

Appendix 3A – Central

Contents

Tiverton

Ashley

Bampton

Bickleigh

Blatchworthy

Bradninch and Hele

Butterleigh

Cadbury

Shillingford

Silverton

Thorverton

Tiverton

Parish: Tiverton

Site Area: Whole 0.76ha | Gross 0.76ha | Net 0.61ha

Site submitted for: Market Housing, Affordable Housing, Private Rent, Custom and Self-build Housing

Site description: Greenfield site just outside of the settlement area in the SE of Tiverton, slightly sloping, trees around S, E and N border. Tiverton conservation area less than 100m from western border. Development of the land has been allowed by appeal for 22 dwellings (20/01263/MFUL). Title deed has an agreement relating to the construction, laying and connection of a gas main and its maintenance, renewal or repair. This site has one landowner. At the time of this report site has planning permission, no further need to assess site for achievability by HELAA panel.

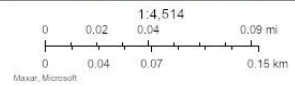
Settlement: Tiverton
Site Reference and Name: C/TIV/02 Whitehall
Customer Reference Number: ch1315g

C/TIV/02



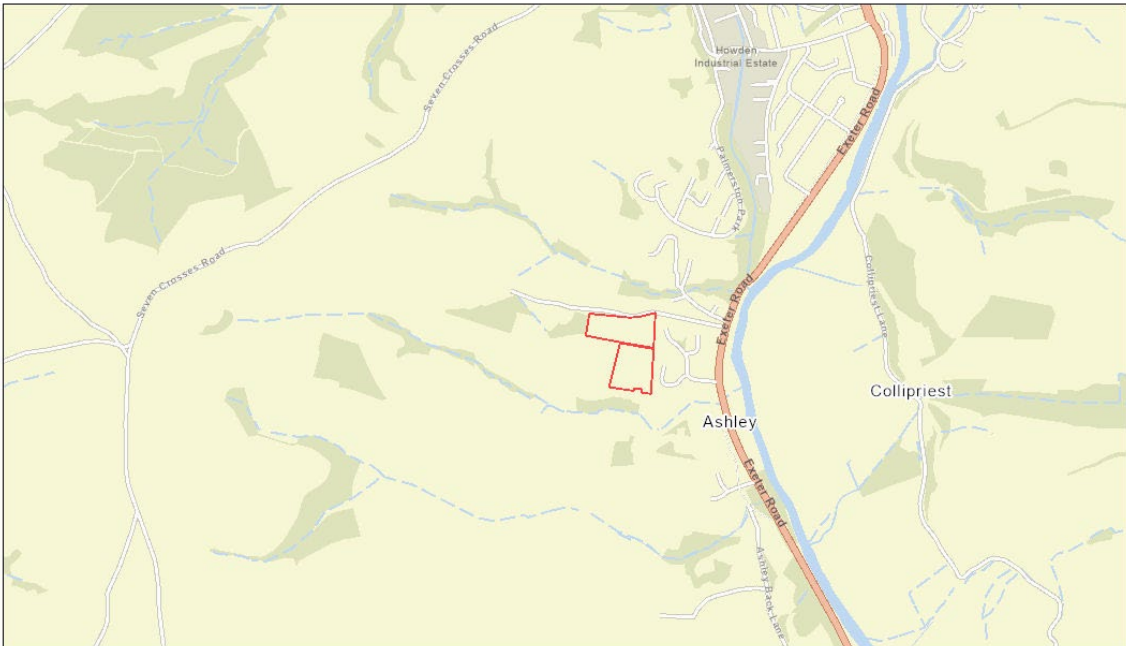
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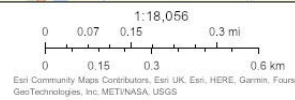
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Parish: Tiverton

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

Site submitted for: Market Housing, Affordable Housing, Private Rent, Custom and Self-build Housing

Max Yield: 58

Min Yield: 33

HELAA Assessed Yield: None

Site description: Strongly sloping (19.9% slope percentage) grassland adjacent to an existing housing estate on the SW part of Tiverton. The site comprises of two open fields with tall hedge boundaries and adjoins a woodland and forest Core Nature Area to the NW. Site can be seen from the Scheduled Ancient Monument approx. 1km on the hill to the E. This site is in multiple ownership. The HELAA Panel assessed the site as currently unachievable given the ownership of the access lane along the S boundary is not included as part of the site submission and is likely to require third party agreement and access.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield

Access: Devon County Highway note that access would need to be Exeter Road, via a private access road to a derelict hotel along the S boundary. DCC Highways suggest that if the access could be addressed to make it suitable for all users, this site could be acceptable for the proposed yield. However the HELAA Panel assessed that currently because the ownership of the access lane of the S boundary is not included as part of the site submission it is likely access will require third party agreement and access therefore currently the site is considered unachievable. There are no PROW on site. The closest bus stop is approx. 300m E. The closest train station is Tiverton Parkway approx. 10.3km E. Services and amenities are available in Tiverton Town Centre approx. 2 km N. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. A TPO area lies opposite to the north of the site. There are priority habitats by the W and N borders. Site adjoins a woodland and forest Core Nature Area to the NW. Devon County Council Ecology specialists identify the site appears to be permanent grassland surrounded by hedges with trees. Priority habitats fall outside of the site to the W and N. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight

lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Further site visit may be required to check botanical interest in spring/summer. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: Devon County Council archaeology specialists have no comments at this stage. MDDC Conservation officer notes the height, layout, external materials and lighting may need to take into account views from the Scheduled Ancient Monument on the hill to the east (approx. 1km).

Education Infrastructure: The site falls within are Bickleigh-on-Exe Church of England Primary School catchment and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. Most of the site lies within the River Valley Slopes & Combes landscape type. The Devon landscape character area is the Exe Valley. The site has a high-medium sensitivity to housing development, because the site's rural character is valued for contributing to the countryside setting of Tiverton. It is a steep greenfield site although is well related to housing that lies at the edge of Tiverton. It is a visually prominent landform with small scale field pattern and hedgerows with trees.

Health and Safety related constraints: 0.19km from A396 possible noise and pollution.

Soils and contamination: No land contamination. Site does not fall within a MCA, MSA or WCZ. Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Strong slope down East to the River Exe (19.9% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Playing area (100m E), Recreation ground (1.2km N), Allotments (1km W), Cemetery (2.9km N)

Potential Constraints to Delivery: Access. Views from Scheduled Ancient Monument. Topography and prominent visually in the landscape. Water quality and drainage. Potential Grade 3a ALC. Education infrastructure. Multiple land ownership. 0.19km from A396 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: As the HELAA Panel suggest the site is unachievable no build out rate is provided.

Settlement: Tiverton

Site Reference and Name: C/TIV/03 Ashley Park, Seven Crosses

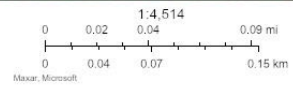
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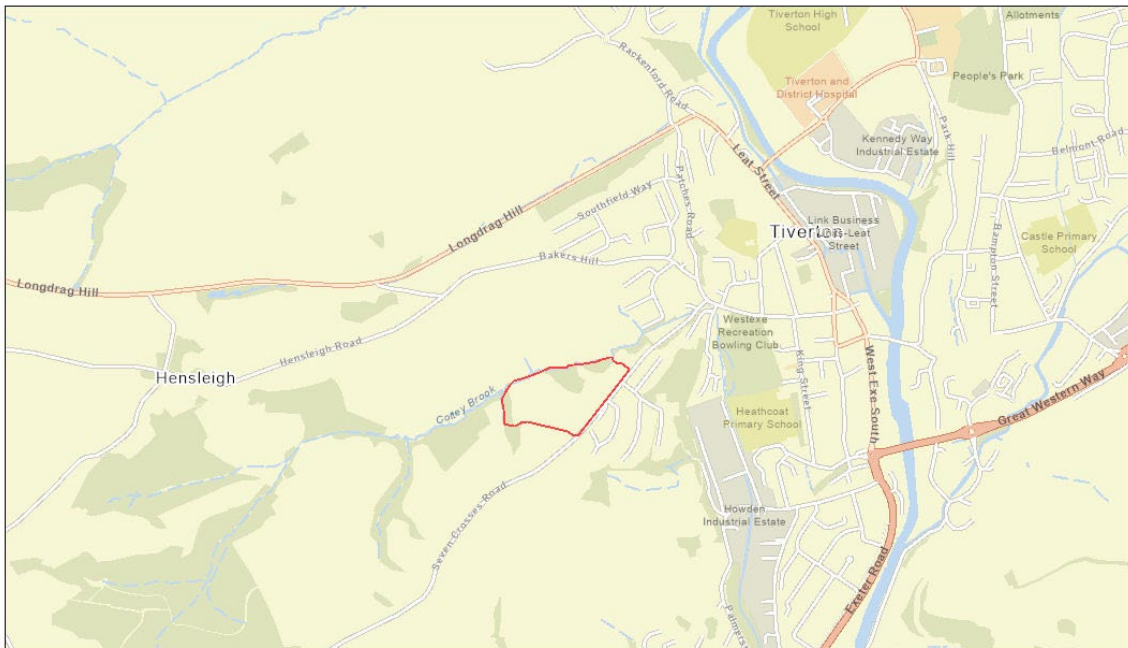
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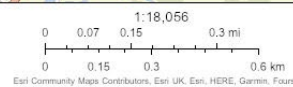
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Parish: Tiverton

Site Area: Whole 4.81ha | Gross 4.56ha | Net 2.74ha

Site submitted for: Market Housing, Affordable Housing, Private Rent

Max Yield: 96

Min Yield: 55

HELAA Assessed Yield: None

Site description: Strongly sloping (19.2% slope percentage) field adjacent to Tiverton settlement boundary to the SE. Cottey Brook forms the N border with trees and hedges around its boundary. Priority habitats cover 0.29ha of the site in the NE. Site falls within a Great Crested Newt Consultation Zone and may have medium strategic ecological importance given the number of trees and Cottey Brook present to the N of the site. To the SE of the site is Seven Crosses Road which has a footway. The site falls within the setting of Grade II* Gotham Farmhouse (150m N) and Grade II Hensleigh Cottage (approx. 400m NW). Restrictive covenants are identified on site. This will be investigated further. Site in multiple land ownership, two landowners. The HELAA Panel assessed the site as unachievable due to access and topography.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.25ha

Stage B

Land Status: Greenfield

Access: Devon County Highway note that access would likely be off Seven Crosses Road which has a footway. The HELAA Panel assessed the site as unachievable in part due to access limitations alongside the topography challenges of the site. There are no PRoW on or near the site. There is a bus stop on Seven Crosses Road adjacent to the site with Tiverton bus station approx. 1.6km E. The closest train station is Tiverton Parkway approx. 10 miles E. Services and amenities are available in Tiverton Town Centre approx. 1.6km E. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: A County Wildlife Site <100m off the W boundary. Priority habitats cover 0.29ha of the site in the NE. The site includes woodland and forest nature areas to the W. Outside of the site legally protected species lie approx. 150m N, E and S and County Wildlife site less than 100m W. Beavers are present in catchment. Natural England note that the site is within 3km of Tidcombe Lane Fen SSSI and contains Deciduous Woodland habitat. No further comments are provided by NE

at this stage. Devon County ecology specialists identify the site appears to be permanent grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Site is within a Great Crested Newt Zone. Site is of medium strategic environmental importance given the number of trees and the river/stream habitat of Cottey Brook present to the N of the site. Further site visit may be required to check botanical interest in spring/summer along with identification of any veteran trees. Mitigation suggested includes protection and enhancement of hedges, margins, trees, dark corridors and buffer the Cottey Brook from development. This feature should be retained and un-impacted. 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: FZ2. 0.04ha, FZ3 0.25ha to the N of the site. Remainder FZ1. The NPPF must be adhered and the sequential and exception tests used where necessary. High groundwater vulnerability. Within Drinking water safeguard zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists note that at this stage there is no obvious need for mitigation. However, a desk-based assessment/heritage statement taking in impacts on the setting of Gotham would be helpful. MDDC Conservation specialists identify that development would be potentially harmful to the setting of the Grade II* Gotham Farmhouse (150m N) and Grade II Hensleigh Cottage (approx. 400m NW). More analysis is needed.

Education Infrastructure: The closest schools to the site are Heathcoat Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. Most of the site lies within the River Valley Slopes & Combes landscape type. The Devon landscape character area is the Exe Valley. The site has a medium-low sensitivity to housing development, depending on whether the site's rural character is valued for contributing to the countryside setting of Tiverton. The site is strongly sloping away from the settlement with hedgerow trees along the boundary except the part along Seven Crosses road. A further site visit may be required to further consider the landscape context.

Health and Safety related constraints: No health and safety related constraints raised by specialists.

Soils and contamination: No land contamination. Site does not fall within a MCA, MSA or WCZ. Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development

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

Topography: Strong slope down to Cottey Brook in the N (19.2% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Playing area (400m W), Recreation ground (400m W), Allotments (500m W), Cemetery (2km NE).

Potential Constraints to Delivery: Access. Topography. Natural Environment. Heritage. Flood risk, water quality and drainage. Education infrastructure. Potential Grade 3a ALC. Restrictive covenants. Site in multiple land ownership, two landowners. Potential landscape impact. Priority habitats on site.

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 no build out rate is provided.

Settlement: Tiverton

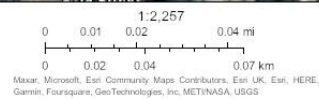
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Customer Reference Number: c212our



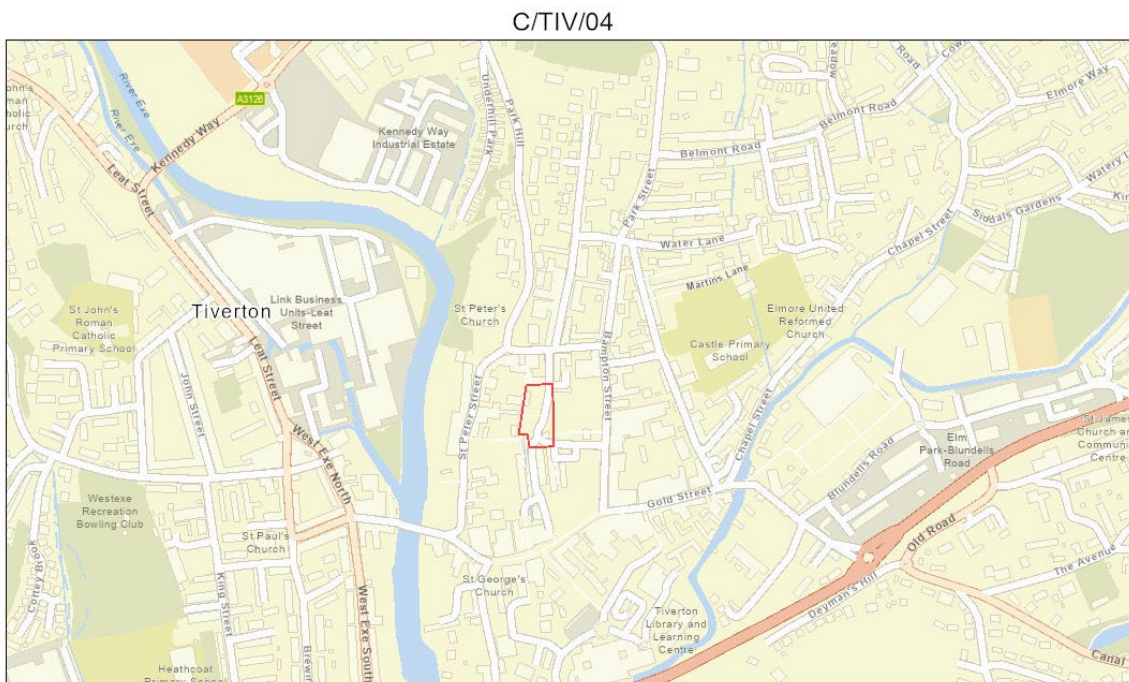
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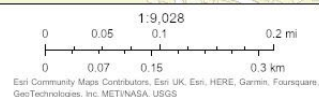
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Parish: Tiverton

Site submitted for: C/TIV/04a Affordable homes, homes for older people. C/TIV/04b office, mixed use, other. C/TIV/04c strategic habitat creation/enhancement

Site description: The site is currently a public car park in Tiverton Town Centre with a few individual trees on site. There are two grade II listed buildings on S boundary, with several other listed buildings less than 100m from site. The site is within the Tiverton Conservation area and is highly significant to the Conservation Area and the history of Tiverton being the site of the historic cattle market. This site has one landowner. The HELAA Panel assessed the site as having potential to be achievable with parking retained on the ground level with buildings above. They identified there was potential for affordable housing and retirement homes. It was noted it was important not to lose car parking in the town centre and the whole site should not be built out. The impact on the Pannier Market needs to be considered carefully. The Habitat HELAA Panel suggested that all sites have the potential for BNG however a site of this scale (0.36ha) is unlikely to be a suitable size to generate sufficient units to be viable over 30 years.

C/TIV/04a Affordable homes, homes for older people.

Site Area: Whole 0.36ha | Gross 0.36ha | Net 0.36ha

Max Yield: 36

Min Yield: 18

HELAA Assessed Yield: 27 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Brownfield car park

Access: Site is in the centre of Tiverton. Devon County Highway note that access is already there for the car park, however the loss of parking spaces would need to be addressed. 250m from Tiverton bus station, closest train station is Tiverton Parkway 9.1km E. Services and facilities provided within Tiverton Town Centre which the site is located. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site is an existing car park in an urban area. There are no habitats present onsite except for individual trees. Natural England identify the site is within 2km from Tidcombe Lane Fen

SSSI. DCC ecology specialists identify that given the urban nature of the site, there is limited potential for the presence of protected or priority species although the trees onsite could support nesting birds and act as bat flight lines. Suggested mitigation includes the protection and enhancement of trees with licences required if offences cannot be avoided. Although unlikely, if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: There are two grade II listed buildings on the S boundary, with several other listed buildings less than 100m from site. The site lies within the centre of the Tiverton Conservation Area. DCC archaeology specialists identify the site has very high archaeological potential given the site is in the historic core of a medieval town. Specialists identify the need for pre-determination evaluation and assessment of archaeology and impact on heritage assets including the Pannier Market. MDDC conservation specialists identify this area as an open area highly significant to the conservation area and the history of Tiverton being the site of the historic cattle market. Loss of this would be harmful. There is also potential for harm to the adjacent listed buildings, Clare House and the Market Booths.

Education Infrastructure: The closest schools to the site are The Castle Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Main cities and towns landscape character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to housing development. The site is a nearly level, long established car park within the town of Tiverton, surrounded by mixed use development. There are views towards Tiverton's historic Pannier Market to the South and has boundary walls faced with local stone. It would not be possible to accommodate new development without removing trees which provide screening and contribute to the town's green infrastructure. Car park usage could potentially be maintained as an undercroft of new buildings but building heights and massing should be limited and be sensitively designed to respect the historic townscape context.

Health and Safety related constraints: 0.35km from A396 possible noise and pollution.

Soils and contamination: No land contamination. Site does not fall within a MCA, MSA or WCZ. Land in urban use (DEFRA 2020 Provisional Land Classification Grade). DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required

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

Topography: Nearly level (1.2% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (640m W), Recreation ground (720m W), Allotments (600m W), Cemetery (<1km N)

Potential Constraints to Delivery: Archaeological potential and historic importance of the site. Loss of public car parking spaces. Water quality and drainage. Education infrastructure. Potential landscape impact.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	18	-	-	-	-
Max	25	11	-	-	-
HELAA	25	2	-	-	-

C/TIV/04b office, mixed use, other.**Site Area:** Whole 0.36ha | Gross 0.36ha | Net 0.09-0.29ha**Max Yield:** 2,160 sqm**Min Yield:** 900 sqm**HELAA Assessed Yield:** 900 -2160 sqm**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Brownfield car park

Access: Site is in the centre of Tiverton. Devon County Highway note that access is already there for the car park, however the loss of parking spaces would need to be addressed. 250m from Tiverton bus station, closest train station is Tiverton Parkway 9.1km E. Services and facilities provided within Tiverton Town Centre which the site is located. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site is an existing car park in an urban area. There are no habitats present onsite except for individual trees. Natural England identify the site is within 2km from Tidcombe Lane Fen SSSI. DCC ecology specialists identify that given the urban nature of the site, there is limited potential for the presence of protected or priority species although the trees onsite could support nesting birds and act as bat flight lines. Suggested mitigation includes the protection and enhancement of trees with licences required if offences cannot be avoided. Although unlikely, if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: There are two grade II listed building on S boundary, with several other listed buildings less than 100m from site. The site lies within the centre of the Tiverton Conservation Area. DCC archaeology specialists identify the site has very high archaeological potential given the site is in the historic core of a medieval town. Specialists identify the need for pre-determination evaluation and assessment of archaeology and impact on heritage assets including the Pannier Market. MDDC conservation specialists identify this area as an open area highly significant to the

conservation area and the history of Tiverton being the site of the historic cattle market. Loss of this would be harmful.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Main cities and towns landscape character type. The Devon landscape character area is the Exe Valley. The site has a medium-high sensitivity to commercial development. The site is nearly flat, long established car park within the town of Tiverton, surrounded by mixed use development. There are views towards Tiverton's historic Pannier Market to the South and has boundary walls faced with local stone. It would not be possible to accommodate new development without removing trees which provide screening and contribute to the town's green infrastructure. Car park usage could potentially be maintained as an undercroft of new buildings but building heights and massing should be limited and be sensitively designed to respect the historic townscape context.

Health and Safety related constraints: No health and safety constraints have been raised.

Soils and contamination: No land contamination. Site does not fall within a MCA, MSA or WCZ. Land in urban use (DEFRA 2020 Provisional Land Classification Grade).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (640m W), Recreation ground (720m W), Allotments (600m W), Cemetery (<1km N).

Topography: Nearly level (1.2% slope percentage).

Economic Development: MDDC economic development specialists identify the site would only be suitable for retail/offices. There is a limited market for office space within Tiverton. Site could help meet evidenced need for retail space in Tiverton, subject to the findings of the Mid Devon Retail Study. There would be a loss of car parking that detracts visitor numbers to town centre. Preferred car parking for young families, elderly etc.

Potential Constraints to Delivery: Archaeological potential and historic importance of the site. Loss of public car parking spaces. Water quality and drainage. 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.

C/TIV/04c strategic habitat creation/enhancement**Site Area:** Whole 0.36ha | Gross 0.36ha | Net 0.36ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Brownfield car park**Access:** Site is in the centre of Tiverton. Devon County Highway note that access is already there for the car park, however the loss of parking spaces would need to be addressed.**Natural Environment:** The site is an existing car park in an urban area. There are no habitats present onsite except for individual trees. Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Natural England identify the site is within 2km from Tidcombe Lane Fen SSSI. DCC ecology specialists identify that given the urban nature of the site, there is limited potential for the presence of protected or priority species although the trees onsite could support nesting birds and act as bat flight lines. Low strategic ecological importance. Habitat creation opportunities are limited and opportunities for ecologically linked habitat creation very limited, given the urban nature of the site and site size, however an urban green space could be created. Habitats could provide access to nature for the community. The habitat suitability identified by the Nature Recovery Network are Lowland Dry Acid Grassland with woodland as the primary habitat and Lowland Meadow with woodland as the secondary habitat. The Habitat HELAA Panel suggested that all sites have the potential for BNG however a site of this scale (0.36ha) is unlikely to be a suitable size to generate sufficient units to be viable over 30 years.**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Within Drinking Water Safeguard Zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.**Heritage and Archaeology:** There are two grade II listed building on S boundary, with several other listed buildings less than 100m from site. DCC archaeology specialists identify the site has very high archaeological potential given the site is in the historic core of a medieval town. MDDC conservation specialists identify this area as an open area is highly significant to the conservation area and the history of Tiverton being the site of the historic cattle market. Site should be retained as historical open space. If site were to be used for habitat creation, space should be maintained.**Landscape:** Protected landscapes are not within close proximity of the site. The site lies within the Main cities and towns landscape character area. The Devon landscape character area is the Exe Valley. The site is nearly level, long established car park within the town of Tiverton, surrounded by mixed use development. There are views towards Tiverton's historic Pannier Market to the South

and has boundary walls faced with local stone. The site contains individual trees which provide screening and contribute to the town's green infrastructure.

Health and Safety related constraints: No health and safety constraints have been raised.

Soils and contamination: No land contamination. Site does not fall within a MCA, MSA or WCZ. Land in urban use (DEFRA 2020 Provisional Land Classification Grade).

Topography: Nearly level (1.2% slope percentage)

Potential Constraints to Delivery: Water quality and drainage. Archaeological potential and historic importance of the site. Loss of public car parking spaces. Low strategic ecological importance. Scale of the site unlikely to be a suitable size to generate sufficient units to be viable over 30 years.

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

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

Settlement: Tiverton

Site Reference and Name: C/TIV/05 Police Station

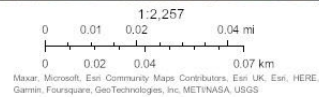
Customer Reference Number: 6d12pln

C/TIV/05



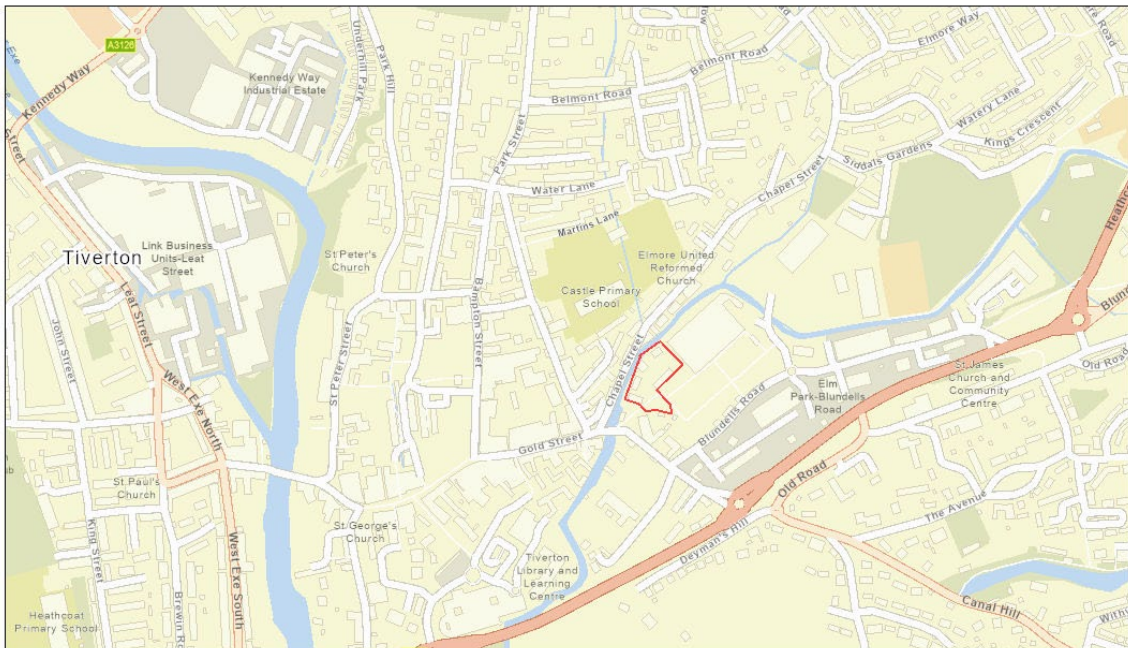
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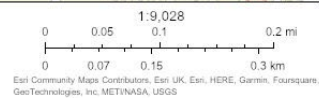
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C/TIV/05



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Parish: Tiverton

Site submitted for: C/TIV/05a Homes for sale, homes for private rent, homes for older people.
C/TIV/05b office, retail, mixed use.

Site description: Brownfield site in the centre of Tiverton along river Lowman and within the Tiverton Conservation area. Currently comprises buildings including the police station and car park on site. Trees in the west of the site. The whole site is within FZ3. Site will need further flood risk assessment to determine the area in FZ3a and FZ3b. A Grade II listed building falls within the site, which currently has its setting compromised by existing buildings. There is potential for re-development to improve the setting of the listed building. Land is subject to a restrictive covenant in relation to a right of way on site. This may need to be investigated further. This site has one landowner. Site has been screened out at Stage A of the HELAA process for housing given that the whole site is in FZ3 and was not taken further through the HELAA process. For commercial development the HELAA Panel assessed the site as achievable provided access can be achieved through the private area currently believed to be owned by Tesco. It would also be important to be sympathetic to the Lowman House Grade II listed building on site and ensure development is connected to existing commercial development in the area. The promoter suggests the retention of the police station in their submission.

C/TIV/05a Homes for sale, homes for private rent, homes for older people.

Site Area: Whole 0.44ha | Gross 0.00ha | Net 0.00ha

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.44ha – Site screened out at Stage A of the HELAA process for residential development given the whole site falls within FZ3.

C/TIV/05b office, retail, mixed use

Site Area: Whole 0.44ha | Gross 0.44ha | Net 0.11-0.35ha

Max Yield: 3,520 sqm

Min Yield: 1,760 sqm

HELAA Assessed Yield: 1,760 – 3,520 sqm (mid-point yield)

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.44ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B

Land Status: Brownfield site. Currently comprises buildings including the police station and car park on site.

Access: Site is in the centre of Tiverton. Devon County Highway note that access would be via the existing Tesco car park and pedestrian access via the town centre. No vehicles via the Public Highway. Bus stop on the corner of Station Road and Chapel Street approx. 100m N. 400m W from Tiverton bus Station and 8.7km E from Tiverton Parkway Railway Station. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site is hardstanding with some existing trees. Natural England identify the site is within 2km from Tidcombe Lane Fen SSSI. DCC ecology specialists identify that given the urban nature of the site, there is limited potential for the presence of protected or priority species although the trees onsite could support nesting birds and act as bat flight lines. Suggested mitigation includes the protection and enhancement of trees with licences required if offences cannot be avoided. Although unlikely, if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ3. The NPPF must be adhered and the sequential and exception tests used where necessary. Medium-High groundwater vulnerability. Within Drinking Water Safeguard Zone (surface water). Site has a low risk of 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. Brownfield sites may be able to help to reduce flood risks and provide sustainability benefits to the wider community by contributing towards flood risk management schemes where they are proposed. For the purposes of commercial development FZ3 area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further detailed flood risk assessment required to ascertain whether site is FZ3a or FZ3b, areas of FZ3b to be excluded from gross developable area.

Heritage and Archaeology: There is a grade II listed building on site, several other listed buildings within close proximity and most of the site falls within the Tiverton conservation area. DCC archaeology specialists note that in addition to 'The Island' and its former grounds, there is a historic mill leat and the potential for medieval and post-medieval settlement evidence. Site would require pre-determination assessment and evaluation to inform design and further mitigation. MDDC conservation officer identifies there is potential for sensitive re-development of the land removing the later and harmful buildings and improving the setting of the compromised listed building.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Main cities and towns landscape character type. The Devon landscape character area is the Exe

Valley. Development of the site would likely have low landscape sensitivity as the site is a brownfield, former station surrounded by mixed use development. The site character is slightly enhanced by the river Lowman and the trees along it. Trees along the river bank and NE border could be retained, providing a border between the road, the development and the Tesco superstore. Building heights and massing should be limited and sensitively designed to respect the historic townscape context.

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

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

Topography: Nearly level (1.2% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Playing area approx. 0.65km W. Recreation ground approx. 0.72km W. Allotments approx. 0.4km W and Cemetery <1.5km N.

Economic Development: MDDC economic development specialists identify the site is currently underutilised and would be suitable for retail, hospitality, office option. The site lends itself to a leisure offer. Site needs 're-greening'. There is a limited need for more office space within Tiverton. Site is within close proximity to residential development in Chapel Street and sits behind Devonshire Homes.

Potential Constraints to Delivery: Archaeological potential and historic importance of the site. Flood risk, water quality and drainage. Contaminated land just off the site boundary in the E.

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.

Settlement: Tiverton

Site Reference and Name: C/TIV/06 Land at Bolham Road

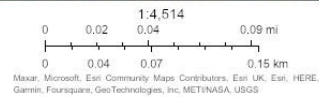
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C/TIV/06



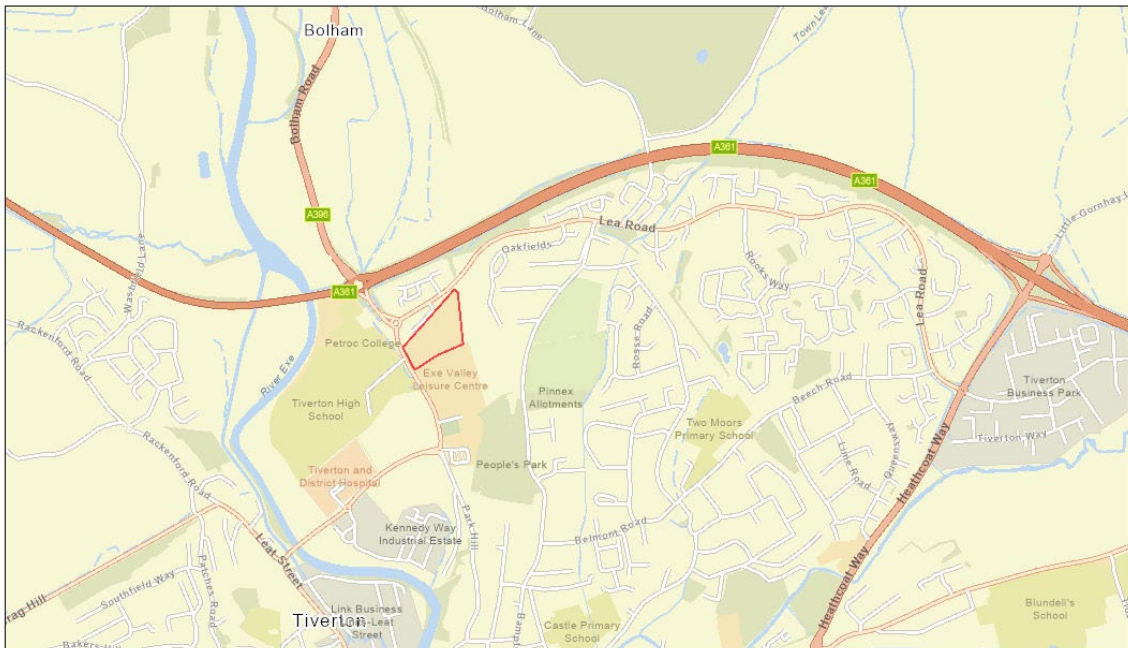
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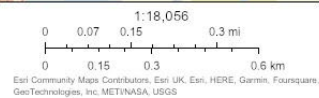
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C/TIV/06



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Parish: Tiverton

Site Area: Whole 1.87ha | Gross 1.87ha | Net 1.50ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 52

Min Yield: 30

HELAA Assessed Yield: None

Site description: Greenfield meadow on a very gentle slope (3.1% slope percentage) within the Tiverton settlement boundary. Trees and high hedges around border. A scheduled ancient monument falls approx. 0.29km NE and the site may be within the setting of Knightshayes listed Park and Garden approx. 0.7km NE. Site designated in current Local Plan as Safeguarded Area for School Expansion (TIV15). A restrictive covenant is on the site. This may need to be investigated further. This site has one landowner. A planning application (20/00832/MOUT) for 60 homes on this site was withdrawn in October 2020. Sport England has objected to the loss of the site which has been used for playing pitches. Planning permission (application reference 17/01323/MOUT) was granted for the relocation and expansion of Tiverton High School on adjoining land to the south. The HELAA Panel assessed the site as unachievable for housing development due to the loss of a safeguarded site for school expansion and loss of use as playing pitches.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield meadow on a very gentle slope.

Access: Devon County Council Highways identifies that access would be off a mini roundabout and within the public highway [Bolham Road/Lea Road]. There is a PRoW 100m N. Bus stops are nearby along Bolham Road adjacent to the site and Tiverton Railway Station approx. 9km E Services and facilities are available in Tiverton Town Centre approx. 800m. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. The site falls within an urban nature area. Natural England note the site is within 3km of Tidcombe Lane Fen SSSI but have no specific comments at this stage. Devon County ecology specialists identify the site appears to be permanent grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles,

hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Further site visit may be required to check botanical interest in spring/summer. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 0.15ha W border. The NPPF must be adhered and the sequential and exception tests used where necessary. Medium-High groundwater vulnerability and within drinking water safeguarding zone (surface water). Site has low-high risk of flooding from Surface Water along the Northern boundary (approx. 0.069ha) and Low Risk in the W part of the site (approx. 0.11ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists have no comments at this stage. MDDC conservation specialist notes they have no objection in principle however any development would have to be aware of the Scheduled Ancient Monument 0.29km to the NE and the setting of Knightshayes and its listed park and garden approx. 0.7km NE.

Education Infrastructure: The closest schools to the site are The Castle Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND. The site is designated in current Local Plan as Safeguarded Area for School Expansion (TIV15).

Landscape: Protected landscapes are not within close proximity of the site. The site falls within the Main cities and towns landscape character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to housing. It is a greenfield site with sporting grounds to the S and a meadow to the E. Mature hedgerows and trees are located along the site boundary. Site is on a very gentle slope and could accommodate development without any significant change to the topographic character. Housing development would, if developed, relate to the existing housing the N of the site and strengthen the nucleated settlement.

Health and Safety related constraints: 0.11km from the A361 possible noise and pollution.

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

Topography: Very gentle slope (3.1% slope percentage)

Open Space and Recreation: The following spaces are within walking distance to the site. People's park and play area (400m S), Allotments (250m SE), Cemetery (200m E). Site is adjacent Exe Valley leisure area. Sport England previously objected to the loss of site previously used for playing pitches.

Potential Constraints to Delivery: Site within existing adopted Local Plan as safeguarded for School Expansion. Sport England previously objected to the loss of site previously used for playing pitches. Flood risk, water quality and drainage. Education infrastructure. Contaminated land on the western border. Potential landscape impact. 0.11km from the A361 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: As the HELAA Panel suggest the site is unachievable no build out rate is provided.

Settlement: Tiverton

Site Reference and Name: C/TIV/07 Blundell's School

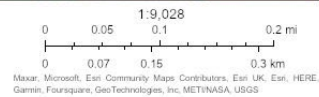
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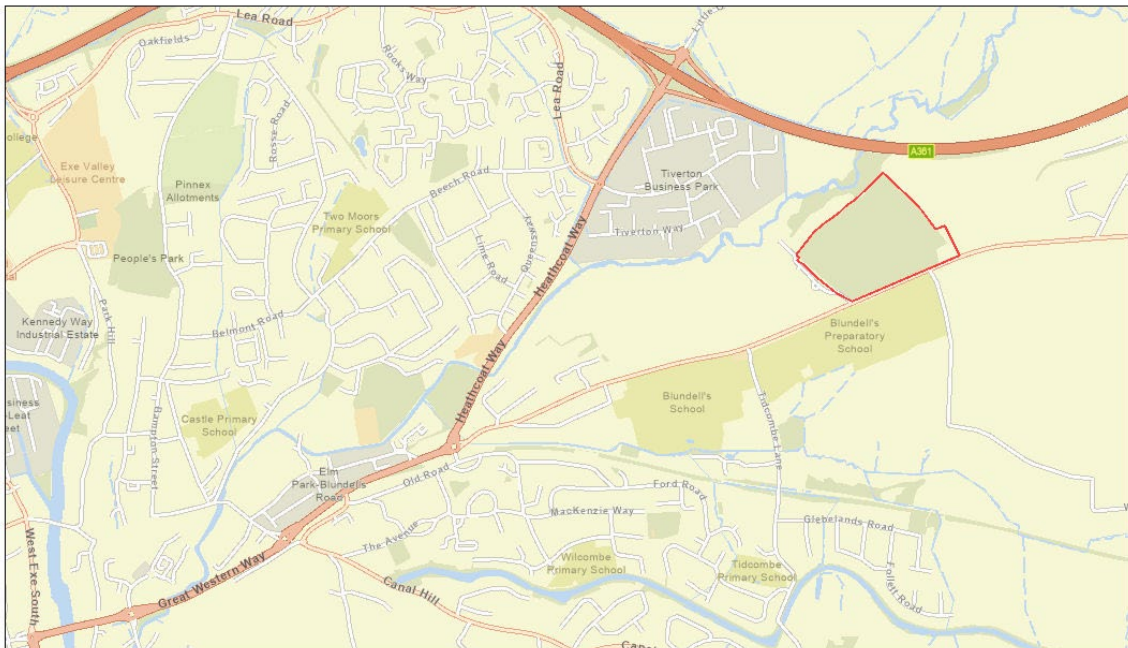
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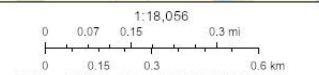
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Parish: Tiverton

Site Area: Whole 8.85ha | Gross 8.85ha | Net 5.31ha

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

Max Yield: 212

Min Yield: 165

HELAA Assessed Yield: None

Site description: Greenfield site along Blundell's Road E of Tiverton. Site is currently a playing field with trees and hedges along the boundaries. The site falls within Blundell's Conservation area, between allocation TIV16 Blundell's School to the W and TIV1-5 Tiverton Eastern Urban Extension to the E. There is also a Grade II listed building approx. 100m from the NW boundary and a henge falls within the site. DCC archaeology specialists identify the site should not be developed prior to the evaluation and confirmation or otherwise of the henge monument. The site is within 500m of Tidcombe Lane Fen SSSI. This site has one landowner. The HELAA assessed this site as unachievable due to the constraints of the site in its current form including access to be provided via the existing allocation TIV16 and the second strategic access route as set out in the current TIV16 existing allocation would still be required. This may affect the site given its location between TIV16 and TIV1-5.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield, sports pitches.

Access: Devon County Council Highways identifies that access would need to be via an existing allocation TIV16. DCC Highways suggest that a site of this scale would require a full transport assessment and master planning exercise. DCC Highways have also confirmed that a second strategic road access route as set out in TIV16 existing allocation would still be required. This may also affect this site given its location between TIV16 and TIV1-5. There is PRoW around the W and N boundary. Bus stops are nearby at Blundells Road adjacent to the site on the S and Tiverton Railway Station approx. 6.7km E. Services and facilities are available in Tiverton Town Centre approx. 1.9km. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There are legally protected species (bats, badgers) <100m from the N border. Priority

habitats also fall just outside the N border. Devon County ecology specialists identify the site is currently sports pitches of limited ecological value bordered by trees and hedgerows. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Natural England notes the site is within 500m of Tidcombe Lane Fen SSSI, proposals would need to be assessed for any hydrological impacts to the SSSI.

Flood Risk, Water Quality and Drainage: FZ1. Medium-High groundwater vulnerability and within drinking water safeguarding zone (surface water). Small areas of low surface water flood risk to the centre, S and E. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The site is within the Blundell's Conservation area. There is also a Grade II listed building approx. 100m to the NW boundary. A henge falls within the site. DCC archaeology specialists identify the site should not be developed prior to the evaluation and confirmation or otherwise of the henge monument. It is noted there is potential for other archaeology in this area given what is known from adjacent land. Any proposal would require pre-determination evaluation to inform any layout and further mitigation. MDDC conservation specialists identify the development of this land would be harmful to the conservation area and to the listed building.

Education Infrastructure: The closest schools to the site are Tidcombe Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a medium sensitivity to housing. The site is a sports field surrounded by green fields and a forest next to the A361. There are hedgerow trees along the site boundary and on the banks dividing the site. While the site could accommodate development without significant change to the topographic character, the development would relate poorly to the surroundings.

Health and Safety related constraints: 0.06km from the A361 possible noise and pollution.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified the majority of the site to be classed as 'other' ALC and a small section of the SE corner (0.34ha) as Grade 2 ALC. Site is located within a WCZ and adjacent to proposed energy recovery site identified by Policy W6: Energy Recovery of the Devon Waste Plan 2011-2031. However, an energy recovery site or district heating system is not being progressed as part of the detailed planning of this location. Whilst the

site is allocated in the Devon Waste Plan 2011-2031, the Plan also makes provision for alternative energy recovery sites. Given the above DCC Waste Planning Authority have no objections. There is contaminated land just outside of the N border (unknown filled ground, pond, marsh, river, stream). DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (0.7% slope percentage)

Open Space and Recreation: The following spaces are within walking distance to the site. Recreation ground and play area (<1.3km W), Allotments (1km NW), Cemetery (1.9km NW). The site is currently used as sport pitches.

Potential Constraints to Delivery: Access and transport assessment required. Proximity of site to Tidcombe Lane Fen SSSI and potential hydrological impacts to the SSSI. Impact on heritage and archaeology features. Water quality and drainage. Education infrastructure. Potential landscape impact. 0.06km from the A361 possible noise and pollution. Loss of/requirement to relocate sport pitches.

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.

Settlement: Tiverton

Site Reference and Name: C/TIV/08 Tidcombe Walk

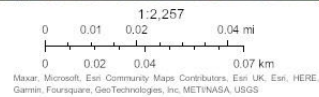
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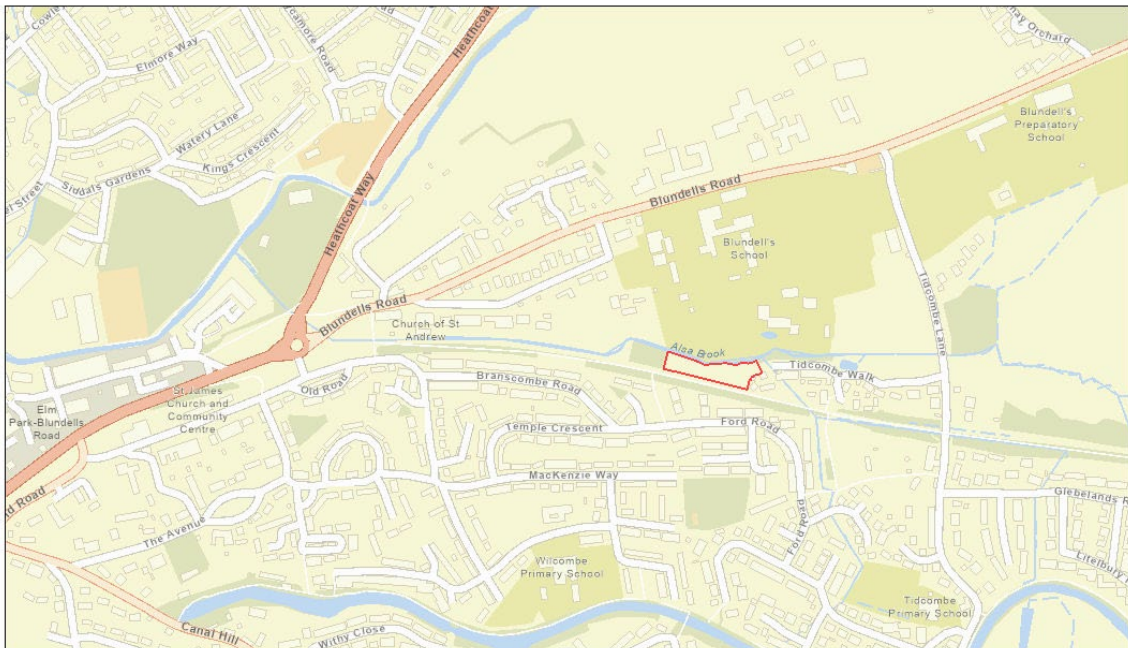
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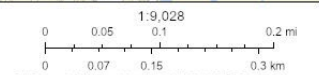
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Parish: Tiverton

Site Area: Whole 0.34ha | Gross 0.29ha | Net 0.29ha

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

Max Yield: 10

Min Yield: 6

HELAA Assessed Yield: 2-3 below HELAA threshold.

Site description: A greenfield site within the settlement boundary E of Tiverton and within the Blundells Conservation Area. Alsa brook runs along N border with buildings of Tidcombe walk in the E border. Trees run along N, W and S borders with a TPO area to the N of the site and priority habitats around the N, W and S borders. The N and W of the site falls within a woodland and forest Nature area. The site is within 500m of the Tidcombe Lane Fen SSSI and Alsa brook connects to this. The title deed includes covenants. This may need to be investigated further. This site has one landowner. The site formed part of a previously approved larger area for development which has been built out. The HELAA Panel, due to the constraints of the site, assessed the yield to be below the threshold for the site to be considered further as part of the HELAA process due to the constraints of the site identified.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: 0.05ha

Stage B

Land Status: Greenfield meadow on a very gentle slope.

Access: Devon County Council Highways note the site is an existing shared surfaced area however access to the site is unclear. Because of the comments above DCC Highways suggest this could be an acceptable site for a lower yield. Bus stop approx. 100m S. Services and facilities available in Tiverton Town Centre <1.6km. Tiverton Parkway Railway station approx. 7.6km E. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There are legally protected species (bats) around the site. A TPO area covering 0.1ha in the N of the site with priority habitats around the N, W and S border. The N and W of the site fall within a woodland and forest Nature area and is bounded to the N, W and S by a woodland and forest Core Nature Area. Natural England notes the site is within 500m of Tidcombe Lane Fen SSSI.

Devon County ecology specialists identify the site appears to be an open area of bare earth/grassland bordered by woodland and trees on N, S and W. the surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Alsa Brook connects the Tidcombe lane Fen SSSI to the site. Wildlife and hydrological connection to Alsa Brook could influence the siting of dwellings in this location.

Flood Risk, Water Quality and Drainage: High groundwater vulnerability and within drinking water safeguarding zone (surface water). FZ3 0.05ha N border. FZ2 0.02ha N border. Risk of low-high surface water flooding along Alsa Brook (N boundary) and 0.15ha S boundary. The NPPF must be adhered and the sequential and exception tests used where necessary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The site is within the Blundell's Conservation area. DCC archaeology specialists identify the site should not be developed prior to the assessment of impacts on the Locally Listed Heritage Asset (Blundells school/grounds) and the Conservation Area. Some potential for waterlogged and/or paleoenvironmental archaeological evidence in the stream valley. Any proposal may require a programme of archaeological/paleoenvironmental work by condition. MDDC conservation specialists identify the site within the Blundell's Conservation area and has its own character area which relates to the brook and wildlife interests. The loss of this open space which is part of the walk along the disused railway line is likely to be harmful. Further analysis would be required at this site.

Education Infrastructure: The closest schools to the site are Tidcombe Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site is within the Main cities and towns landscape character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to housing. The site is on a very gentle slope with a high density of mature trees as is situated next to Alsa Brook. It can accommodate development without any significant change to the topographical character however the site is narrow and may require the removal of trees to enable development. The site may be locally valued for its intrinsic rural character and loss of the open space would be harmful to the Conservation Area. Site visit would be required to determine impact.

Health and Safety related constraints: Flood risk due to part of site falling within FZ3.

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

Topography: Very gentle slope (3.4% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Recreation ground and play area (200m S), Play Area (150m SW), Allotments (500m W), Cemetery (1.6km NW).

Potential Constraints to Delivery: Access undetermined. Wildlife issues and hydrological connection to Alsa Brook which connects the site with Tidcombe Lane Fen SSSI. Impact on the Blundell's Conservation Area. Flood risk, water quality and drainage. Education infrastructure. Contaminated land just outside S border. Potential landscape impact. TPO area to the N of the site.

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 below the threshold to be considered by HELAA there is no suggested build out rate.

Settlement: Tiverton

Site Reference and Name: C/TIV/09 Land at Tidcombe Lane and Canal Hill

Customer Reference Number: 8613lws

C/TIV/09



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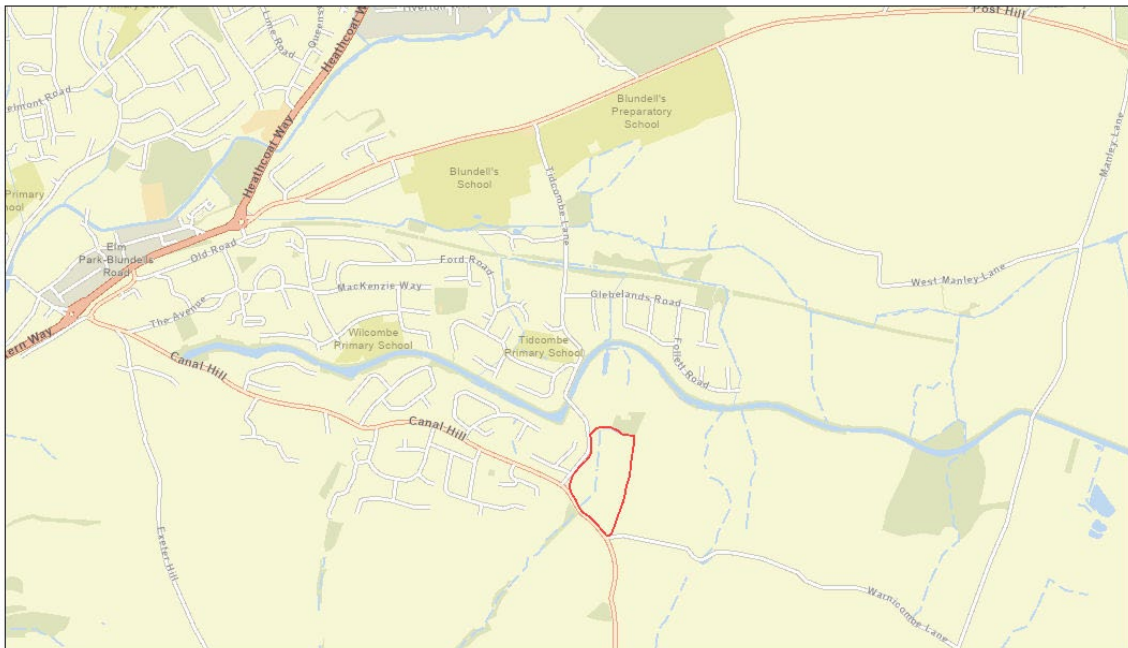
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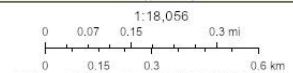
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C/TIV/09



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Parish: Tiverton

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

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

Max Yield: 72

Min Yield: 41

HELAA Assessed Yield: 56 (mid-point yield)

Site description: A greenfield site to the E of Tiverton adjacent to the settlement boundary with trees and hedges around the boundaries and a TPO on the western border. The majority of the site to the N has a gentle slope (7.4% slope percentage) while a small part in the S is moderately/strongly sloping (15%) towards Newte's Hill road. The site falls within 500m of the Tidcombe Lane Fen SSSI and the watercourse on site may drain towards the SSSI. In the N it borders Tidcombe Hall a heritage asset. The Grand Western Canal County Wildlife Site, Local Nature Reserve and Conservation area falls to the N of the site. The site may also fall within the setting of the Knighthayes listed building and parklands. Site is allocated in current Local Plan with additional land to the N and E as a contingency site TIV13. There are covenants on site. This may need to be investigated further. This site has one landowner (a trust). This site is adjacent C/TIV/10 which has outline planning permission (25/00001/PI) allowed via public inquiry for outline for the erection of up to 100 dwellings on the Western half of the site. As the whole area of the site is an existing contingency allocation, the site has already been through the process of a HELAA and tested through a Local Plan examination to be found achievable therefore further assessment is not provided.

Settlement: Tiverton

Site Reference and Name: C/TIV/10 Land at Tidcombe Hall

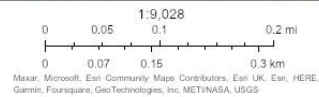
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C/TIV/10



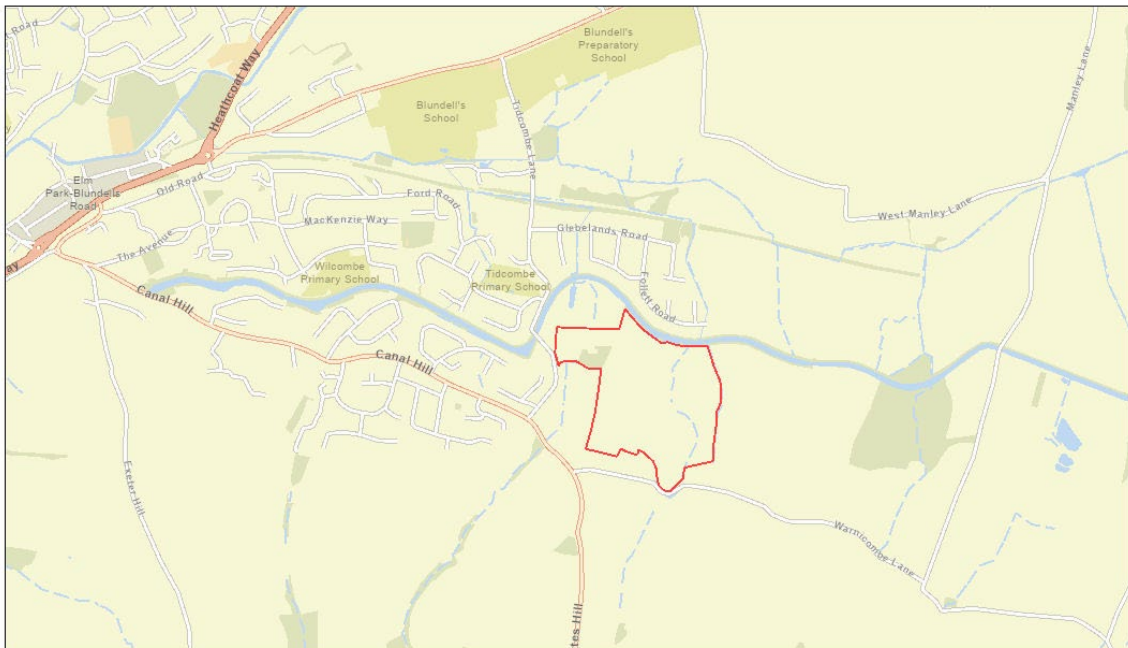
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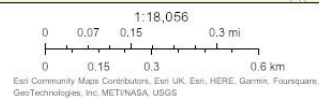
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C/TIV/10



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Parish: Tiverton

Site Area: Whole 13.39ha | Gross 13.39ha | Net 8.03ha

Site submitted for: Homes for sale, affordable homes, other

Max Yield: 281

Min Yield: 161

HELAA Assessed Yield: 221 (mid-point yield)

Site description: Greenfield site, gently sloping (7.4% slope percentage) down towards N with steeper slope (15% slope percentage) in the S. The site lies to the E of Tiverton adjacent to the settlement boundary and borders the Grand Western Canal (a County Wildlife Site, Local Nature Reserve and Conservation Area) to the N. Tidcombe Farmhouse (Grade II) and Tidcombe Hall (undesigned heritage asset) lie within the site. Part of the site falls within the Grand Western Canal Conservation area. The site falls within 500m of the Tidcombe Lane Fen SSSI. The watercourse on site may drain towards this SSSI. The site may also fall within the setting of the Knighthayes listed building and parklands. Part of the site is allocated in the current Local Plan together with land at C/TIV/09 which is adjacent to the site to the W as a contingency site TIV13. This site has one landowner. The HELAA Panel assessed the site as achievable however note the constraints of the access, with mitigation required. During the HELAA process, outline planning permission (25/00001/PI) was allowed via public inquiry for the erection of up to 100 dwellings on the Western half of the site. Assessment for the site is still included in this HELAA report as the Eastern portion of the site does not have planning permission.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Access possibly from Tidcombe Lane. Closest PRow along Grand Western Canal to the N. Bus stop approx. 320m NW. Services and facilities available in Tiverton Town Centre approx. 2.4km NW. Tiverton Parkway Railway Station approx. 6.9km E. Devon County Council Highways identify mitigation for the road narrowing over Tidcombe bridge would be required to ensure a safe route for pedestrians to the local school. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The Grand Western Canal Country Park which is a Local Nature Reserve (LNR) and County Wildlife Site (CWS) runs along the N border. There are legally protected species (butterfly) on site and protected species (bats) around the site. Beavers are present in catchment. A TPO is found on the W border. A previous planning application 20/01174/MOUT was refused, part of reasons identified potential adverse impacts to the root protection area of the category A Lucombe Oak tree. Natural England identify the site is within 500m of Tidcombe Lane Fen SSSI and note the watercourse on site, may drain towards the SSSI. Proposals may require further assessment for hydrological impacts to the SSSI. Devon County ecology specialists identify the site appears permanent grassland surrounded by hedges and trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Site is within a Great Crested Newt Consultation Zone. 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. Site visit may be needed in spring/summer to check botanical interest. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. It is noted the Grand Western Canal CWS and LNR is situated directly adjacent to the site at the N. There is potential for direct and indirect impacts during construction which may influence the scheme design/use.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). Risk of flooding from surface water (low-high) along the Grand Western Canal in the N of the site (approx. 0.11ha) and along the SE boundary (approx. 0.2ha). 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 2014 SFRA identified that within the Canal breach zone associated with bank failure of the Grand Western Canal. A new SFRA will be undertaken as part of the new Local Plan.

Heritage and Archaeology: There is a Grade II listed building on site (Tidcombe Farmhouse), an undesignated heritage asset (Tidcombe Hall), St Lawrence Chapel of archaeological interest and part of the site lies within the Grand Western Canal conservation area. DCC archaeology specialists identify assessment of the impact on heritage assets required prior to proposals. Pre-determination assessment and evaluation would be required to assess impacts, inform design/layout and further mitigation. MDDC conservation specialists suggest development of the would result in a high level of less than substantial harm to the significance of the listed building. The proposed development of the site would also result in prominent built form within the Grand Western Conservation Area, its immediate setting and the setting of Tidcombe Hall. There would be a level of less than substantial harm to the Conservation Area, above the low end of the spectrum and harm to the significance of Tidcombe Hall. For Tidcombe Hall, the harm to its significance would be towards the middle of the spectrum given the proximity of the site and that the asset would be experienced within a modern development. Since the HELAA panel was held the Western portion of the site has outline planning permission (25/00001/PI) for the erection of up to 100 dwellings to include the conversion of Tidcombe Hall and outbuildings.

Education Infrastructure: The closest schools to the site are Tidcombe Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate

infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site is within the Lowland plains in the N and Upper farmed and wooded valley slopes in the S character types. The Devon landscape character area is the Butterleigh Rolling Farmland in the S and the Culm Valley Lowlands in the N. The site has a medium sensitivity to housing. The site slopes up from the urban edge and could contribute to Tiverton’s green setting. Development of the site could potentially harm the setting of heritage assets.

Health and Safety related constraints: 11KV overhead lines cross the site.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1991 published in January 2016 by Natural England identified that approx. half the site (5.38ha) is Grade 2 agricultural land which has parcels to the West and South East, 1.74 lies in Grade 1 to the SW, with 2.43ha Grade 3a lying to the NW and NE corners of the site and 1.26ha Grade 3b predominantly to the centre north of the site. The remainder of the site lies within ‘Other’ ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC’s Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The Northern part of the site (majority of the site) has a gentle slope (7.4% slope percentage) while small part in the S is moderately/strongly sloping (15%) towards Newte’s Hill road in the S.

Open Space and Recreation: The following spaces are within walking distance to the site. Recreation ground and play area (<800m NW), Play Area (250m W), Allotments (1.2km NW), Cemetery (2.4km NW).

Potential Constraints to Delivery: Access. Possible direct and indirect ecological impacts on the Grand Western Canal. Heritage. Grade 1, 2 and 3a ALC. Flood Risk, water quality and drainage. Education infrastructure. Potential landscape impact. Legally protected species on site. TPO on site. 11KV 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 5 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Min	25	50	50	36	-	-	-
Max	25	50	50	50	50	50	6
HELAA	25	50	50	50	46	-	-

Settlement: Tiverton

Site Reference and Name: C/TIV/11 Land at Lower Warnicombe

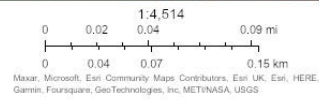
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C/TIV/11



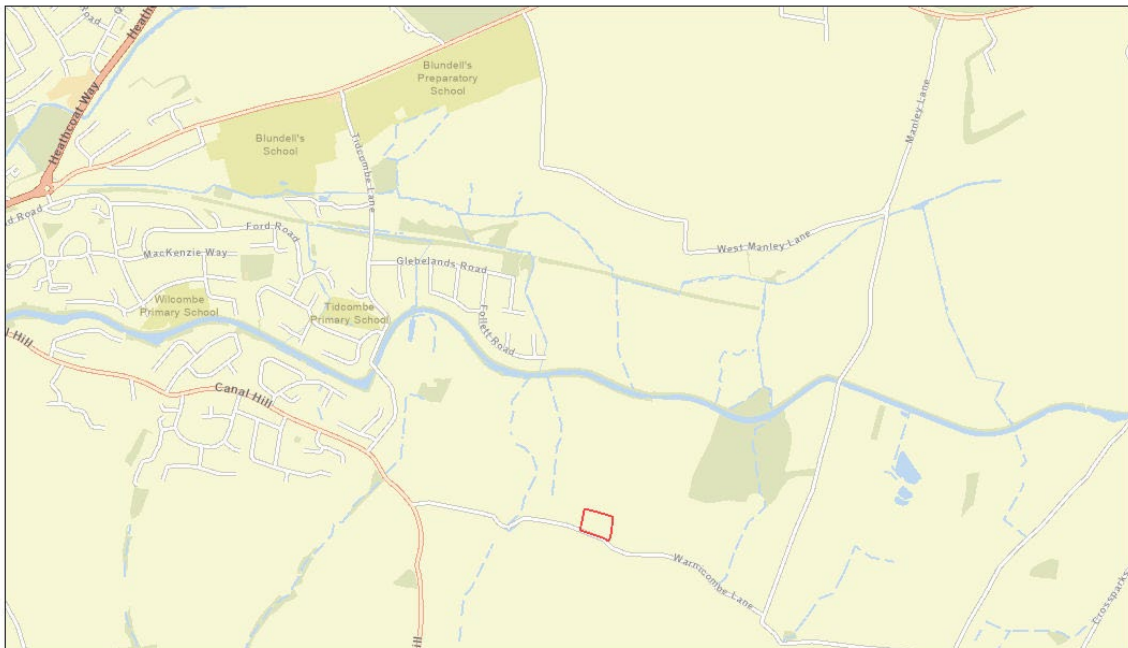
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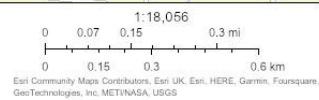
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C/TIV/11



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Parish: Tiverton

Site Area: Whole 0.55ha | Gross 0.55ha | Net 0.44ha

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

Max Yield: 18

Min Yield: 14

HELAA Assessed Yield: None

Site description: Greenfield gently sloping (6.4% slope percentage) site that lies along Warnicombe Lane to the East of Tiverton bounded by trees and hedges. Coach House buildings lie to the W with agricultural land to the E and N. Site falls within 1km of the Tidcombe Fen Lane SSSI. Site may lie within the setting of the Grand Western Canal conservation area and the non-designated heritage assets of Lower Warnicombe (Warnicombe Court). The land may also fall within the setting of Knightshayes and its listed park and garden. Land is subject to covenants. This may need to be investigated further. This site has one landowner. The HELAA Panel assessed the site as unachievable due to its isolated location.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Possible access from Warnicombe Lane. Closest PRow approx. 150m to the W along Warnicombe Lane. Bus stop approx. 800m W. Services and facilities available in Tiverton Town Centre approx. 2.7km NW. Tiverton Parkway Railway Station approx. 6.9km E. Devon County Council Highways note that Warnicombe Lane is a narrow lane with no streetlights or footway. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Because of the comments above DCC Highways suggest that the site would not be appropriate for residential development and would not be suitable for non-motorised users. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Site appears permanent grassland surrounded by hedges and trees. Natural England

identify the site is within 1km of Tidcombe Lane Fen SSSI. Devon County ecology specialists identify the surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Site visit may be needed in spring/summer to check botanical interest. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The 2014 SFRA also identifies the site is within the Canal breach zone associated with bank failure of the Grand Western Canal. A new SFRA will be developed alongside the new Local Plan.

Heritage and Archaeology: Devon County Council archaeology specialists have no comments at this stage. MDDC Conservation specialists identify the land may lie within the setting of the Grand Western Canal Conservation area and the non-designated heritage assets of Lower Warnicombe (Warnicombe Court). Vehicle access off the lane is likely to be harmful to the rural character of the area. This land may also fall within the setting of Knightshayes and its listed park and garden. A conservation area assessment and management plan of the Grand Western Canal would be beneficial in this context.

Education Infrastructure: The closest schools to the site are Tidcombe Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: The site is within the Upper farmed and wooded valley slopes character type. The Devon landscape character area is the Butterleigh Rolling Farmland. The site has a medium sensitivity to housing. The site is a greenfield site 800m outside of Tiverton and may be locally valued for its intrinsic rural character. The landform could accommodate development without significant change to the topographic character however if developed, it could possibly disturb sensitive views from within Tiverton and from the Grand Western Canal Conservation Area.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England identified the site as Grade 2 Agricultural Land. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required

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

Topography: Gentle slope (6.4% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Recreation ground and play area (<1.2km NW), Play Area (800m W), Allotments (1.2km NW), Cemetery (2.9km NW).

Potential Constraints to Delivery: Access. Heritage and landscape impacts. Grade 2 ALC. Water quality and drainage. Education infrastructure. 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.

Settlement: Tiverton

Site Reference and Name: C/TIV/12 Land south of Post Hill and east of Manley Lane

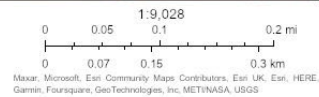
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C/TIV/12



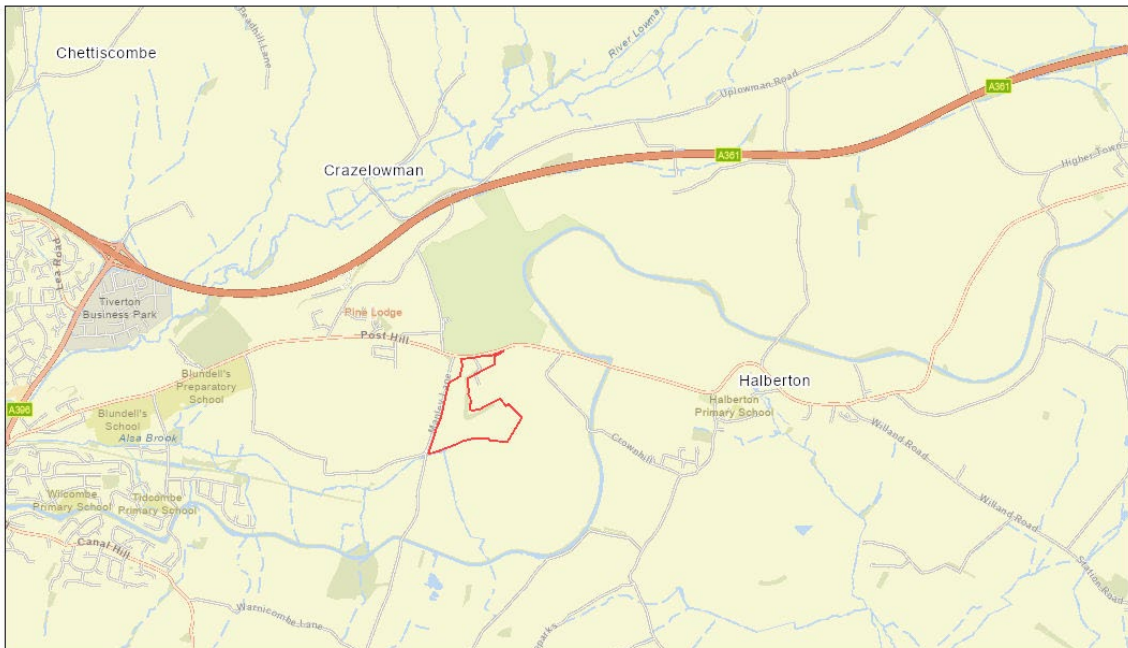
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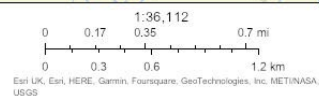
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C/TIV/12



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Parish: Tiverton

Site submitted for: C/TIV/12a Homes for sale. C/TIV/12b office, industrial/warehouse. C/TIV/12c renewable energy

Site description: Greenfield nearly level (1.2% slope percentage) agricultural land comprising of two fields surrounded by hedgerows and trees. Site is outside of the settlement boundary of Tiverton to the E. Manley Lane is along the western border with Post Hill road to the N and Hartnoll business centre to the E of the site. The site is within 2km of the Tidcombe Lane Fen SSSI. The site is adjacent a watercourse which may connect to the SSSI. The Grand Western Canal County Willdife Site, Local Nature Reserve and Conservation area is nearby to the S of the site. There are also two listed bridges over the canal nearby to the S. The site has one landowner. The HELAA Panel assessed the site as more appropriate for commercial development given its proximity to existing commercial development, it also identified the location could have potential for relocating sport pitches. The Economic Development Officer comments that the site is adjacent to a popular employment site/business park that may have expansion potential. The site may also be considered for renewable options. Planning permission was refused on 19th January 2023 for outline planning (21/01576/MOUT) and subsequently dismissed at appeal for 3.9ha employment and up to 150 dwellings based on the Local Plan policies that were current at the time. Although this application was dismissed based on current Local Plan policies the process identified that the technical aspects of the site would be achievable for residential development. An application (25/01500/MOUT) for the extension of existing business park for up to 3.9ha of employment land and up to 150 dwellings is at the time of this report currently awaiting decision.

C/TIV/12a Homes for Sale

Site Area: Whole 12.72ha | Gross 12.72ha | Net 7.63ha

Max Yield: 267

Min Yield: 153

Promoter Yield: 150

HELAA Assessed Yield: 150

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Post Hill road runs along the N of the site with possible access from Hartnoll business centre. The promoter also suggests there could be scope to provide a secondary access to Area B of the

Tiverton Eastern Urban Extension. Footway/cycleway connection to the existing would be required and in connection to the Tiverton EUE new phases. Bus stops are <400m on Post Hill Road, closest train station is Tiverton Parkway 5.4km E. Services and facilities provided within Tiverton Town Centre approx. 3.5km W. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Natural England identify the site is within 2km of Tidcombe Lane Fen SSSI and within 10km of the Blackdown Hills National Landscape. Site is adjacent a watercourse which may provide a hydrological link to the SSSI. Any proposals would need to be assessed for hydrological impacts to the SSSI. Devon County ecology specialists identify the site appears to be arable and permanent improved grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Site visit may be needed in spring/summer to check botanical interest. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Within Drinking Water Safeguard Zone (surface water). Site has low risk to surface water flooding along the S and SE boundary (approx. 0.33ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Site contains field system, linear features and pits of archaeological value. DCC archaeology specialists note that these features are of probable prehistoric date with the potential for further evidence to be identified. Specialists identify the need for pre-determination evaluation and assessment of archaeology to inform layout and further mitigation. MDDC conservation officers identify the Grand Western Canal Conservation area and two listed bridges over the canal are nearby S of the site. Development of the W of the site is not likely to be harmful however the height of building, colour finish of external materials and lighting may need careful consideration. Concern over the most eastern element which take in part of a field. A conservation area assessment and management plan of the Grand Western Canal would be beneficial in this context.

Education Infrastructure: The closest schools to the site are The Tidcombe Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a medium sensitivity to housing development. There are opportunities to accommodate development without changing the topographic character however development of the site would reduce the unbuilt open space between the town Tiverton and the village Halberton.

Health and Safety related constraints: 0.78km from A361 possible noise and pollution. 11KV overhead lines cross the site. Consideration of the impact of the nearby Anaerobic digester plant.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified the majority of the site (7.67ha) is Grade 2 agricultural land with 5.05ha in the SE as Grade 3a. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (1.2% slope percentage)

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (480m W), Golf Course (350m N), Playing Field (<1.6km W). Allotments (2.8km NW), Cemetery (1.6km NW). The HELAA Panel identify the opportunity for this site to support the relocation of sports pitches.

Potential Constraints to Delivery: Watercourse adjacent and connection to SSSI, heritage asset considerations. Grade 2 and 3a ALC. Water quality and drainage. Education infrastructure. Potential landscape impact. 0.78km from A361 possible noise and pollution. Economic Development Officer comments, adjacent to popular employment site/business park that may have expansion potential. 11KV overhead lines. Consideration of the impact of the Anaerobic digester plant.

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.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Yield
Min	25	50	50	28	-	-
Max	25	50	50	50	50	42
Promoter	25	50	50	25	-	-
HELAA	25	50	50	25	-	-

C/TIV/12b office, industrial/warehouse**Site Area:** Whole 12.72ha | Gross 12.72ha | Net 5.09ha**Approx Yield:** 50,880 sqm**HELAA Assessed Yield:** 50,880 sqm**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Post Hill road runs along the N of the site with possible access from Hartnoll business centre. The promoter also suggests there could be scope to provide a secondary access to Area B of the Tiverton Eastern Urban Extension. Footway/cycleway connection to the existing would be required and in connection to the Tiverton EUE new phases. Bus stops are <400m on Post Hill Road, closest train station is Tiverton Parkway 5.4km E. Services and facilities provided within Tiverton Town Centre approx. 3.5km W. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Natural England identify the site is within 2km of Tidcombe Lane Fen SSSI and within 10km of the Blackdown Hills National Landscape. Site is adjacent a watercourse which may provide a hydrological link to the SSSI. Any proposals would need to be assessed for hydrological impacts to the SSSI. Devon County ecology specialists identify the site appears to be arable and permanent improved grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Site is of low strategic ecological importance. Site visit may be needed in spring/summer to check botanical interest. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Within Drinking Water Safeguard Zone (surface water). Low risk of flooding from surface water along the S and SE boundary (approx. 0.33ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Site contains field system, linear features and pits of archaeological value. DCC archaeology specialists note that these features are of probable prehistoric date with the potential for further evidence to be identified. Specialists identify the need for pre-determination evaluation and assessment of archaeology to inform layout and further mitigation. MDDC conservation specialists identify the Grand Western Canal Conservation area and two listed bridges over the canal are nearby S of the site. Development of the W of the site is not likely to be harmful however the height of building, colour finish of external materials and lighting may need careful consideration. Concern over the most eastern element which take in part of a field. A conservation area assessment and management plan of the Grand Western Canal would be beneficial in this context.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains character type. The Devon landscape character area is the Culm Valley Lowlands. The site has a medium sensitivity to development. There are opportunities to accommodate development without changing the topographic character however development of the site would reduce the unbuilt open space between the town Tiverton and the village Halberton.

Health and Safety related constraints: 0.78km from A361 possible noise and pollution. 11KV overhead lines cross the site. Consideration of the impact of the nearby Anaerobic digester plant.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified the majority of the site (7.67ha) is Grade 2 agricultural land with 5.05ha in the SE as Grade 3a. Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (1.2% slope percentage)

Economic Development: Economic Development Officer comments that the site is adjacent to a popular employment site/business park that may have expansion potential. The promoter advocates the potential link between the nearby anaerobic digestion plant and business park which would support the transition to low carbon energy sources.

Potential Constraints to Delivery: Watercourse adjacent and connection to SSSI, heritage asset considerations. Possible Grade 1, 2 and 3a ALC. Water quality and drainage. Potential landscape impact. 0.78km from A361 possible noise and pollution. 11KV overhead lines. Consideration of the impact of the Anaerobic digester plant.

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

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

C/TIV/12c renewable energy**Site Area:** Whole 12.72ha | Gross 12.72ha | Net 12.72ha**Site Suitability****Stage A****International/national designations:** None.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.**Access:** Post Hill road runs along the N of the site with possible access from Hartnoll business centre. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.**Natural Environment:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Natural England identify the site is within 2km of Tidcombe Lane Fen SSSI and within 10km of the Blackdown Hills National Landscape. Site is adjacent a watercourse which may provide a hydrological link to the SSSI. Any proposals would need to be assessed for hydrological impacts to the SSSI. Additionally any renewables proposals that include combusive processes (anaerobic digestion, for example) may need to be assessed for their impacts on air quality in relation to the SSSI. Devon County ecology specialists identify the site appears to be arable and permanent improved grassland surrounded by hedges with trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Site is of low strategic ecological importance. Site visit may be needed in spring/summer to check botanical interest. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Within Drinking Water Safeguard Zone (surface water). Low risk of flooding from surface water along S and SE boundary (approx. 0.33ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.**Heritage and Archaeology:** Site contains field system, linear features and pits of archaeological value. DCC archaeology specialists note that these features are of probable prehistoric date with the potential for further evidence to be identified. Specialists identify the need for pre-determination evaluation and assessment of archaeology to inform layout and further mitigation. MDDC conservation specialists identify the Grand Western Canal Conservation area and two listed bridges over the canal are nearby S of the site. Development of the W of the site is not likely to be harmful however the height of development, colour finish of external materials and lighting may need careful consideration. Concern over the most eastern element which take in part of a field. A

conservation area assessment and management plan of the Grand Western Canal would be beneficial in this context.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Lowland plains character type. The Devon landscape character area is the Culm Valley Lowlands. In the Lowland plains landscape character type, it has medium-large scale rolling landform. There are modern field patterns and presence of existing modern development and infrastructure may indicate a lower sensitivity to the principle of wind energy development. Although the presence of frequent human scale features and varied land cover, including mixed agriculture, areas of Culm Grassland, traditional orchards and historic smaller-scale field patterns increases sensitivity. The special qualities noted for the landscape, particularly its strong patchwork agricultural character and historic vistas relating to the area's parkland estates heighten its level of sensitivity. This landscape character type is likely to be highly sensitive to 'large' and 'very large' turbines (76-150m). For small to medium scale turbines (26-75m) it is likely to have a medium sensitivity and for those turbines that are categorised as very small (15-25m) there is likely to be a low-medium sensitivity. This landscape character type is also likely to be highly sensitive to any clusters of turbines greater than 5. The landscape would have a medium-high sensitivity to 'large' (10-15ha) solar PV development and medium sensitivity for 'medium' (5-10ha), 'small' (1-5ha) and 'very small' (<1ha) scale solar PV development.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified the majority of the site (7.67ha) is Grade 2 agricultural land with 5.05ha in the SE as Grade 3a. Site does not fall within a MCA, MSA or WCZ. 11KV overhead lines.

Topography: Nearly level (1.2% slope percentage)

Potential Constraints to Delivery: Watercourse adjacent and connection to SSSI. Heritage asset considerations. Possible Grade 1, 2 and 3a ALC. Potential landscape impacts. Water quality and drainage. 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: 1-5 years.

Settlement: Tiverton

Site Reference and Name: C/TIV/13 Highfield, Long Drag

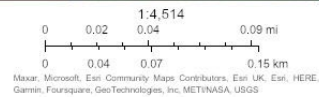
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C/TIV/13



23/08/2022, 10:09:01

 Call For Sites Layer



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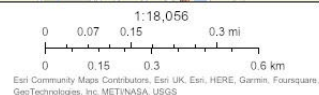
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C/TIV/13



23/08/2022, 10:10:00

 Call For Sites Layer



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Parish: Tiverton

Site Area: Whole 2.31ha | Gross 2.31ha | Net 1.39ha

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

Max Yield: 49

Min Yield: 28

HELAA Assessed Yield: None

Site description: Partial brownfield site to the west of Tiverton, lying along Longdrag Hill (B3137), next to Ditchetts dairy farm. Moderately sloping (13.2% slope percentage) with Highfield house on site, tennis court, swimming pool and meadow. The current house appears to be a non-designated heritage asset. There is a Grade II listed building <100m from the W border and <150m from the S border. This land may also fall within the setting of Knightshayes and its listed park and garden. One landowner. The HELAA Panel assessed the site as unachievable due to the location of the site detached and somewhat isolated from Tiverton.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Partial brownfield and greenfield.

Access: DCC highways note accessed off a B road which has a footway along the length. Closest bus stop 500m E, Tiverton Parkway Railway Station 10.5km E. Services and facilities within Tiverton town centre 1.5km E. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There are legally protected species on site (bats). Priority habitats falls just off the SW corner. Natural England identify the site is within 4km of Tidcombe Lane Fen SSSI but have no specific comments at this stage. Devon County ecology specialists identify the greenfield element of the site appears to be grassland used by sheep surrounded by hedges and trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. There are also records of Japanese knotweed from 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. Site is of low

strategic ecological importance. Site visit may be needed in spring/summer to check botanical interest and presence of Japanese Knotweed. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

Heritage and Archaeology: A Grade II listed building <100m of the W border and <150m of the S border. Devon County Council archaeology specialists have no comments at this stage. MDDC Conservation specialists identify the land is on rising ground. The current house appears to be a non-designated heritage asset. Site is visible from one listed building and what appears to be the gate house of another. Development of this site including the estate road access may be harmful to the setting of the listed building, further analysis is necessary. This land may also fall within the setting of Knightshayes and its listed park and garden and needs to be fully assessed.

Education Infrastructure: The closest schools to the site are Heathcoat Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site is within the River Valley Slopes & Combes character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to housing. Although the site is within a moderately sloping landform, the site is in a small dip between the hill tops, unseen from Tiverton. The landform would require less than significant change to accommodate development however, there is a possibility that the development would have a negative impact on Knightshayes (registered park and garden) views and setting. There is a need for further assessment.

Health and Safety related constraints: 11KV overhead line touches the Western border.

Soils and contamination: Grade 2 Agricultural Land (DEFRA 2020 Provisional Land Classification Grade). Contaminated land less than 150m off the SW corner (general quarrying). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Moderate slope (13.2% slope percentage)

Open Space and Recreation: The following spaces are within walking distance to the site. Recreation ground (1km W), Play Area (1km W), Allotments (1km E), Cemetery (2km NW).

Potential Constraints to Delivery: Water quality and drainage. Heritage. Topography. Grade 2 ALC. Education infrastructure. Potential landscape impact. Legally protected species on site. 11KV overhead line.

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

Build out rate: As the HELAA Panel suggest the site is unachievable there is no suggested build out rate.

Settlement: Tiverton

Site Reference and Name: C/TIV/14 Land at Hartnoll Farm

Customer Reference Number: er20hbv

C/TIV/14



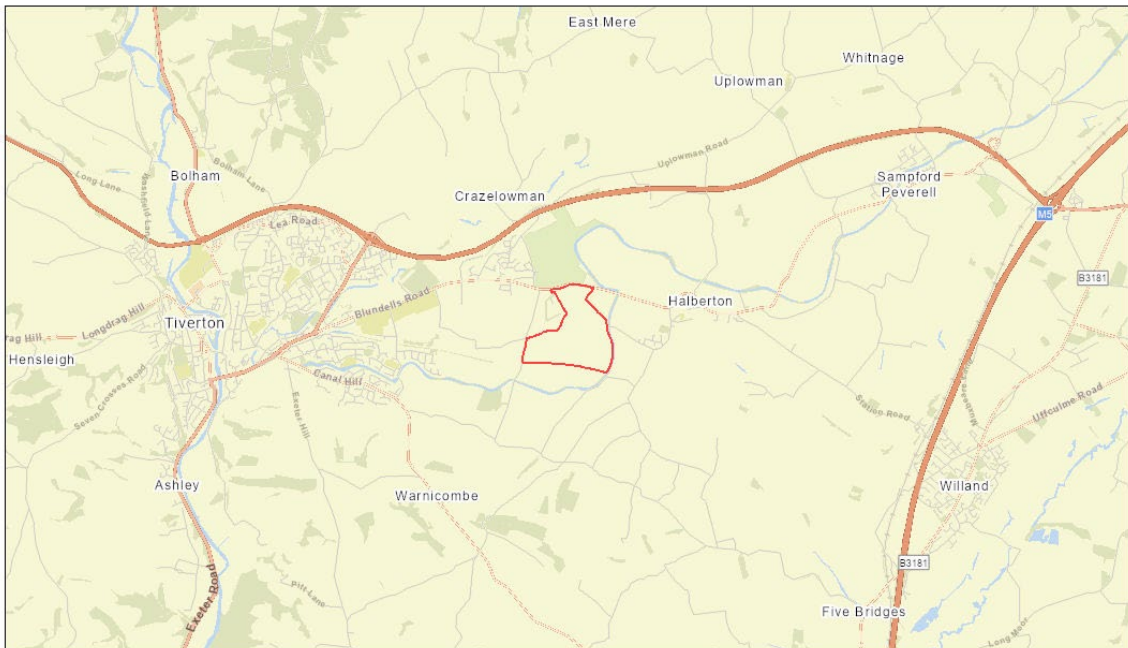
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Call for Sites

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C/TIV/14



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Call for Sites

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Parish: Halberton

Site submitted for: C/TIV/14a Homes for sale, Affordable homes, Custom and self-build homes
C/TIV/14b Residential institution, Retail, Office, Industrial/Warehouse, Mixed use. C/TIV/14c
 Renewable energy.

Site description: Predominantly greenfield site set in open countryside between the settlement areas of Tiverton and Halberton. Nearly level agricultural fields, rising slightly to the SE (0.9% slope), with brownfield within E boundary. The site borders Post Hill (N), Manley Lane (SW), and Crownhill (E). A PRoW and National Cycle Network adjoin the E boundary. Legally protected species on site (badgers and birds) and the site is within a Beaver Activity Zone. The site lies 900m to W and upstream of Tidcombe Lane Fen SSSI. The Grand Western Canal which is a Conservation Area, a County Wildlife Site and Local Nature Reserve and Core Nature Area, forms parts of the E and N boundaries. Blundell's Conservation Area adjoins the SW corner, along with a Grade II listed railway bridge. Two more Grade II listed railway bridges lie within 350m of the site (E and SE), and a Grade II* listed house within 520m SE. Mature hedges and hedgerow trees border the site and delineate the field boundaries within. Drainage ditch and pond within SW part of site. FZ3 (0.03ha) along the W boundary. The title deed includes covenants and 3rd party rights regarding access and pipework. These may need to be investigated further. This site has one landowner. The N part of the site (adjacent to Post Hill Road) was subject to planning application 07/01709/MOUT for employment use. This was refused based on Local policies current at the time based on impact on traffic, travel and visual impact. The site is adjacent and overlaps parts of C/TIV/12. Of which for the area of C/TIV/12 planning permission was refused on 19th January 2023 for outline planning (21/01576/MOUT) and subsequently dismissed at appeal for 3.9ha employment and up to 150 dwellings based on the Local Plan policies that were current at the time. Although this application was dismissed based on current Local Plan policies the process identified that the technical aspects of the site would be achievable for residential development. An application (25/01500/MOUT) for the area covering C/TIV/12 submitted for the extension of existing business park for up to 3.9ha of employment land and up to 150 dwellings is at the time of this report currently awaiting decision. The HELAA Panel assessed the wider site of C/TIV/14 as achievable for housing development and provided a range for the potential yield of 700 to 1000 due to the site's size and constraints of the site including the likely requirement for biodiversity net gain and on-site green space. The site is also considered achievable for some commercial development and may also be considered for some renewable development.

C/TIV/14a Homes for sale, Affordable homes, Custom and self-build homes, Homes for older people.

Site Area: Whole 57.96ha | Gross 57.75ha | Net 34.65ha

Max Yield: 1386

Min Yield: 1074

Promoter Yield: 2000

HELAA Assessed Yield: 700 - 1000 [850 mid-point yield]

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.21ha

Stage B

Land Status: Greenfield with approx. 27ha brownfield within E boundary.

Access: The site borders Post Hill (N), Manley Lane (SW), and Crownhill (E). DCC Highways identify that the site is accessed off a C classified road with no footway. They further note that a site of this scale would require a full transport assessment and master planning exercise. The promoter suggests there could be scope to provide a secondary access to Area B of the Tiverton Eastern Urban Extension. The Grand Western Canal PRow and National Cycle Network adjoin the E boundary. Natural England note that there are local cycle routes along the W and E boundaries and suggest that there are opportunities to link up peripheral paths across the site and into the Tiverton East Urban Extension. The nearest bus stop is on Post Hill Road, approx. 0.5km W from the NW corner. The closest railway station is Tiverton Parkway 4.9km to the E. The nearest services and facilities are approx. 1km E to the centre of Halberton, or approx. 3.5km W to Tiverton town Centre. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. The site has legally protected species on site (badgers and birds) and Beavers are present in catchment. Moths and Horseshoe bats have been recorded just beyond the NE and SE borders. A drainage ditch and pond are present within the SW part of the site. A County Wildlife Site, Local Nature Reserve (LNR) and Core Nature Area, the Grand Western Canal (GWC) forms parts of the E and N boundaries. Natural England note that there are opportunities to buffer the GWC with multifunctional greenspace/green infrastructure. A small area of ancient woodland lies to the SW, along the canal. Small strips of woodland to the W, E and N are identified as deciduous woodland Priority Habitat and Forestry Commission (FC) Priority Woodland, with FC buffers for woodland creation for biodiversity, water quality and flood risk. Opportunities to link them up/increase habitat connectivity. Tiny patches of traditional orchard Priority Habitat are located outside the site; there is an opportunity to extend this within the site and promote local varieties of fruit. The site lies 900m to W and upstream of Tidcombe Lane Fen SSSI (notified for its M22 Fen meadow) and, without mitigation, has the potential to adversely affect the special interest of the SSSI by virtue of impacts on water quality and quantity. Any surface water drainage strategy and associated Sustainable Urban Drainage scheme (SUDs) will need to adequately maintain the existing hydrological regime of the SSSI in terms of water quality and quantity. To ensure that water quality into the SSSI is maintained/improved and also to optimise benefits for people and biodiversity, a SUDs scheme (with a planting and maintenance regime) and a water quality monitoring programme should be secured, and linked to further mitigation where necessary. The SUDs scheme should complement that secured for the Tiverton East Urban Extension. NW of the site, the Culm Grasslands Special Area of Conservation (SAC)/Hare's Down, Knowstone & Rackenford Moors SSSI are susceptible to impacts on air quality. Air quality impacts from an increase in traffic on the A361 as a result of increased housing

could have a Likely Significant Effect (LSE) on the SAC. A formal air quality assessment and HRA would be required for Hartnoll. Natural England suggest that opportunities for biodiversity net gain and potential for increasing connectivity/reducing habitat fragmentation. Devon County ecology specialists identify that the Grand Western Canal CWS and LNR situated directly adjacent to the site at the W. Tidcombe Lane Fen SSSI is situated 1.5km west of the site and appears to be connected to the site hydrologically. There is potential for direct and indirect impacts during construction, which may influence scheme design / use. The site appears to be permanent grassland surrounded by hedges with trees. A site visit is required prior to development to check botanical interest and whether any Veteran trees are on site. Surrounding hedges could support protected and priority species such as dormice, badgers reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors for bats, dormice, etc. and habitats associated with Grand Western Canal. Licenses may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.

Flood Risk, Water Quality and Drainage: FZ2 0.42ha and FZ3 0.21ha along the W boundary adjoining West Manley Lane). A drainage ditch forms a NW/SE channel within the SW part of the site, feeding into a pond along the boundary. High groundwater vulnerability and within a drinking water safeguarding zone (surface water). There is a risk of flooding from surface water from drainage channels bordering the fields, these range from low to high (1.38ha). DCC specialists note that a number of ordinary watercourses appear to cross the site, including one originating from Crown Hill where the road network of Crown Hill also feeds into it. This network of watercourse/ditches will need to be retained and enhanced where possible. The NPPF must be adhered to and the sequential and exception tests used where necessary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists identify that the site lies in an area of known high archaeological potential with regard to known prehistoric activity in the surrounding landscape and adjacent and nearby fields. The site is known to contain at least two ring ditches that indicate prehistoric funerary activity as well as findspots of flint tools from the topsoil. In addition, excavations in advance of development to the W of Hartnoll Farm revealed evidence of prehistoric human cremation burials that are not associated with funerary monuments. Given the known archaeological potential, DCC specialists advise that this site is not developed until the results of a programme of archaeological investigation are made available. MDDC conservation specialists identify that there are several Grade II listed heritage assets located in close proximity to the site. Bounded by the Grand Western Canal (GWC) to the E and N, the site is historically nearly level open agricultural land and contributes to the experience of the heritage assets within the wider rural landscape, including other factors such as green space, tranquillity, views afforded to and from the canal, and degree of change over time. The proposal would introduce prominent built form in close proximity to the GWC and Grade II listed Crownhills Bridge which spans the GWC to the E of the site, and has the potential to do so for Blundell's Conservation Area, The Railway Walk character area and the Grade II listed Manley Railway Bridge which are located immediately to the SW of the site. Blundell's Conservation Area follows the old Tiverton Branch Line and Isambard Kingdom Brunel

built the bridge for the line which was opened in 1848, now used primarily for recreation. This would result in several adverse impacts to the assets which would detract from the experience, including position in relation to key views, prominence of the proposed development and would result in unfavourable environmental impacts including noise, vibration, light spill and change in activity/land use to the historically agrarian landscape, being of an urbanising effect. It is considered that the proposals would result in harm to the significance of the GWC Conservation Area, and less than substantial harm to the significance of Blundell's Conservation Area, Manley Railway Bridge and Crownhills Bridge. A sensitive masterplan would be required to mitigate the impact of development on Crownhills Bridge, however this would not remove the harm to other heritage assets.

Education Infrastructure: The closest schools to the site are Halberton and Tidcombe primary schools, and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. Halberton Primary School has capacity to support local growth but will push back out of area children, principally to Tiverton. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Lowland Plains landscape character type, and within the Culm Valley Lowlands Devon landscape character area. Located between two settlements within gently rolling, open countryside, the site has a medium to high sensitivity to housing. While the land can accommodate development without significantly changing the topographic character, there is potential for development to have an adverse visual impact on the setting and character of the Grand Western Canal, and to the Blundell's Conservation Areas, which adjoin parts of the site. Mature hedges and hedgerow trees border the site, and delineate the field boundaries within. Mitigation may be required to protect these trees, which could reduce the developable area. However, occasional long views exist across the site to distant hills. Developing the site would significantly reduce the open countryside between the settlements of Tiverton and Halberton. A site appraisal is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead lines cross the site. Consideration of the impact of the Anaerobic digester plant.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified 12.3ha along the Eastern border as Grade 1 ALC, adjoining that to the East running through the site N-S is 14.1ha Grade 2 ALC, the majority of the centre of the site is 23.7ha Grade 3a, with further Grade 2 (3.8ha) in the SW corner along with a small section classed as 'Other' ALC (4ha). Natural England identifies that the site consists of Grades 1, 2 and 3a best and most versatile agricultural land. Contaminated land from railway activities located just beyond the S boundary. DCC Mineral and Waste Planning identify that the site does not fall within a MCA, MSA or WCZ and therefore would raise no objection. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment,

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

Topography: The topography is nearly level (0.9% slope percentage rising to the SE).

Open Space and Recreation: The following spaces are within walking distance to the site. Playing area (0.6 km W), and playing field (approx. 1.1 km NW). The nearest allotments are located 2.6 km to the NW, and a cemetery is situated 3.2 km (NW).

Potential Constraints to Delivery: 3rd party rights. Access. Natural environment. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Assessment of groundwater risk and surface water flow. Heritage impact. Education infrastructure. Potential landscape impact. May lead to increased traffic levels in an AQMA. Grade 1, 2 and Grade 3a ALC. Contaminated land near boundary. 11KV overhead line. Consideration of the impact of the Anaerobic digester plant.

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 15 years. Year 6 start as unconsented site.

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

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	150	150	149	-	-
Max	150	150	150	150	150
Promoter	150	150	150	150	150
HELAA	100	100	100	100	25

Yield	Year 16	Year 17	Year 18	Year 19	Year 20
Min	-	-	-	-	-
Max	11	-	-	-	-
Promoter	150	150	150	150	25
HELAA	-	-	-	-	-

C/TIV/14b Residential institution, Office, Industrial/Warehouse, Mixed use.

Site Area: Whole 57.96ha | Gross 57.96ha | Net 14.49 – 46.37ha

Max Yield: 463,680 sqm

Min Yield: 144,900 sqm

HELAA Assessed Yield: 144,900 -463,680 sqm (achievable for commercial therefore the min-max ranges are provided however unlikely whole site will be developed for commercial development only and therefore much reduced yields would be more appropriate)

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 0.21ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Stage B

Land Status: Greenfield with approx. 27ha brownfield within E boundary.

Access: The site borders Post Hill (N), Manley Lane (SW), and Crownhill (E). DCC Highways identify that the site is accessed off a C classified road with no footway. They further note that a site of this scale would require a full transport assessment and master planning exercise. The promoter suggests there could be scope to provide a secondary access to Area B of the Tiverton Eastern Urban Extension. The Grand Western Canal PRoW and National Cycle Network adjoin the E boundary. Natural England note that there are local cycle routes along the W and E boundaries and suggest that there are opportunities to link up peripheral paths across the site and into the Tiverton East Urban Extension. The nearest bus stop is on Post Hill Road, approx. 0.5km W from the NW corner. The closest railway station is Tiverton Parkway 4.9km to the E.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. The site has legally protected species on site (badgers and birds) and Beavers are present in catchment. Moths and Horseshoe bats have been recorded just beyond the NE and SE borders. A drainage ditch and pond are present within the SW part of the site. A County Wildlife Site, Local Nature Reserve (LNR) and Core Nature Area, the Grand Western Canal (GWC) forms parts of the E and N boundaries. Natural England note that there are opportunities to buffer the GWC with multifunctional greenspace/green infrastructure. A small area of ancient woodland lies to the SW, along the canal. Small strips of woodland to the W, E and N are identified as deciduous woodland Priority Habitat and Forestry Commission (FC) Priority Woodland, with FC buffers for woodland creation for biodiversity, water quality and flood risk. Opportunities to link them up/increase habitat connectivity. Tiny patches of traditional orchard Priority Habitat are located outside the site; there is an opportunity to extend this within the site and promote local varieties of fruit. The site lies 900m to W and upstream of Tidcombe Lane Fen SSSI (notified for its M22 Fen meadow) and, without mitigation, has the

potential to adversely affect the special interest of the SSSI by virtue of impacts on water quality and quantity. Any surface water drainage strategy and associated Sustainable Urban Drainage scheme (SUDs) will need to adequately maintain the existing hydrological regime of the SSSI in terms of water quality and quantity. To ensure that water quality into the SSSI is maintained/improved and also to optimise benefits for people and biodiversity, a SUDs scheme (with a planting and maintenance regime) and a water quality monitoring programme should be secured, and linked to further mitigation where necessary. The SUDs scheme should complement that secured for the Tiverton East Urban Extension. NW of the site, the Culm Grasslands Special Area of Conservation (SAC)/Hare's Down, Knowstone & Rackenford Moors SSSI are susceptible to impacts on air quality. Air quality impacts from an increase in traffic on the A361 as a result of increased housing could have a Likely Significant Effect (LSE) on the SAC. A formal air quality assessment and HRA would be required for Hartnoll. Natural England suggest that opportunities for biodiversity net gain and potential for increasing connectivity/reducing habitat fragmentation. Devon County ecology specialists identify that the Grand Western Canal CWS and LNR situated directly adjacent to the site at the W. Tidcombe Lane Fen SSSI is situated 1.5km west of the site and appears to be connected to the site hydrologically. There is potential for direct and indirect impacts during construction, which may influence scheme design / use. Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more would require consultation with Natural England as the site is within the SSSI Risk Zone for Tidcombe Lane Fen SSSI. The site appears to be permanent grassland surrounded by hedges with trees. A site visit is required prior to development to check botanical interest and whether any Veteran trees are on site. Surrounding hedges could support protected and priority species such as dormice, badgers reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors for bats, dormice, etc. and habitats associated with Grand Western Canal. Licenses may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for sites in and around Tiverton regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Flood Risk, Water Quality and Drainage: FZ2 0.42ha and FZ3 0.21ha along the W boundary adjoining West Manley Lane). A drainage ditch forms a NW/SE channel within the SW part of the site, feeding into a pond along the boundary. High groundwater vulnerability and within a drinking water safeguarding zone (surface water). There is a risk of flooding from surface water from drainage channels bordering the fields, these range from low to high (1.38ha). DCC specialists note that a number of ordinary watercourses appear to cross the site, including one originating from Crown Hill where the road network of Crown Hill also feeds into it. This network of watercourse/ditches will need to be retained and enhanced where possible. The NPPF must be adhered to and the sequential and exception tests used where necessary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists identify that the site lies in an area of known high archaeological potential with regard to known prehistoric activity in the surrounding landscape

and adjacent and nearby fields. The site is known to contain at least two ring ditches that indicate prehistoric funerary activity as well as findspots of flint tools from the topsoil. In addition, excavations in advance of development to the W of Hartnoll Farm revealed evidence of prehistoric human cremation burials that are not associated with funerary monuments. Given the known archaeological potential, DCC specialists advise that this site is not developed until the results of a programme of archaeological investigation are made available. MDDC conservation specialists identify that there are several Grade II listed heritage assets located in close proximity to the site. Bounded by the Grand Western Canal (GWC) to the E and N, the site is historically nearly level open agricultural land and contributes to the experience of the heritage assets within the wider rural landscape, including other factors such as green space, tranquillity, views afforded to and from the canal, and degree of change over time. The proposal would introduce prominent built form in close proximity to the GWC and Grade II listed Crownhills Bridge which spans the GWC to the E of the site, and has the potential to do so for Blundell's Conservation Area, The Railway Walk character area and the Grade II listed Manley Railway Bridge which are located immediately to the SW of the site. Blundell's Conservation Area follows the old Tiverton Branch Line and Isambard Kingdom Brunel built the bridge for the line which was opened in 1848, now used primarily for recreation. This would result in several adverse impacts to the assets which would detract from the experience, including position in relation to key views, prominence of the proposed development and would result in unfavourable environmental impacts including noise, vibration, light spill and change in activity/land use to the historically agrarian landscape, being of an urbanising effect. It is considered that the proposals would result in harm to the significance of the GWC Conservation Area, and less than substantial harm to the significance of Blundell's Conservation Area, Manley Railway Bridge and Crownhills Bridge. A sensitive masterplan would be required to mitigate the impact of development on Crownhills Bridge, however this would not remove the harm to other heritage assets.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Lowland Plains landscape character type, and within the Culm Valley Lowlands Devon landscape character area. Located between two settlements within gently rolling, open countryside, the site has a medium to high sensitivity to employment development. While the land can accommodate development without significantly changing the topographic character, there is potential for development to have an adverse visual impact on the setting and character of the Grand Western Canal, and to the Blundell's Conservation Areas, which adjoin parts of the site. Mature hedges and hedgerow trees border the site, and delineate the field boundaries within. Mitigation may be required to protect these trees, which could reduce the developable area. However, occasional long views exist across the site to distant hills. Developing the site would significantly reduce the open countryside between the settlements of Tiverton and Halberton. A site appraisal is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead lines cross the site. Consideration of the impact of the Anaerobic digester plant.

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified 12.3ha along the Eastern border as Grade 1 ALC, adjoining that to the East running through the site N-S is 14.1ha Grade 2 ALC, the majority of the centre of the site is 23.7ha Grade 3a, with further Grade 2 (3.8ha) in the SW corner along with a small section classed as 'Other' ALC (4ha). Natural England identifies that the site consists of Grades 1, 2 and 3a best and most versatile agricultural land. Contaminated land

from railway activities located just beyond the S boundary. DCC Mineral and Waste Planning identify that the site does not fall within a MCA, MSA or WCZ and therefore would raise no objection.

Topography: The topography is nearly level (0.9% slope percentage rising to the SE).

Economic Development: MDDC Economic Development specialists have identified numerous constraints that will impact upon commercial development. The site is some distance from junctions to access the M5 and this will impact upon accessibility for both goods and employees that could result in an increase in through traffic for surrounding communities. The site is however adjacent to a popular employment site/business park that may have potential for limited and planned expansion of the existing employment area (as long as an acceptable buffer zone can be established). In relation to the current Hartnoll Business Centre, there is local demand for units on that site (B1, B2). The promoter advocates the potential link between the nearby anaerobic digestion plant and business park which would support the transition to low carbon energy sources. The proposed site boundary appears to be immediately adjacent to the Grand Western Canal. This would have a significant and detrimental impact upon this heritage/visitor economy asset.

Potential Constraints to Delivery: 3rd party rights. Access. Natural environment. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Assessment of groundwater risk and surface water flow. Heritage impact. Potential landscape impact. May lead to increased traffic levels in an AQMA. Grade 1, 2 and Grade 3a ALC. Contaminated land near boundary. Economic development comments. 11KV overhead line. Consideration of the impact of the Anaerobic digester plant.

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 the promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

C/TIV/14c Renewable energy.

Site Area: Whole 57.96ha | Gross 57.96ha | Net 57.96ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: 0.21ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

Stage B

Land Status: Greenfield with approx. 27ha brownfield within E boundary.

Access: The site borders Post Hill (N), Manley Lane (SW), and Crownhill (E). DCC Highways identify that the site is accessed off a C classified road with no footway. They further note that a site of this scale would require a full transport assessment. The Grand Western Canal PRoW and National Cycle Network adjoin the E boundary.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. The site has legally protected species on site (badgers and birds) and Beavers are present in catchment. Moths and Horseshoe bats have been recorded just beyond the NE and SE borders. A drainage ditch and pond are present within the SW part of the site. A County Wildlife Site, Local Nature Reserve (LNR) and Core Nature Area, the Grand Western Canal (GWC) forms parts of the E and N boundaries. Natural England note that there are opportunities to buffer the GWC with multifunctional greenspace/green infrastructure. A small area of ancient woodland lies to the SW, along the canal. Small strips of woodland to the W, E and N are identified as deciduous woodland Priority Habitat and Forestry Commission (FC) Priority Woodland, with FC buffers for woodland creation for biodiversity, water quality and flood risk. Opportunities to link them up/increase habitat connectivity. Tiny patches of traditional orchard Priority Habitat are located outside the site; there is an opportunity to extend this within the site and promote local varieties of fruit. The site lies 900m to W and upstream of Tidcombe Lane Fen SSSI (notified for its M22 Fen meadow) and, without mitigation, has the potential to adversely affect the special interest of the SSSI by virtue of impacts on water quality and quantity. Any surface water drainage strategy and associated Sustainable Urban Drainage scheme (SUDs) will need to adequately maintain the existing hydrological regime of the SSSI in terms of water quality and quantity. To ensure that water quality into the SSSI is maintained/improved and also to optimise benefits for people and biodiversity, a SUDs scheme (with a planting and maintenance regime) and a water quality monitoring programme should be secured, and linked to further mitigation where necessary. The SUDs scheme should complement that secured for the Tiverton East Urban Extension. NW of the site, the Culm Grasslands Special Area of Conservation (SAC)/Hare's Down, Knowstone & Rackenford Moors SSSI are susceptible to impacts on air quality. Natural England suggest that opportunities for biodiversity net gain and potential for increasing connectivity/reducing habitat fragmentation. Devon County ecology specialists identify that the Grand Western Canal CWS and LNR situated directly adjacent to the site at the W. Tidcombe Lane Fen SSSI is situated 1.5km west of the site and appears to be connected to the site hydrologically. There is potential for direct and indirect impacts during construction, which may

influence scheme design / use. The site appears to be permanent grassland surrounded by hedges with trees. A site visit is required prior to development to check botanical interest and whether any Veteran trees are on site. Surrounding hedges could support protected and priority species such as dormice, badgers reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. The site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors for bats, dormice, etc. and habitats associated with Grand Western Canal. Licenses may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.

Flood Risk, Water Quality and Drainage: FZ2 0.42ha and FZ3 0.21ha along the W boundary adjoining West Manley Lane). A drainage ditch forms a NW/SE channel within the SW part of the site, feeding into a pond along the boundary. High groundwater vulnerability and within a drinking water safeguarding zone (surface water). There is a risk of flooding from surface water from drainage channels bordering the fields, these range from low to high (1.38ha). DCC specialists note that a number of ordinary watercourses appear to cross the site, including one originating from Crown Hill where the road network of Crown Hill also feeds into it. This network of watercourse/ditches will need to be retained and enhanced where possible. The NPPF must be adhered to and the sequential and exception tests used where necessary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists identify that the site lies in an area of known high archaeological potential with regard to known prehistoric activity in the surrounding landscape and adjacent and nearby fields. The site is known to contain at least two ring ditches that indicate prehistoric funerary activity as well as findspots of flint tools from the topsoil. In addition, excavations in advance of development to the W of Hartnoll Farm revealed evidence of prehistoric human cremation burials that are not associated with funerary monuments. Given the known archaeological potential, DCC specialists advise that this site is not developed until the results of a programme of archaeological investigation are made available. MDDC conservation specialists identify that there are several Grade II listed heritage assets located in close proximity to the site. Bounded by the Grand Western Canal (GWC) to the E and N, the site is historically nearly level open agricultural land and contributes to the experience of the heritage assets within the wider rural landscape, including other factors such as green space, tranquillity, views afforded to and from the canal, and degree of change over time. The proposal would introduce prominent built form in close proximity to the GWC and Grade II listed Crownhills Bridge which spans the GWC to the E of the site, and has the potential to do so for Blundell's Conservation Area, The Railway Walk character area and the Grade II listed Manley Railway Bridge which are located immediately to the SW of the site. Blundell's Conservation Area follows the old Tiverton Branch Line and Isambard Kingdom Brunel built the bridge for the line which was opened in 1848, now used primarily for recreation. This would result in several adverse impacts to the assets which would detract from the experience, including position in relation to key views, prominence of the proposed development and would result in unfavourable environmental impacts including noise, vibration, light spill and change in activity/land use to the historically agrarian landscape, being of an urbanising effect. It is considered that the proposals would result in harm to the significance of the GWC Conservation Area, and less than substantial harm to the significance of Tiverton (Blundell's Conservation Area), Manley Railway

Bridge and Crownhills Bridge. A sensitive masterplan would be required to mitigate the impact of development on Crownhills Bridge, however this would not remove the harm to other heritage assets.

Landscape: Protected landscapes are not within close proximity of the site. The site lies within the Lowland Plains landscape character type, and within the Culm Valley Lowlands Devon landscape character area. Located between two settlements within gently rolling, open countryside, the site has a high sensitivity to very large (>15ha) solar PV development, medium to high sensitivity to large PV development (>10-15ha) and medium sensitivity to very small to medium (<1ha-10ha) solar PV development due to the scale of the landscape, sensitive field pattern and estate parkland. Due to the presence of human scale features such as hedgerows, individual and small clumps of trees, settlements and estate parkland, the landscape has a low to medium sensitivity to very small wind turbines (15-25m) in clusters of up to 5 turbines, a medium sensitivity to small to medium sized turbines (26-75m), a medium to high sensitivity to large-scale turbines (76-110m), and a high sensitivity to very large wind turbines (111-150m). While the land can accommodate development without significantly changing the topographic character, there is potential for development to have an adverse visual impact on the setting and character of the Grand Western Canal, and to the Blundell's Conservation Areas, which adjoin parts of the site. Mature hedges and hedgerow trees border the site, and delineate the field boundaries within. Mitigation may be required to protect these trees, which could reduce the developable area. However, occasional long views exist across the site to distant hills. Developing the site would significantly reduce the open countryside between the settlements of Tiverton and Halberton. A site appraisal is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

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

Soils and contamination: A Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1996 published in February 2016 by Natural England which identified 12.3ha along the Eastern border as Grade 1 ALC, adjoining that to the East running through the site N-S is 14.1ha Grade 2 ALC, the majority of the centre of the site is 23.7ha Grade 3a, with further Grade 2 (3.8ha) in the SW corner along with a small section classed as 'Other' ALC (4ha). Natural England identifies that the site consists of Grades 1, 2 and 3a best and most versatile agricultural land. Contaminated land from railway activities located just beyond the S boundary. DCC Mineral and Waste Planning identify that the site does not fall within a MCA, MSA or WCZ and therefore would raise no objection.

Topography: The topography is nearly level (0.9% slope percentage rising to the SE).

Potential Constraints to Delivery: 3rd party rights. Access. Natural environment. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Assessment of groundwater risk and surface water flow. Heritage impact. Potential landscape impact. Grade 1, 2 and 3a ALC. 11KV 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.

Settlement: Tiverton

Site Reference and Name: C/TIV/15 Land to the West of Farleigh Meadows

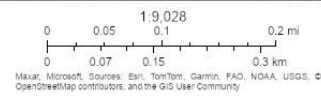
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C/TIV/15



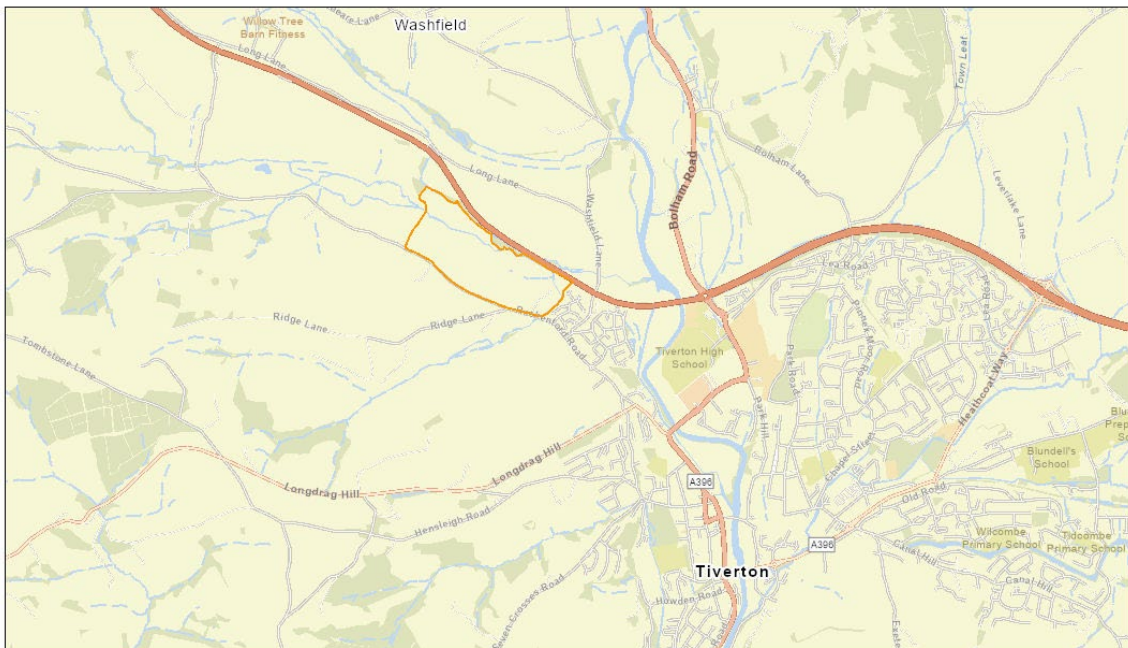
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Call for Sites 2025



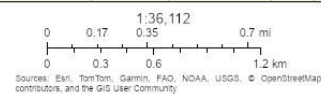
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C/TIV/15



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Call for Sites 2025



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Parish: Tiverton

Site submitted for: C/TIV/15 Homes for sale, affordable homes, custom and self-build homes

Site description: This site lies to the NW of Tiverton to the West of Farleigh Meadows. To the north of the site is a narrow strip of deciduous woodland separating the majority of the northern edge of the site from the A361. A tributary to the River Exe flows through the Northern portion of the site, and there is an unnamed watercourse to the East of the site. Approximately 10.7ha of the Northern portion of the site is in FZ3 with some small areas of FZ2 adjoining. The site is a greenfield gently sloping site (6.9%) with a range of hedgerows and trees bordering and throughout the site area, along with a number of agricultural buildings. The Southern portion of the site is identified as Grade 2 ALC. Single land ownership. Part of the site has planning permission for the erection of agricultural building to the Southern part of the site (along Rackenford Road) (11/00224/FULL). The HELAA Panel identify the site could be achievable for up to 250 dwellings due to the constraints identified in this report including the watercourse to the north of the site and land potential requirements for Biodiversity Net Gain.

Site Area: Whole 29ha | Gross 18.3ha | Net 10.98ha

Max Yield: 384

Min Yield: 220

Promoter Yield: up to 140

HELAA Assessed Yield: 250

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 10.7ha

Stage B

Land Status: Greenfield agricultural land, including a number of agricultural buildings.

Access: Access off Rackenford Road. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Closest bus stop approx. 89m SE. Tiverton Parkway Railway Station 10.2km E. Services and facilities within Tiverton town centre 1.5km SE. DCC Highways identifies that the proposed primary access from Rackenford Road is constrained by limited width and may not support two-way traffic without widening along the site frontage. Visibility splays must comply with current standards, and speed management measures, such as a reduced speed limit along the site frontage and gateway features will be needed. The site is about 1.5km from Tiverton town centre, so safe, continuous, and well-lit walking and cycling links to the town and existing networks are essential to promote sustainable travel with safe crossing points. Connections to Public Rights of Way and the National Cycle Network should be explored, with potential developer contributions if off-site mitigation is required. The nearest bus stop lies about 450m southeast, though infrastructure and

pedestrian access improvements may be necessary, along with contributions to enhance bus services. A full Transport Assessment will be required to assess impacts on the local and strategic highway network, including Rackenford Road, the A361, and Tiverton town centre, with mitigation measures identified to maintain safety and network efficiency. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within 4km of Tidcombe Lane Fen SSSI. MDDC's arboriculture specialist identifies that, the area contains a high number of significant landscape trees within field boundaries and buffers a woodland on the northern boundary. Access off Rackenford road is viewed as low risk. Access to individual field parcels containing hedgerows and mature trees is viewed as having some arboriculture risk. The necessary buffering to retain trees or prevent future conflict likely to renders some field parcels within the site unviable for development. Beavers are present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity (deer, weasel, otter) just outside the site along the boundary to the East and West. A tributary to the River Exe runs through the North of the site and an unnamed watercourse to the East of the site. There is also a pond to the centre of the Eastern portion of the site. A priority habitat (deciduous woodland) lies to the NE of the site alongside the A361 with a very small portion that falls within the site. The site is bordered by a low hedges to the S, E and W with a number of trees along the boundary. There are also hedges and trees throughout the site area. The hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC ecology noted that the site has potential for protected species and habitat protection however this should not pose significant constraints that would significantly influence use of the site and type of development possible, provided the habitat buffers are considered early in the design process. Natural England has also commented that the site contains several ecologically valuable features identified in the Draft Devon Local Nature Recovery Strategy. These include Opportunity Areas for expanding woody habitats, freshwater watercourse corridors, and floodplains. The site also supports Priority Deciduous Woodland Habitat in its northern section and a Priority River Habitat running through it. Natural England recommends appropriate buffering around these habitats or, where necessary, redrawing site boundaries to exclude sensitive woodland areas.

Flood Risk, Water Quality and Drainage: A tributary to the River Exe runs through the North of the site and an unnamed watercourse to the East of the site. Approx. 10.7ha to the North of the site is FZ3. On either side of the identified FZ3 area, is a total of approx. 0.8ha FZ2. The remainder of the site is FZ1. There is also a pond to the centre of the Eastern portion of the site. The site falls within a Drinking Water Safeguarding Zone (Surface Water). Small areas of low-high risk of surface water (with climate change) are identified throughout the site, largely following the watercourses identified within the site area. There is a range of groundwater vulnerability throughout the site ranging from medium, medium-high and high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk

needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority identified that parts of site are too steep for infiltration. Above-ground storage features should not be located within Flood Zones 2 or 3. A Lawful Development Certificate will be required for works to or within watercourse.

Heritage and Archaeology: Tiverton Conservation area lies approx. 0.85km SE and Bolham Conservation area lies approx. 1.15km NE. The closest Listed Buildings lie approx. 250m SE and NW. This land may also fall within the setting of Knightshayes and its listed park and garden. The Schedule Ancient Monument Roman Fort, Bolham Hill, lies approx. 1km to the East of the site. MDDC's Conservation specialist identifies that the site is a large area of agricultural land to the North-West of Tiverton, there are no designated heritage assets within the site. The farmstead within the site is visible upon nineteenth-century maps therefore there remains the potential for a non-designated heritage asset to be identified, thus a full Historic Environment Appraisal or Heritage Statement would be expected and required were the site to come forwards. Furthermore, the proposals have the potential to affect the setting of several designated heritage assets and the potential impact upon their setting must be assessed. At a minimum this should identify and assess the following assets:

- Rillside, Grade II listed (list entry number: 1384700);
- Cowlins Farmhouse, Grade II listed (list entry number: 1480448);
- Bolham Hill, S Scheduled Monument (list entry number: 1013409); and
- Knightshayes Court, Grade II* Park and Garden (list entry number: 1000487).

The potential impact of the site upon the setting and significance of the above assets must be informed by a detailed masterplan. Given the topography and location of the site it is possible that there may be no adverse impacts or that this could be mitigated. Were there to be a harmful impact, this would be less than substantial harm and likely at the low end of the spectrum. The DCC Historic Environment and Archaeology specialist notes the site area has archaeological potential due to its location on the edge of the historic settlement core and evidence of prehistoric activity nearby. The historic environment team advises that any planning application should be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development.

Education Infrastructure: The closest schools to the site are Heathcoat Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early years, SEND. Primary land may need to be secured to deliver a new primary school.

Landscape: This site falls within the National Character Area Devon Redlands. The Devon landscape character area is the Exe Valley. The site falls within two landscape character types, the Sparsely settlement farmed valley floors to the North and is within the River Valley Slopes & Combes to the South. There is existing residential development to the East of the site and a number of agricultural buildings on the site. There are some qualities that are typical of the landscape character types, such

as variable woodland nearby, pastoral land use. However due to the A361 to the North this is likely to reduce the tranquillity of the site. The site is also gently sloping (6.9%) with development to the SE of the site and in the vicinity. There is a possibility that the development would have a negative impact on Knighthayes (registered Park and garden) and potentially the Scheduled Ancient Monument Bolham Hill. Therefore it is likely the site has a low-medium sensitivity to housing development.

Health and Safety related constraints: The A361 borders the site to the north, potential impact of noise and air pollution. 11KV overhead line along the Eastern border.

Soils and contamination: SE portion Grade 2 Agricultural Land (13.2ha), remainder of the NW portion of the site Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Contaminated land approx. 125m from the SE boundary (general quarrying). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (6.9% slope percentage)

Open Space and Recreation: Areas for open space and recreation are available within Tiverton approx. 1.2km SE.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment. Flood Risk Water quality and drainage. Heritage. Grade 2 and possible Grade 3a ALC. Health and Safety related constraints. Education infrastructure. 11KV overhead line.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	50	50	45
Max	25	50	50	50	50
Promoter	25	50	50	50	15
HELAA	25	50	50	50	50

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	-	-	-	-	-
Max	50	50	50	9	-
Promoter	-	-	-	-	-
HELAA	25	-	-	-	-

Settlement: Tiverton

Site Reference and Name: C/TIV/16 Land to the North of Howden Road

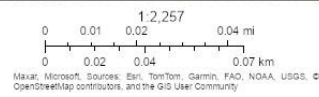
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C/TIV/16



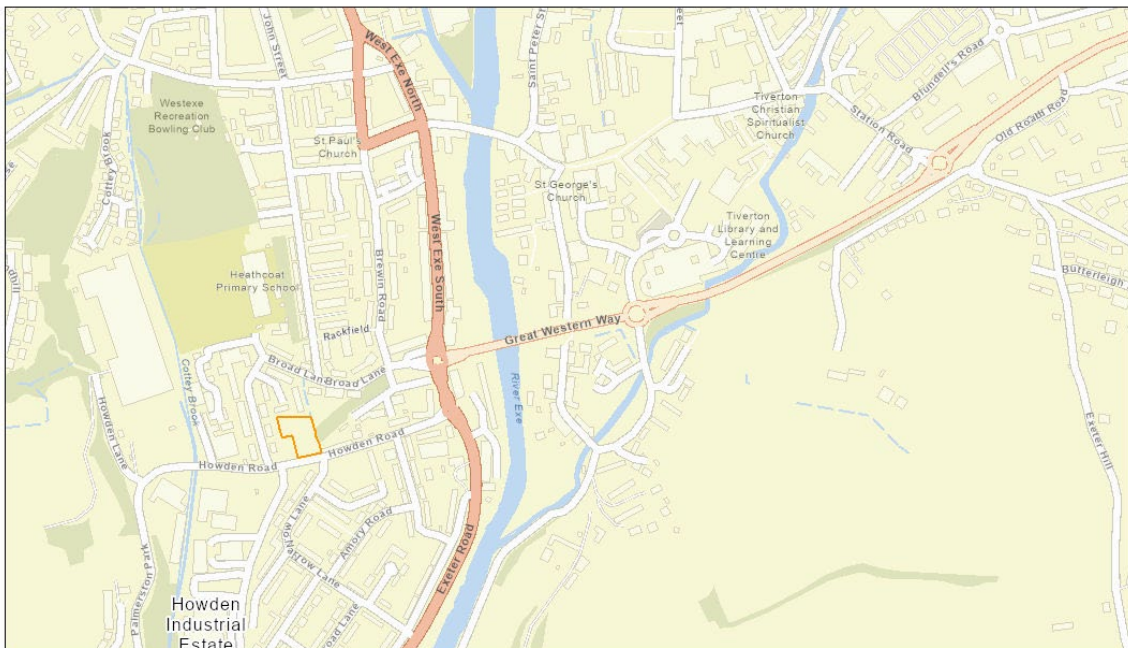
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Call for Sites 2025



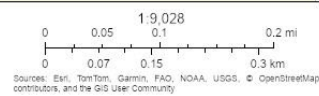
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C/TIV/16



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Call for Sites 2025



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Parish: Tiverton

Site submitted for: C/TIV/16 Homes for sale

Site description: This site lies within the centre of Tiverton to the North of Howdens Road. In following the HELAA methodology whereby where no information distinguishes flood zone 3b from flood zone 3a, flood zone 3 will be excluded from the site area as a precautionary principal. The site is entirely within FZ3 based on the latest release Flood Zones from the Environment Agency. In following the HELAA methodology the site will not progress to Stage B for further assessment through the HELAA process.

Site Area: Whole 0.22ha | Gross 0ha | Net 0ha

Max Yield: 0

Min Yield: 0

Promoter Yield: 10+ homes

Site Suitability

Stage A

International/national designations: None.

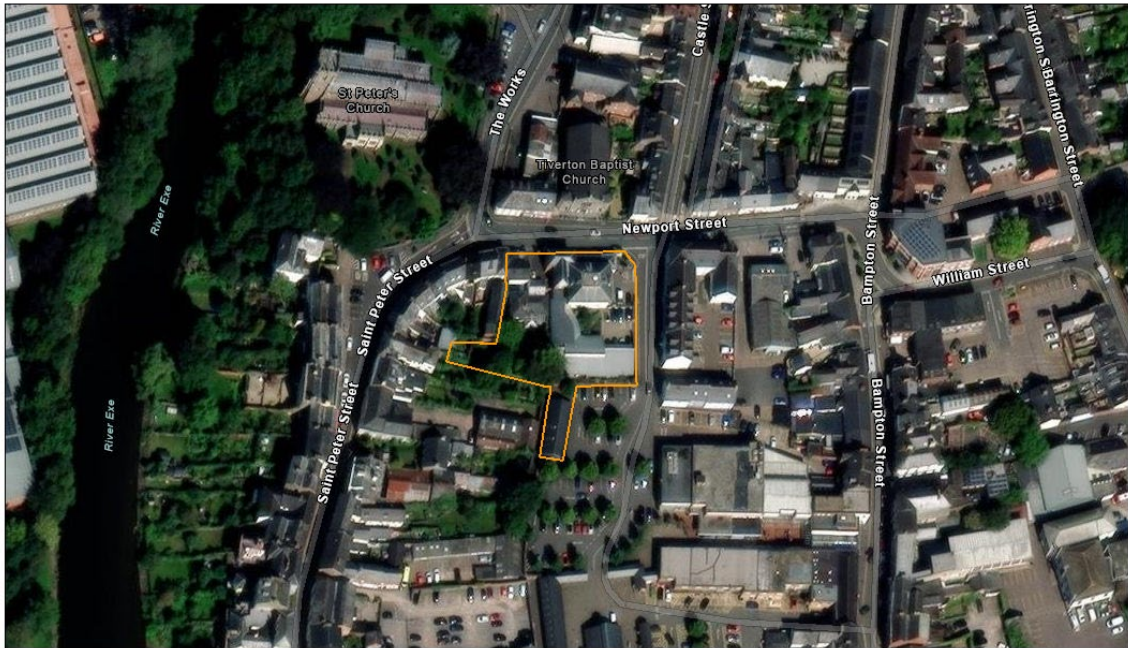
Flood Zone 3b: The site is entirely within FZ3 based on the latest release Flood Zones from the Environment Agency. In following the HELAA methodology the site will not progress to Stage B for further assessment through the HELAA process.

Settlement: Tiverton

Site Reference and Name: C/TIV/17 Land to the South of Newport Street

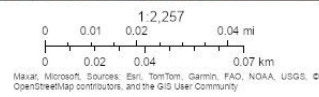
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C/TIV/17



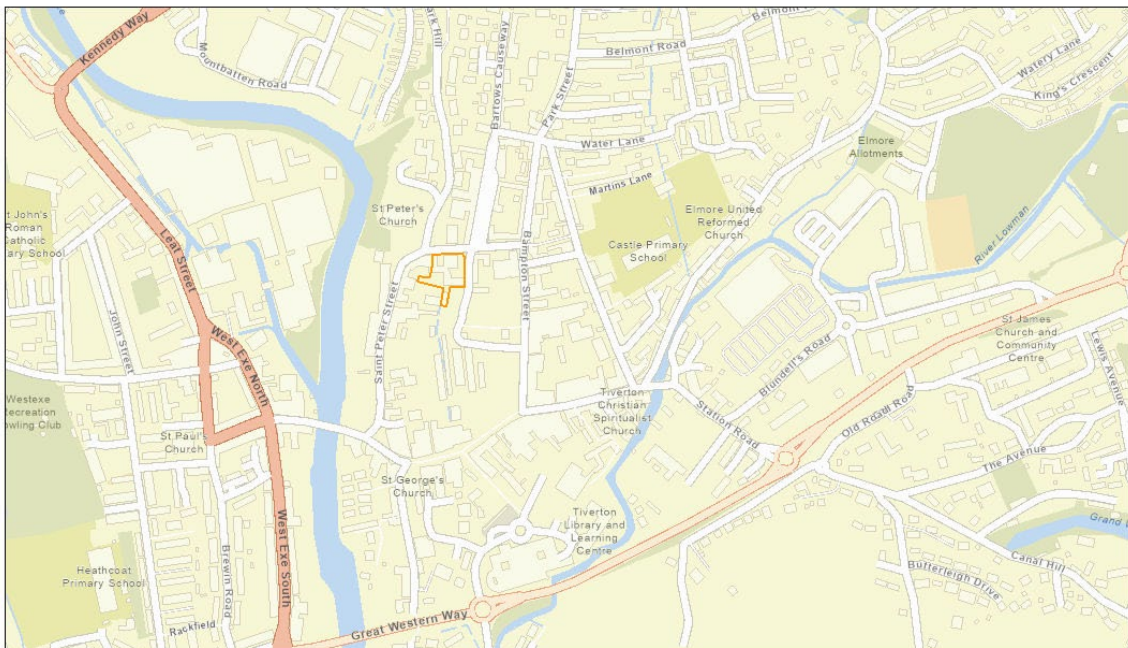
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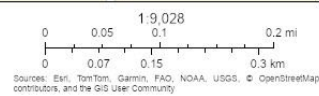
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C/TIV/17



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Call for Sites 2025



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Parish: Tiverton

Site submitted for: C/TIV/17 Healthcare

Site description: This site has been submitted for the provision of healthcare. For the purposes of the HELAA methodology this will be considered as a commercial site submission. The site lies in the centre of Tiverton, South of Newport street in the vicinity of Market Street car park. Within the site the use of buildings for healthcare provision is already existing. The submission as part of the HELAA suggests the promoter seeks an opportunity to expand the existing site area. The land is in multiple land ownership. In investigating the site potential, a portion of the site submitted includes the Market Centre building within the Market Walk car park along with a small portion of the Market car park itself. The Market Centre building was refurbished as an employment hub and was opened in the summer of 2025. This was investigated further and it was confirmed that this proportion of the site area submitted is not available for the use as indicated in this submission. Therefore as a whole to be considered for commercial development as part of the HELAA process the site falls below the threshold. The site is currently within the settlement boundaries of Tiverton and the opportunity for expansion of the existing healthcare facilities to be considered is available within the existing Local Plan policies. The had a permission in 2025 (25/01234/LBC) for a partial area of the site proposed for Listed Building Consent for internal alterations to create 2 additional clinical rooms.

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Site Threshold: 0.22ha below size threshold for consideration as part of the HELAA. Site will not be considered further to Stage B as part of the HELAA process.

Settlement: Tiverton

Site Reference and Name: C/TIV/18 Land to East of Exeter Hill

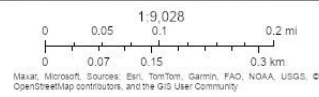
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C/TIV/18



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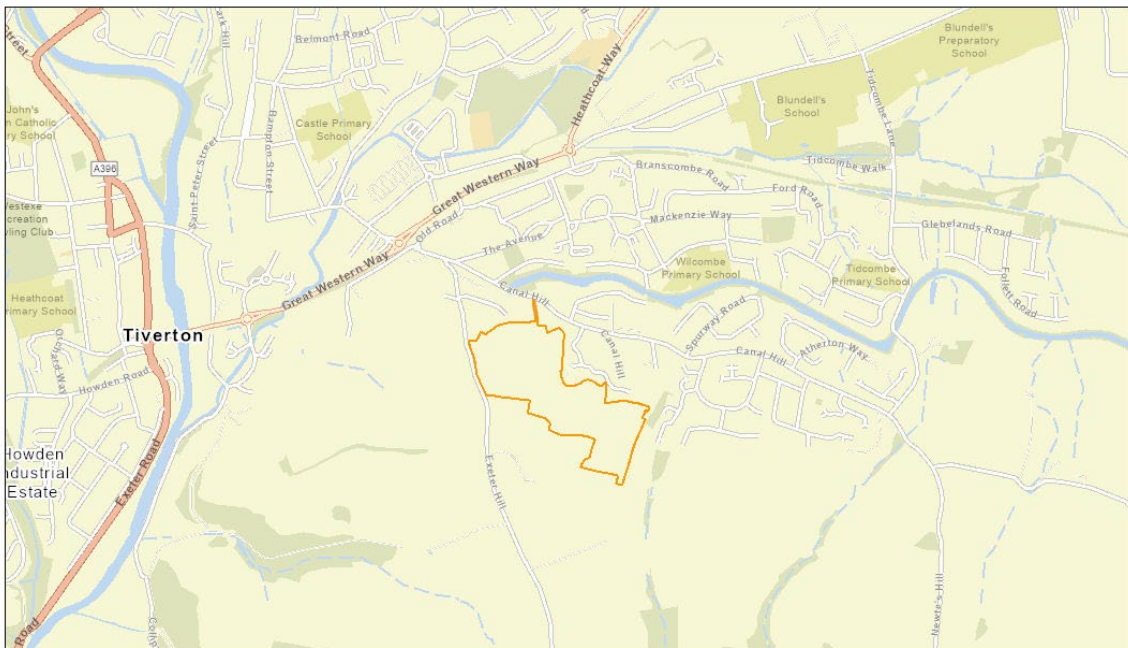
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Map: Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

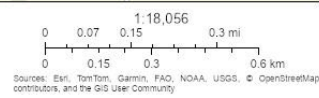
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C/TIV/18



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Parish: Tiverton

Site submitted for: C/TIV/18 Homes for sale, affordable homes

Site description: This greenfield site lies to the south of Tiverton on a strong slope (23.6% slope percentage). The site is bordered by a mature hedges with heavy tree coverage which also run throughout the site as well. Development lies to the North and in part to the East of the site. There are also a handful of dwellings to the South of the site and one dwelling that borders the SW corner of the site. Within the site area to the West there appears to be an agricultural building. Exeter Hill lies to the West. In the northern portion of the site there are TPO's within the site and along its boundaries. The Grand Western Canal area lies to the north (18m) of the site which is a Conservation Area, County Wildlife Site and Local Nature Reserve. Blundells Conservation area lies approx. 396m N and Tiverton Conservation area lies approx. 340m NW. The closest Listed Buildings lie approx. 75m N of the site. The site may also fall within the setting of Knightshayes and its listed park and garden. There is a scheduled ancient monument Cranmore Castle SW of the site approx. 200m. The site is predominantly Grade 3. The site is in multiple land ownership, but was submitted as part of the Call for Sites on the instruction of the landowners. A smaller site within the area of C/TIV/18 was considered during the process of producing the Local Plan adopted in 2020. At the time, the site was not a preferred site, as the site was a steeply sloping site which would be highly visible and development of the site would likely result in a negative impact on the character of the landscape. The site has planning history of which planning permission refused for the proposed residential development of 50 dwellings with associated access in partial area of the site (17/00942/MOUT) due to the impact on highways safety, accessibility to services with particular regard to the characteristics of the pedestrian access route, off-site flood risk with regard to surface water drainage mechanisms, necessary provisions for affordable housing, primary education and public open space. The HELAA Panel identify the site to be achievable for a very limited number of dwellings due to the constraints identified in this report, particularly due to the high infrastructure costs required to resolve access and topographical issues for any larger development. They suggest that should access via Devonshire Rise be possible, the site may be achievable for up to 20 dwellings.

Site Area: Whole 9.6ha | Gross 9.6ha | Net 5.76ha

Max Yield: 202

Min Yield: 115

Promoter Yield: up to 180

HELAA Assessed Yield: 20

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The National Cycle Network runs along Canal Hill to the North of the site. There is PRoW just north of the site along the Grand Western Canal (approx. 50). Closest bus stop approx. 32m NE. along Canal Hill. Tiverton Parkway Railway Station 8.15km E. Services and facilities within Tiverton town centre approx. 0.5km NW. The promoter identifies that access would most likely be from Devonshire Rise but notes that access is also possible from Exeter Hill. The promoter further suggests that there are multiple opportunities for pedestrian access onto Canal and Exeter Hill. DCC Highways identifies that site C/TIV/18 presents major highways and transport challenges. The only feasible vehicular access is from Exeter Hill should the whole site be developed, which is constrained by steep gradients and alignment, requiring substantial engineering works such as regrading, retaining structures, and visibility improvements to meet design standards. These works have significant cost and feasibility implications, and the site's topography will also demand careful internal road design. Although close to Tiverton town centre, the steep slope and lack of infrastructure would necessitate the provision of safe, well-lit walking and cycling routes to local facilities, schools, and public transport, including links to the National Cycle Network and improvements along Exeter Hill. Without such measures, car dependency would increase, contrary to sustainability objectives, though contributions may offer mitigation. Public transport access is reasonable via Canal Hill, but enhanced bus services may be needed due to increased demand. A detailed Transport Assessment must evaluate cumulative highway impacts, focusing on the Great Western Way/Old Road junction, junction capacity, safety audits, and mitigation measures, while considering interactions with other developments such as the Eastern Urban Extension. Overall, despite its proximity to town centre facilities, the site's steep topography, constrained access, and potential network impacts mean significant infrastructure investment will be required to ensure deliverability and suitability. However, the HELAA panel identified that should access be via Devonshire rise be possible, the site could be achievable for up to 20 dwellings. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within 4km of Tidcombe Lane Fen SSSI. Beavers are present in catchment. The Grand Western Canal, just north of the site (approx. 50m) is a County Wildlife Site and a Local Nature Reserve. The site also falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified within the site (Newt) and adjoining the site or in close proximity (bats, butterflies). In the northern portion of the site there are TPO's within the site and along its boundaries. MDDC's arboriculture specialist identifies that, the site is bordered by a mature hedges with high level of tree cover along site internal field boundaries. Site access is likely to pose a high arboriculture risk. Development within the site would be viewed as moderate risk. Development lies to the North and in part to the East of the site. There are also a handful of dwellings to the South of the site and one dwelling that borders the SW corner of the site. Exeter Hill lies to the West. The hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met

onsite/offsite. DCC ecology noted the potential for protected species and habitat protection should not pose constraints that would significantly influence use of the site and type of development possible. It is likely that standard ecological mitigation requirements are sufficient. Natural England has also noted that the site lies within an Opportunity Area for wildlife-rich grasslands on steep slopes, as identified in the draft Local Nature Recovery Strategy. This highlights the site's potential to support biodiversity through grassland restoration and enhancement.

Flood Risk, Water Quality and Drainage: The site is in FZ1. The site falls within a Drinking Water Safeguarding Zone (Surface Water). Small areas of low-medium risk of surface water (with climate change) is identified running south to north close to the field boundaries. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. A smaller site area (Exeter Hill) was considered as part of the SFRA 2014 of which it recommended residential developments should provide at least two independent SuDS features to provide a suitable level of water quality treatment. A new SFRA will be developed alongside the new Local Plan. DCC Local Lead Flood Authority identifies that the site is too steep for infiltration, only drainage option is a sewer, but the sewer discharges into the canal and GWC don't want additional flows and therefore it is unlikely that it is possible that the site can be drained.

Heritage and Archaeology: The Grand Western Canal Conservation area lies to the north (18m) of the site. Blundells Conservation areas lies approx. 395m N and Tiverton Conservation area lies approx. 340m NW. The closest Listed Buildings lie approx. 75m N of the site. This land may also fall within the setting of Knightshayes and its listed park and garden. There is a scheduled ancient monument Cranmore Castle SW of the site approx. 200m. The DCC Historic Environment and Archaeology identify that due to the potential for below-ground archaeological deposits linked to prehistoric settlement activity, including the Scheduled Cranmore Castle hillfort (List Entry No. 1020156), the Historic Environment Team advises that any planning application be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDDC Conservation Officer identified the potential for harm to the setting of the Scheduled Monument, Cranmore Castle. A fully detailed Heritage Statement would be required at application stage for a fully informed decision. The site is separated by interposing development to that of the Tiverton Conservation Area, the Grand Western Canal Conservation Area and Knightshayes thus there is likely no impact upon their significance.

Education Infrastructure: The closest schools to the site are Heathcoat Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: This site falls within the National Character Area Devon Redlands. The Devon landscape character area is the Exe Valley. The predominant landscape character type is the River Valley slopes and combes. With a small area of the Northern border of the site falling within Main cities and towns landscape character type and a small proportion of the SE corner in the Upper farmed and wooded valley slopes. There is existing residential development the North of the site and partially to the East

of the site. A handful of residential dwellings lie to the South and Exeter Hill lies along the Western boundary. Along the Western boundary there also appears to be an agricultural building. There are some qualities that are typical of the landscape character type of which the site has small and medium scale fields with hedgerows. There's variable woodland across the site and may have extensive views. The site has a strong slope (23.6%) and may be highly visible from a number of viewpoints. There is a possibility that the development would have a negative impact on Knighthayes (registered Park and garden) and potentially the Scheduled Ancient Monument Cranmore Castle. Therefore, it is likely the site may have a high sensitivity to housing.

Health and Safety related constraints: A 11KV and a 33KV electric overhead line run across the site North West- South East. Small pockets of contaminated land adjoin the boundary of the site to the West and the East (identified as General Quarrying). MDDC Environmental health advise of contaminated land potential at quarry which may prohibit development if severe.

Soils and contamination: The majority of the site falls within Grade 3 agricultural land (7.6ha) with the remainder identified as urban land (DEFRA 2020 Provisional Land Classification Grade). Small pockets of contaminated land adjoin the boundary of the site to the West and the East (identified as General Quarrying). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Strong slope (23.6% slope percentage)

Open Space and Recreation: Areas for open space and recreation are available within Tiverton with small pockets of place spaces in the nearby developed residential area, the closest approx. 30m E.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment. Heritage. Water quality and drainage. Heritage and Archaeology. Topography. Health and Safety related constraints. Possible Grade 3aALC. Education Infrastructure.

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	50	40	-	-
Max	25	50	50	50	27
Promoter	25	50	50	50	5
HELAA	20	-	-	-	-

Settlement: Tiverton

Site Reference and Name: C/TIV/19 Land to the North of Warnicombe Lane

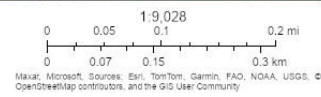
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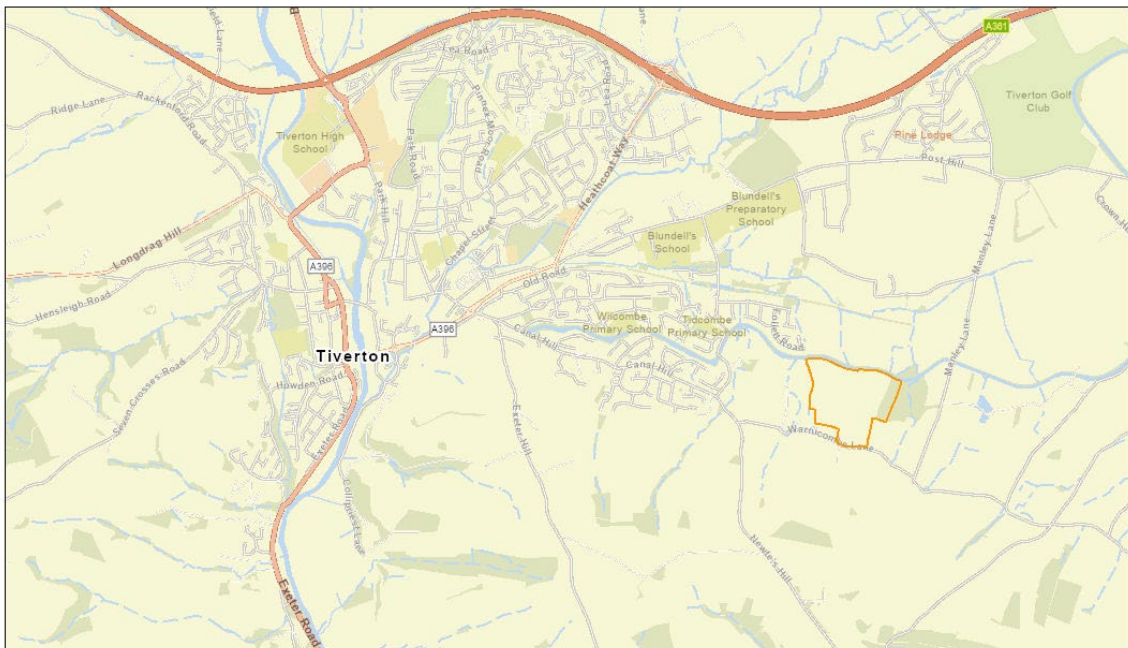
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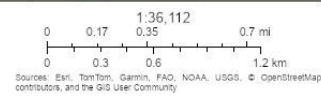
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C/TIV/19



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Parish: Tiverton

Site submitted for: C/TIV/19 Homes for sale, affordable homes

Site description: This greenfield site lies to the East of Tiverton on a gentle slope (7.7% slope percentage). The Grand Western Canal, runs along the Northern boundary and is a Conservation area, a County Wildlife Site and a Local Nature Reserve. The site is bordered by a mature hedges with heavy tree coverage which also run throughout the site as well. Small pockets of development currently lie to the SW and W of the site including the Grade II Listed Tidcombe Farmhouse. To the East of the site lies Ancient woodland which falls within the site area also. Warnicombe Lane lies to the South of the site. To the West of the site (approx. 60m) outline planning permission (25/00001/PI) was allowed via public inquiry for the erection of up to 100 dwellings (part of site C/TIV/10). The promoter references that the site could provide a future extension to the site at Tidcombe Hall, allowed at appeal for 100 dwellings. However it should be noted that C/TIV/19 site submission for the HELAA does not adjoin the appeal site which lies at the closest point 60m West. The site is Grade 2 and 3a ALC. Single land ownership. The HELAA Panel currently identify the site as unachievable due to the current uncertainty over access which is dependent on the completion of the appeal site and possible third party rights of land not included in the submission, however should this be resolved the site may be achievable.

Site Area: Whole 16.9ha | Gross 15.34ha | Net 9.2ha

Max Yield: 322

Min Yield: 184

Promoter Yield: In the region of 300

HELAA Assessed Yield: Currently None.

Site Suitability

Stage A

International/national designations: 1.56ha Ancient woodland.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The National Cycle Network runs to the North and North West of the site, the closest point at Manley Lane approx. 320m NW. There is PRoW just north of the site along the Grand Western Canal and to the SW of the site opposite Warnicombe Lane. Tiverton Parkway Railway Station 6.5km NE. Services and facilities within Tiverton town centre approx. 2.1km NW. The promoter identifies that access is currently from Warnicombe Lane however the promoter notes that future residential access would come via development to the West, therefore this land would rely on that development coming forward. The promoter references that the site could provide a future extension to the site at

Tidcombe Hall, allowed at appeal for 100 dwellings (25/00001/PI). However it should be noted that C/TIV/19 site submission for the HELAA does not adjoin the appeal site which lies at the closest point 60m West. DCC Highways identify that there is currently no suitable or deliverable access to the site. The promoter's proposed reliance on a future link through adjacent land at the Tidcombe Hall site is uncertain and outside the current submission. Without this, access would be via Warnicombe Lane, a narrow, poorly aligned rural road without footways that cannot safely accommodate two-way traffic or the scale of development proposed without major widening which would be unviable. The site also lacks safe, continuous, and well-lit walking or cycling routes to Tiverton town centre (2.1km away) or nearby schools, and access to the nearest bus stop on Tidcombe Lane (462m away) would require walking along substandard lanes. This results in an unsustainable dependence on private car travel. Substantial off-site works (including new footways, lighting, and cycle connections) would be required to achieve acceptable connectivity. A Transport Assessment must evaluate the development's impact on the local and strategic network, especially at the Great Western Way/Old Road junction, and consider cumulative effects with other nearby developments such as Tidcombe Hall and the Eastern Urban Extension. Overall, the absence of a suitable access strategy and poor sustainable transport links raise serious concerns about the site's deliverability from a highway's perspective. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within 4km of Tidcombe Lane Fen SSSI. MDDC's arboriculture specialist identifies that there is a high level of tree cover along site internal field boundaries. The Eastern area of the site contains an area of woodland that has been subject to TPO requests and is within a conservation area. Development within the site is viewed as low arboriculture risk subject to adequate control measures. Developments near woodlands should provide a minimum buffer zone of 15m. This area ancient woodland and some further area to the north along the Grand Western Canal and beyond is also identified as a Priority Habitat (woodland and an area of no main habitat but additional habitats presents on the Priority Habitats inventory England). Beavers are present in catchment. The Grand Western Canal, running along the Northern boundary of the site is a County Wildlife Site and a Local Nature Reserve. The site also falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in close proximity to the site (bats). The site is bordered by a mature hedges with heavy tree coverage which also run throughout the site as well. Small pockets of development currently lie to the SW and W of the site including the Grade II Listed Tidcombe Farmhouse. To the West of the site (approx. 60m) an appeal was allowed for up to 100 dwellings in total (2025). The hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having possible policy or legal showstoppers relating to ecology or possible significant wildlife constraints. DCC Ecology specialists have expressed uncertainty regarding impacts to Snakes Wood and the Grand Western Canal from visitor pressure/public access. A better understanding of the habitat quality and condition within Snakes wood, and the species it and the surrounding fields supports, mainly with regards to bats, is required. While a large housing development may be viable with appropriate buffers (including a minimum of 30m development buffer from the ancient woodland and a minimum 10m (with greater buffers potentially justified) along the northern boundary, and control

of public access in place, it is recommended from an ecological perspective alternative sites or a smaller scheme with less potential for impact are considered ahead of this. Natural England has identified multiple ecological constraints within the site. These include areas of ancient woodland and Priority Deciduous Woodland Habitat in the eastern section, both of which should be excluded from the site and buffered appropriately. The site also borders and overlaps with a County Wildlife Site, which Natural England recommends excluding. Additionally, the site contains Opportunity Areas for expanding woody habitats and supports a Species Opportunity Area for fungi, as outlined in the Draft Devon Local Nature Recovery Strategy.

Flood Risk, Water Quality and Drainage: The site is in FZ1. Although borders the Grand Western Canal (GWC) to the North therefore may fall within the impact zones associated with bank failure of the Canal. There also appears to be an unnamed watercourse running along the Western boundary. The site falls within a Drinking Water Safeguarding Zone (Surface Water). Low-medium risk of surface water (with climate change) is identified running along the Northern boundary following the route of the Canal and small pockets of low-medium risk is identified along the Eastern and Southern boundaries. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC Local Lead Flood Authority notes that some of the site is quite steep so will need to be assessed carefully if infiltration is viable. Adjacent to the site to the west was mostly unviable for infiltration. DCC LLFA suggest that it is unlikely that GWC will accept surface water discharge into the canal. There is a watercourse along the west of the site, but this might flow into a siphon beneath the canal, so GWC will need to be consulted. Beyond the canal this watercourse looks to flow through the Fen SSSI, so water quality will need to be carefully considered.

Heritage and Archaeology: The Grand Western Canal Conservation area lies along the Northern boundary of the site. Blundells Conservation areas lies approx. 300m N, Tiverton Conservation area lies approx. 2km W and Halberton Conservation area 2km E. The Grade II Listed Tidcombe Farmhouse lies 160m to the West and Grade II Manley Bridge lies approx. 300m NE. This land may also fall within the setting of Knightshayes and its listed park and garden. The scheduled ancient monument Cranmore Castle lies approx. 1.7km W of the site. The DCC Historic Environment and Archaeology specialist identify that due to the potential for below-ground archaeological deposits linked to prehistoric activity, any planning application be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDCC Conservation Officer identified impacts to the setting and significance of the Grand Western Canal Conservation Area. The site as open agrarian land positively contributes to the setting and significance of the Conservation Area, with views across the site. The development of the site would remove positive elements of the assets setting and would result in a more urban character. There would also be harm to the setting and significance of the Grade II listed Tidcombe Farmhouse, its setting being eroded and the cumulative impact of residential development should also be considered. To the west, the allowed Tidcombe Hall Appeal site resulted in harm to the assets significance. Considering the potential for cumulative harm, this harm would be at a higher level upon the spectrum of less than substantial harm. A more detailed assessment would be required to allow for an informed decision for Knightshayes however any potential impacts could likely be mitigated.

Education Infrastructure: The closest schools to the site are Heathcoat Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some

capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: This site falls within the National Character Area Devon Redlands. The site falls within two Devon landscape character areas, to the North the site is identified as Culm Valley Lowlands and to the South the site is identified as Cullompton rolling farmland. The predominant landscape character type is Lowland plains to the North of the site and Upper farmed and wooded valley slopes to the South. Small pockets of development currently lie to the SW and W of the site including the Grade II Listed Tidcombe Farmhouse. To the West of the site (approx. 60m) an appeal was allowed for up to 100 dwellings in total (2025). The Grand Western Canal borders the site to the North and to the East lies Ancient woodland of which some falls within the site area. There are some qualities that are typical of the landscape character type of which it is a rolling upper valley slope with deciduous woodland and wider views. The site has a gentle slope (7.7%) overall but with some areas of the site steeper such as to the far south, but may be visible from a number of viewpoints. There is a possibility that the development would have a negative impact on Knighthayes (registered Park and garden). Therefore it is likely the site may have a medium sensitivity to housing.

Health and Safety related constraints: 33KV electric overhead line runs outside the site area but in close proximity to the Southern border (27m S). No further comments from consultees.

Soils and contamination: An Agricultural Land Classification detailed Post 1988 ALC survey was undertaken in 1991 published in January 2016 by Natural England which identified the Northern portion of the site (approx. 9ha) is ALC 3a, the area of ancient woodland (1.56 ha) as Other ALC and the remainder of the site to the South as Grade 2 ALC. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope overall (7.7% slope percentage) with some areas within the site steeper such as to the far south.

Open Space and Recreation: Areas for open space and recreation are available within Tiverton with small pockets of place spaces in the nearby developed residential area, the closest approx. 0.7km E. The promoter suggests that public open space would be provided by the development.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment, TPO, woodland conservation area. Water quality and drainage. Heritage and archaeology. Potential Health and Safety related constraints. Grade 2 and Grade 3a ALC. Education Infrastructure.

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

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

Settlement: Tiverton

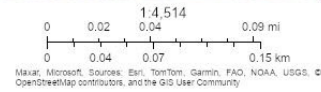
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Customer Reference Number: CTIV20

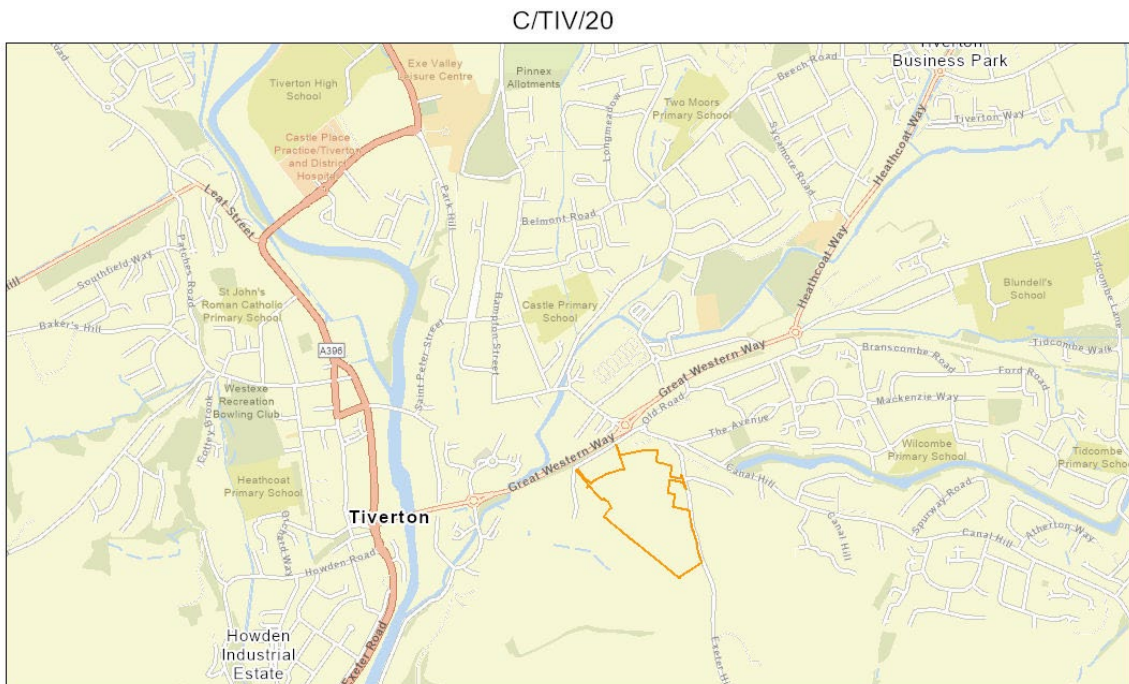


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Call for Sites 2025

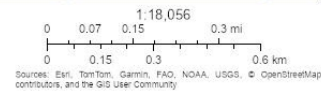


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Call for Sites 2025



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Parish: Tiverton

Site submitted for: C/TIV/20 Homes for sale, Custom and self-build homes, Affordable homes, Homes for older people

Site description: This site was submitted twice in the Call for Sites 2025 but with the majority of the site area overlapping in the Northern portion of the site. A smaller site area (3.2ha) only included the Northern portion of the site and a larger site submission including both the Northern and Southern portion of the site with each submission including slightly differing site boundaries. The two submissions have been combined to be considered as one site area for the purposes of this HELAA. Although the site has been submitted by two promoters, it has been identified that the site is in single ownership. This greenfield site lies to the South of Tiverton on a strong slope (15.7% slope percentage). Access is likely to be through Castlebar Close off Exeter Hill. The Grand Western Canal, lies in close proximity to the East and there is a Grade I listed building approx. 100m to the North. Existing development lies to the North of the site and to the North East. The site is bordered by mature hedges and trees which also run throughout the site as well. Small pockets of development currently lie to the W and S. The southern portion of the site is potential 3a ALC. The HELAA Panel currently identifies the site to be unachievable due to the access constraints of the site, should the access be resolved the site may be achievable.

Site Area: Whole 5.93ha | Gross 5.93ha | Net 3.56ha

Max Yield: 125

Min Yield: 71

Promoter Yield: 75-100 (larger site area, 87 mid-point yield), 30-40 (smaller site area 3.2ha, promoter states due to topographical challenges, 35 mid point yield)

HELAA Assessed Yield: Currently None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: The promoter for the larger site area identifies the site is set beside a new housing estate and that the land benefits from owning the road access within the residential estate. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Closest bus stop approx. 40m NE along Canal Hill. Tiverton Parkway Railway Station 8.6km NE. Services and facilities within Tiverton town centre approx. 0.25km N. DCC Highways identifies that the site presents several highways and transport challenges. Parts of Castlebar Close and Deyman Hill are not highways maintainable at

public expense, so any development must clarify access arrangements, potential adoption, and long-term maintenance responsibilities. The site's steep slope poses design, drainage, and accessibility challenges, requiring careful gradient management to meet design standards and minimise retaining structures. Proposed access via Castlebar Close off Exeter Hill must be assessed for capacity, geometry, and visibility to ensure safe two-way movement. Safe, well-lit walking and cycling links to Tiverton town centre are essential, with additional connections via Deyman Hill and opportunities to integrate upgraded routes along the Grand Western Canal and existing Public Rights of Way. A Transport Assessment will be required to examine impacts on the local and strategic highway network, focusing on the congested Great Western Way/Old Road junction, and must include capacity modelling, queue analysis, and mitigation proposals. Cumulative effects with other developments, including Tidcombe Hall and the Eastern Urban Extension, must also be considered to ensure coordinated network planning. The HELAA Panel at this time suggest the site is unachievable due to the constraints raised and the uncertainty that access is possible. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN M5 J27.

Natural Environment: The site is within 4km of Tidcombe Lane Fen SSSI. Approx. 150m to the E lies the Grand Western Canal which is a County Wildlife Site and a Local Nature Reserve. Beavers are present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. Legally protected species have been identified in the vicinity of the site (bats, newts). Existing residential development borders the site along the Northern boundary and the North East boundary. The site is bordered by tall hedgebanks and trees. The promoter identifies the site is within a Nitrate Vulnerable Zone. MDDC's arboriculture specialist identifies that, access from Castlebar Close is viewed as low arboriculture risk. The site contains sporadic trees of important landscape value and a dense belt of trees bordering Exeter Hill. Subject to suitable control measure, development of the site poses a low arboriculture risk. A TPO lies along the Northern boundary of the site. There are a handful of mature trees within the site area to the North. The hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology identify the potential for protected species and habitat protection should not pose constraints that would significantly influence use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The site is in FZ1. The site falls within a Drinking Water Safeguarding Zone (Surface Water). Low-high risk of surface water (with climate change) is identified outside of the site area running along Exeter Hill. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Tiverton Conservation area lies approx. 40m N of the site. The Grand Western Canal Conservation area lies approx. 115m to the E of the site. Blundells Conservation areas lies approx. 490m NE. The closest listed buildings to the site includes a Grade I Listed Building approx. 100m N (Old Blundells) and Grade II Lime Kilns along the Grand Western Canal approx. 165m E. There are also a range of other listed buildings in the vicinity to the N and E. The scheduled

ancient monuments Cranmore Castle lies approx. 162m S of the site, The Great House, Peter Street lies approx. 150m NW and Tiverton Castle lies 655m NW. This land may also fall within the setting of Knightshayes and its listed park and garden. The DCC Historic Environment and Archaeology specialists identify that due to the potential for below-ground archaeological deposits linked to prehistoric settlement activity, including the Scheduled Cranmore Castle hillfort (List Entry No. 1020156), any planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDDC Conservation Officer identified that the site is within the setting of several heritage assets and is on a steep slope thus there are wide views of the site from a distance. There is interposing development between the site and the Tiverton and Grand Western Canal Conservation Areas, thus potential impacts are likely limited, particularly for the Grand Western Canal. For the Tiverton Conservation Area and the Scheduled Monument to the south, detailed information at application stage would be required for an informed decision. It is considered likely that a detailed masterplan could mitigate some impacts. A setting assessment which details that of Knightshayes would also be required due to the location of the site on a prominent slope.

Education Infrastructure: The closest schools to the site are Heathcoat Primary School and Tiverton High School. DCC education have noted that the education approach will depend on the proposal. A primary school site is secured in principle at the Tiverton Eastern Urban Extension with some capacity and could support higher levels of development within the town with appropriate infrastructure contributions. The secondary school will need to be expanded and the current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. DCC Education comments that development in the area may be required to make education contributions towards expanded/ new primary and secondary expansion, Early years, SEND.

Landscape: This site falls within the National Character Area Devon Redlands. The site falls within two Exe Valley Landscape character area. The predominant landscape character type is the River valley slopes and combes, with the northern border of the site falling within Main cities and towns landscape character type. Existing development borders the site to the North and North East with some existing development scattered to the West and South. The closest listed buildings to the site includes a Grade I Listed Building approx. 100m N (Old Blundells) and Grade II Lime Kilns along the Grand Western Canal approx. 165m E. There are some qualities that are typical of the landscape character type of which there is a high slope with some pastoral cultivation, a medium scale field with hedgerows near a large riverside settlement. The site has a strong slope (15.7% slope percentage), and is likely to be visible from a number of viewpoints particularly the Southern portion of the site. There is a possibility that the development would have a negative impact on Knightshayes (registered Park and garden). Therefore it is likely the site may have a medium-high sensitivity to housing development.

Health and Safety related constraints: In the Southern portion of the site there is a 11KV and a 33KV electric overhead line run running across the site are (E-W). MDDC Environmental health advise of contaminated land potential at quarry and may prohibit development if severe.

Soils and contamination: The Southern portion of the site is ALC Grade 3 (2.68ha) and the Northern portion of the site is identified as Urban ALC (DEFRA 2020 Provisional Land Classification Grade). A small proportion (0.08ha) of the site along the Eastern edge to the South of the site is identified as Contaminated land (General Quarrying). There is also a range of contaminated land outside the site area but in the vicinity including areas identified for cement, lime & plaster products, other general quarrying sites, garage and petrol filling station, railways and brewing and malting. Site does not fall

within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Strong slope (15.7% slope percentage)

Open Space and Recreation: Areas for open space and recreation are available within Tiverton with small pockets of place spaces in the nearby developed residential area, the closest approx. 215m W. The promoter for the smaller site area identifies that the development would provide public open space.

Potential Constraints to Delivery: Access and transport infrastructure. Natural Environment. Water quality and drainage. Heritage and archaeology. Potential Health and Safety related constraints. Potential Grade 3a ALC and a small area of contaminated land within the site area. Education Infrastructure. Topography. 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 identify the site is currently unachievable no build out rate is provided.