Officer identified the need for a detailed Heritage Statement due to the presence of nearby listed buildings and the potential for Non-Designated Heritage Assets to be identified. Oldaway Cottage to the west of the site is visible upon nineteenth-century maps and could be considered a Non-Designated Heritage Asset. There is the potential for harm to the setting and significance of the heritage assets, thus any future application or masterplan should be informed by a study of the heritage assets and their settings.

Education Infrastructure: The closest schools to the site are Newton St Cyres Primary School and Queen Elizabeth's. DCC education have noted that the local primary school has latent capacity to support 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 home to school transport implications for the secondary school and possibly the primary school.

Landscape: The landscape character type is predominantly Lower rolling farmed and settled valley slopes with a small section of the southern portion of the site falling within Wooded ridges and hilltops. The Devon landscape character area is the Exeter Slopes and Hills. The National character area is the Devon Redland. The site has some features typical of the predominant character type, of which it is gently sloping pastoral farmland with a wooded appearance. There is a variable field pattern with many hedgerow trees. It is near the A377 which runs along the North of the site and has existing development on site. Overall the sensitivity to housing is likely to be low-medium.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 to the N possible noise and pollution.

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

Topography: Moderate slope (10.1% slope percentage) rising to the SW. But gentler slope towards the A377.

Open Space and Recreation: Open space and recreation spaces in Newton St Cyres approx. 1km NW.

Potential Constraints to Delivery: Access pedestrian and cycle connection. Natural Environment. Water quality and drainage. Heritage and Archaeology. Education infrastructure. Possible Grade 3a ALC. May lead to increased traffic levels in an AQMA. A377 to the north possible noise and pollution.

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	17	-	-	-
Max	25	48	-	-	-
HELAA	25	-	-	-	-

W/NE/04b Industrial/warehouse, Mixed use

Site Area: Whole 3.47ha | Gross 3.47ha | Net 0.87-2.78ha

Max Yield: 27,760sqm

Min Yield: 8,675sqm

HELAA Yield: 8,675 - 27,760 sqm

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land with agricultural buildings.

Access: Access off A377. Pedestrian/cycle connection to local services and bus stops would be required. Service and facilities are available within Newton St Cyres Village approx. 1.6km SE. There are bus stops adjacent the site along the A377. Newton St Cyres train station lies approx. 1.7km NW. A PRoW lies along the Western boundary along Oldaway Lane.

Natural Environment: Dartmoor National Park lies approx. 9.7km SW. The site falls within the Exe Estuary SPA Recreation Zone of Influence. Priority habitat (deciduous woodland and traditional orchard) lie just outside the site boundary to the West (approx. 40m). The site lies in a beaver activity zone with beavers present in connected catchment. Legally protected species (butterfly, otters, bat and badger) have been recorded approximately 100m from the site to the North. There are a number hedgerows and trees running along the boundary of the site and throughout. A number of existing agricultural buildings are within the site. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation may include protecting and enhancing hedges, trees, and dark corridors. Biodiversity net gain requirements to be met on/offsite. Natural England identify the site contains opportunity area for expanding woody habitats from the Draft Devon Local Nature Recovery Strategy. There is also Priority Deciduous Woodland Habitat in close proximity to west of site and therefore they recommend a suitable buffer should be applied.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. An area of low-high risk of surface water flooding (plus climate change) runs along the Eastern boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC local lead flood authority suggest that the site is too steep for infiltration. There is an unnamed watercourse to the NE of the site. Should an applicant wish to connect to this watercourse they will need to assess the appropriateness and seek permission to do this. If this is not a viable option then the site may not be able to drain. The site should not discharge surface water into the combined sewer.

Heritage and Archaeology: Grade II listed buildings lie outside the site area to the North along the A377. Given the potential for the presence of below ground archaeological deposits associated with the known prehistoric to Roman activity in the surrounding landscape the Historic Environment Team would advise that any planning application for development here should be informed and supported by a programme of archaeological work to enable the potential impact upon the development on the archaeological resource to be understood and an informed planning decision to be made by the Local Planning Authority.

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Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A377 to the N possible noise and pollution.

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

Topography: Moderate slope (10.1% slope percentage) rising to the S but gentler slope towards the A377.

Potential Constraints to Delivery: Access pedestrian and cycle connection. Natural Environment. Water quality and drainage. Heritage and Archaeology. Possible Grade 3a ALC. May lead to increased traffic levels in an AQMA. A377 to the north possible noise and pollution.

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.

W/NE/04c Renewable Energy

Site Area: Whole 3.47ha | Gross 3.47ha | Net 3.47ha

Site Suitability**Stage A**

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land with agricultural buildings.

Access: Access off A377. A PRoW lies along the Western boundary along Oldaway Lane.

Natural Environment: Dartmoor National Park lies approx. 9.7km SW. The site falls within the Exe Estuary SPA Recreation Zone of Influence. Priority habitat (deciduous woodland and traditional orchard) lie just outside the site boundary to the West (approx. 40m). The site lies in a beaver activity zone with beavers present in connected catchment. Legally protected species (butterfly, otters, bat and badger) have been recorded approximately 100m from the site to the North. There are a number hedgerows and trees running along the boundary of the site and throughout. A number of existing agricultural buildings are within the site. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Mitigation may include protecting and enhancing hedges, trees, and dark corridors. Biodiversity net gain requirements to be met on/offsite. Natural England identify the site contains opportunity area for expanding woody habitats from the Draft Devon Local Nature Recovery Strategy. There is also Priority Deciduous Woodland Habitat in close proximity to west of site and therefore they recommend a suitable buffer should be applied.

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Heritage and Archaeology: Grade II listed buildings lie outside the site area to the North along the A377. Given the potential for the presence of below ground archaeological deposits associated with the known prehistoric to Roman activity in the surrounding landscape the Historic Environment Team would advise that any planning application for development here should be informed and supported by a programme of archaeological work to enable the potential impact upon the development on the archaeological resource to be understood and an informed planning decision to be made by the Local Planning Authority.

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area is the Devon Redland. The site has some features typical of the predominant character type, of which it is gently sloping pastoral farmland with a wooded appearance. There is a variable field pattern with many hedgerow trees. It is near the A377 which runs along the North of the site and has existing development on site. The landscape would have 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 would have 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: Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Moderate slope (10.1% slope percentage) rising to the SW. But gentler slope towards the A377.

Potential Constraints to Delivery: Natural Environment. Water quality and drainage. Heritage and Archaeology. Possible Grade 3a ALC. Falling distance of wind turbines.

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.