

Ashley

Settlement: Ashley


Site Reference and Name: C/ASHL/01 Land at Ashley Back Lane

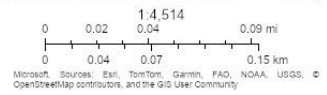
Customer Reference Number: CASHL01

C/ASHL/01



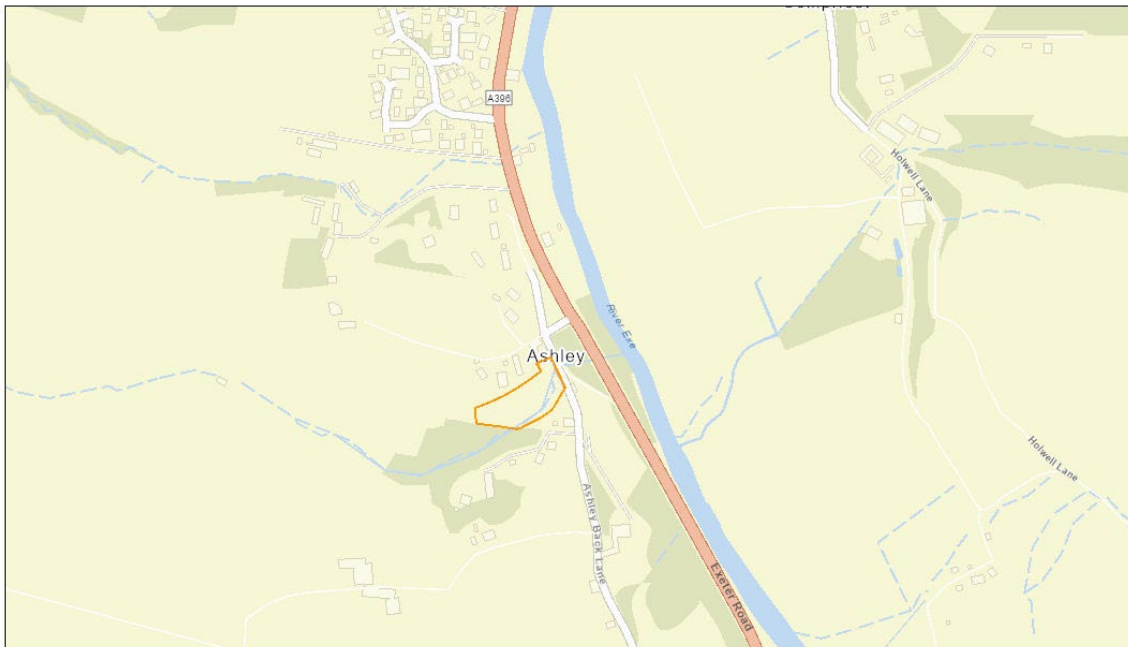
07/04/2025, 09:51:49

 Call for Sites 2025




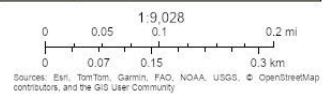
© Crown copyright and database rights 2023. OS Licence No. 100022292

C/ASHL/01



07/04/2025, 09:53:22

 Call for Sites 2025



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

Parish: Tiverton

Site submitted for: C/ASHL/01a Homes for sale, affordable homes, homes for older people, custom and self-build homes C/ASHL/01b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople C/ASHL/01c Industrial /Warehouse/ Mixed Use C/ASHL/01d Habitat Creation/Enhancement C/ASHL/01e Renewable energy

Site description: The site is to the south of Tiverton to the west of Ashley adjoining Ashley Back Lane. The site comprises a field bordered by hedgerows and mature trees which includes a leat running along the southern portion of the site which joins Ashley Back Lane to the centre of the site. The site has a gentle slope to the East where the site adjoins Ashley Back Lane (8.5% slope percentage) and a strong slope towards the Western boundary (27% slope percentage). A number of dwellings adjoin the site to the North. Legally protected species (bats) are found just outside of the site in the S and to the East (Otter and Kingfisher). Priority habitats are adjacent to the site to the south west (traditional orchard and deciduous woodland). A Grade II Listed building lies outside of the site on the other side of Ashley Back Lane to the East, a cluster of Grade II listed buildings also lie approximately 180m SE of the site and a Grade II listed building also lies approximately 300m to the NW of the site. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. The promoter has identified the land is available if required to form part of a larger development however discussions have not yet occurred. The site has a history of one application for up to 5 self- build dwellings 24/01825/PIP refused at the time for reasons including location outside a proposed settlement and the site was not accessible to local services or infrastructure. The HELAA panel identify the site would not be achievable to housing, G&T or commercial development due to the constraints identified including TPOs, a watercourse on site which will also likely require a high Biodiversity Net Gain requirement with the site too small to provide the necessary buffers and requirements. The Panel however suggest the site may be achievable for habitat creation/enhancement although the scale of the site is unlikely to be a suitable size to generate sufficient units for BNG to be viable over 30 years. The site may also be considered for renewable energy.

C/ASHL/01a Homes for sale, affordable homes, homes for older people, custom and self-build homes

Site Area: Whole 0.63ha | Gross 0.63ha | Net 0.50ha

Max Yield: 18

Min Yield: 10

Promoter Yield: Up to 6 dwellings

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access from Ashley Back Lane. 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. There are no PROW within the site, the closest is approximately 450m to the South of the site. The promoter identifies that there is existing access present, formalisation would be needed. DCC highways advise that, Ashley back lane is a narrow rural road with no footways, as such there would be pedestrian safety and connectivity concerns. The nearest bus stop is about 350m N, Tiverton Town Centre is approx. 2km N and Tiverton Parkway station is around 10km northwest. With no PROW on-site and limited pedestrian links to services and facilities new development should include measures to enhance pedestrian and cycle access, and public transport connections to local services. A Transport Statement is needed to assess trip generation, junction capacity, and site visibility at the site access. The Site's steep in W (27%), gentle in E (8.5%) slopes may complicate internal layouts, so road gradients must meet design standards for all users, including emergency access. Street lighting and speed management should be added to improve safety on Ashley Back Lane.

Natural Environment: The site is within Great Crested Newt Consultation Zone and legally protected species (bats) are found just outside of the site in the S and to the East (Otter and Kingfisher). Beavers are present in catchment. Priority habitats are adjacent to the site to the south west (traditional orchard and deciduous woodland). The MDDC Arboriculture specialist identified that the site includes of 3 veteran ash and oak trees along the upper slope with significantly large root protection area that renders much of the slope unviable for development without causing significant harm to the 3 trees. There has also been TPOs placed on 4 trees (ref: 25/00001/TPO) within the site area. Development on the site is viewed as high arboriculture risk. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Natural England has noted that the site lies adjacent to areas designated as Priority Deciduous Woodland Habitat and Priority Orchard Habitat along its south-western boundary. Considering this, they recommend that appropriate buffering is provided to safeguard these sensitive habitats. Additionally, they identify the site falls within an Opportunity Area identified in the Draft Devon Local Nature Recovery Strategy, which highlights its potential for the expansion of woody habitats. 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. DCC Ecology experts suggest that standard avoidance or minimise ecological mitigation is likely sufficient; however, the retention of watercourse and buffering hedgerows/woodland may constrain the development area.

Flood Risk, Water Quality and Drainage: FZ1. There is however an unnamed watercourse that runs through the site to the south and joins Ashley Back Lane to the centre of the site. 0.16ha of the site is at high to low risk of surface water flooding, which covers the area at or surrounding the unnamed watercourse running through the site to the south. The site falls within a area of high groundwater vulnerability. It also falls within a drinking water safeguarding zone. 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. The DCC Local Lead Flood Authority (LLFA) advises that the mapped flood risk shows that

the entire access along Exeter Road would either be under deep water or opening a new access would open up an exceedance flowpath onto Exeter Road and potentially impacting upon other areas without compensatory floodplain area. It's unclear that the site could easily be developed whilst retaining a buffer zone around the existing watercourse through the site. This will be necessary as when the Exeter Road culvert is overwhelmed with floodwaters it appears that these waters are stored in much of this proposed development area. Additional modelling may be required to bring the site forward or a limited area of the site considered for development. The site is also noted as too steep for infiltration.

Heritage and Archaeology: A Grade II Listed building lies outside of the site on the other side of Ashley Back Lane to the East, a cluster of Grade II listed buildings also lies approximately 180m South East of the site and a Grade II listed building also lies approximately 300m to the North West of the site. MDCC Conservation specialist identifies that the Grade II listed building to the east of the site, Ashley Court Lodge and Attached Gate Piers and Gates (list entry number: 1384807), can be viewed adjacent to and from the site. The site open and verdant land positively contributes to the setting of the heritage asset and the potential development of the site would result in change to its setting and it is considered that there would be a level of less than substantial harm to its significance. With regard to Ashley House which is to the North West of the site (list entry number: 1384810), the potential development of the site is unlikely to result in adverse impacts due its topography and distance from the asset however care should be taken with regard to density, scale and massing in order to avoid an overtly urban character. Similarly, this would apply also to Ashley Court (list entry number: 1384806) to the south, with the individually listed stables nearby. The DCC Historic Environment and Archaeology specialists have no comments to make on this site at this time.

Education Infrastructure: The site falls within the catchment of Bickleigh on Exe Church of England 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 identify that the development may be required to make education contribution towards expanded/ new primary, secondary provision and Early years. Primary land may be required to be secured to deliver a new Primary school.

Landscape: The site falls within the River Valley Slopes and Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon character area is the Exe Valley. The site is typical of a River Valley Slopes and Combes Landscape Character type which includes valley sides and woodland. The sensitivity of site to development is likely to be low-medium to the Eastern portion of the site given the typical Landscape Character type and the presence of a watercourse within the site, but there is existing development along the northern edge of the site and development to the south of the site which could strengthen the settlement form. As you move West in the site, the sensitivity becomes greater with a medium-high sensitivity to development as the site becomes steeper and more visually prominent with the backdrop of woodland.

Health and Safety related constraints: 0.05km from the A396 possible noise and pollution.

Soils and contamination: The majority of the site is identified as Grade 4 ALC, with a very small portion of 0.01ha identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste specialists 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 site has a gentle slope to the East where the site adjoins Ashley Back Lane (8.5% slope percentage) and a strong slope towards the Western boundary (27% slope percentage).

Open Space and Recreation: The closest areas of open space and recreation are available to the North in Tiverton. The closest play area is identified at Ashley Rise approximately 0.5km N.

Potential Constraints to Delivery: Access. Natural Environment, TPOs on site. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Potential Grade 3a ALC (however this only amounts to a very small proportion of the site of 0.01ha). Topography.

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 identifies this site as unachievable no build out rate is provided.

C/ASHL/01b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople**Site Area:** Whole 0.63ha | Gross 0.63ha | Net 0.50ha**Max Yield:** 18**Min Yield:** 10**Promoter Yield:** Up to 6 dwellings**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.

Access: Access from Ashley Back Lane. 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. There are no PROW within the site, the closest is approximately 450m to the South of the site. The promoter identifies that there is existing access present, formalisation would be needed. DCC highways advise that, Ashley back lane is a narrow rural road with no footways, as such there would be pedestrian safety and connectivity concerns. The nearest bus stop is about 350m N, Tiverton Town Centre is approx. 2km N and Tiverton Parkway station is around 10km northwest. With no PROW on-site and limited pedestrian links to services and facilities new development should include measures to enhance pedestrian and cycle access, and public transport connections to local services. A Transport Statement is needed to assess trip generation, junction capacity, and site visibility at the site access. The Site's steep in W (27%), gentle in E (8.5%) slopes may complicate internal layouts, so road gradients must meet design standards for all users, including emergency access. Street lighting and speed management should be added to improve safety on Ashley Back Lane.

Natural Environment: The site is within Great Crested Newt Consultation Zone and legally protected species (bats) are found just outside of the site in the S and to the East (Otter and Kingfisher). Beavers are present in catchment. Priority habitats are adjacent to the site to the south west (traditional orchard and deciduous woodland). The MDDC Arboriculture specialist identified that the site includes of 3 veteran ash and oak trees along the upper slope with significantly large root protection area that may render much of the slope unviable for development without causing significant harm to the 3 trees. There has also been TPOs placed on 4 trees (ref: 25/00001/TPO) within the site area. Development on the site is viewed as high arboriculture risk. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Natural England has noted that the site lies adjacent to areas designated as Priority Deciduous Woodland Habitat and

Priority Orchard Habitat along its south-western boundary. Considering this, they recommend that appropriate buffering is provided to safeguard these sensitive habitats. Additionally, they identify the site falls within an Opportunity Area identified in the Draft Devon Local Nature Recovery Strategy, which highlights its potential for the expansion of woody habitats. 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. DCC Ecology experts suggest that standard avoidance or minimise ecological mitigation is likely sufficient; however, the retention of watercourse and buffering hedgerows/woodland may constrain the development area.

Flood Risk, Water Quality and Drainage: FZ1. There is however an unnamed watercourse that runs through the site to the south and joins Ashley Back Lane to the centre of the site. 0.16ha of the site is at high to low risk of surface water flooding, which covers the area at or surrounding the unnamed watercourse running through the site to the south. The site falls within an area of high groundwater vulnerability. It also falls within a drinking water safeguarding zone. 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. The DCC Local Lead Flood Authority (LLFA) advises that the mapped flood risk shows that the entire access along Exeter Road would either be under deep water or opening a new access would open up an exceedance flowpath onto Exeter Road and potentially impacting upon other areas without compensatory floodplain area. It's unclear that the site could easily be developed whilst retaining a buffer zone around the existing watercourse through the site. This will be necessary as when the Exeter Road culvert is overwhelmed with floodwaters it appears that these waters are stored in much of this proposed development area. Additional modelling may be required to bring the site forward or a limited area of the site considered for development. The site is also noted as too steep for infiltration.

Heritage and Archaeology: A Grade II Listed building lies outside of the site on the other side of Ashley Back Lane to the East, a cluster of Grade II listed buildings also lies approximately 180m South East of the site and a Grade II listed building also lies approximately 300m to the North West of the site. MDCC Conservation specialist identifies that the Grade II listed building to the east of the site, Ashley Court Lodge and Attached Gate Piers and Gates (list entry number: 1384807), can be viewed adjacent to and from the site. The site open and verdant land positively contributes to the setting of the heritage asset and the potential development of the site would result in change to its setting and it is considered that there would be a level of less than substantial harm to its significance. With regard to Ashley House which is to the North West of the site (list entry number: 1384810), the potential development of the site is unlikely to result in adverse impacts due its topography and distance from the asset however care should be taken with regard to density, scale and massing in order to avoid an overtly urban character. Similarly, this would apply also to Ashley Court (list entry number: 1384806) to the south, with the individually listed stables nearby. The DCC Historic Environment and Archaeology specialists have no comments to make on this site at this time.

Education Infrastructure: The site falls within the catchment of Bickleigh on Exe Church of England 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 identify that the development may be

required to make education contribution towards expanded/ new primary, secondary provision and Early years. Primary land may be required to be secured to deliver a new Primary school.

Landscape: The site falls within the River Valley Slopes and Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon character area is the Exe Valley. The site is typical of a River Valley Slopes and Combes Landscape Character type which includes valley sides and woodland. The sensitivity of site to development is likely to be low-medium to the Eastern portion of the site given the typical Landscape Character type and the presence of a watercourse within the site, but there is existing development along the northern edge of the site and development to the south of the site which could strengthen the settlement form. As you move West in the site, the sensitivity becomes greater with a medium-high sensitivity to development as the site becomes steeper and more visually prominent with the backdrop of woodland.

Health and Safety related constraints: 0.05km from the A396 possible noise and pollution.

Soils and contamination: The majority of the site is identified as Grade 4 ALC, with a very small portion of 0.01ha identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste specialists 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.

Gypsy and Traveller: DCC Gypsy, Roma and Traveller (GRT) site specialists suggest the site may be a good site for consideration as part of any future site allocation for GRT. However, DCC would not recommend that this site is allocated for a mixed use of GRT and traditional construction method housing. It is considered that 6 pitches could be accommodated, with the rest of the site used for access roads, play area and additional visitor parking. Depending on the site layout, and topography, there may be scope for the provision of up to 2 smaller pitches as well. However overall when considered by the HELAA Panel, due to the range of constraints identified for the site, the Panel concluded this site would be unachievable.

Topography: The site has a gentle slope to the East where the site adjoins Ashley Back Lane (8.5% slope percentage) and a strong slope towards the Western boundary (27% slope percentage).

Open Space and Recreation: The closest areas of open space and recreation are available to the North in Tiverton. The closest play area is identified at Ashley Rise approximately 0.5km N.

Potential Constraints to Delivery: Access. Natural Environment, TPOs on site. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Potential Grade 3a ALC (however this only amounts to a very small proportion of the site of 0.01ha). Topography.

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 identifies this site as unachievable no build out rate is provided.

C/ASHL/01c Industrial /Warehouse/ Mixed Use**Site Area:** Whole 0.63ha | Gross 0.63ha | Net 0.16ha-0.5ha**Max Yield:** 1,575 sqm**Min Yield:** 5,040 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.

Access: Access from Ashley Back Lane. 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. There are no PROW within the site, the closest is approximately 450m to the South of the site. The promoter identifies that there is existing access present, formalisation would be needed. DCC highways advise that, Ashley back lane is a narrow rural road with no footways, as such there would be pedestrian safety and connectivity concerns. The nearest bus stop is about 350m N, Tiverton Town Centre is approx. 2km N and Tiverton Parkway station is around 10km northwest. With no PROW on-site and limited pedestrian links to services and facilities new development should include measures to enhance pedestrian and cycle access, and public transport connections to local services. A Transport Statement is needed to assess trip generation, junction capacity, and site visibility at the site access. The Site's steep in W (27%), gentle in E (8.5%) slopes may complicate internal layouts, so road gradients must meet design standards for all users, including emergency access. Street lighting and speed management should be added to improve safety on Ashley Back Lane.

Natural Environment: The site is within Great Crested Newt Consultation Zone and legally protected species (bats) are found just outside of the site in the S and to the East (Otter and Kingfisher). Beavers are present in catchment. Priority habitats are adjacent to the site to the south west (traditional orchard and deciduous woodland). The MDDC Arboriculture specialist identified that the site includes of 3 veteran ash and oak trees along the upper slope with significantly large root protection area that renders much of the slope unviable for development without causing significant harm to the 3 trees. There has also been TPOs placed on 4 trees (ref: 25/00001/TPO) within the site area. Development on the site is viewed as high arboriculture risk. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc.) on habitats and species. Natural England has noted that the site lies adjacent to areas designated as Priority Deciduous Woodland Habitat and Priority Orchard Habitat along its south-western boundary. Considering this, they recommend that appropriate buffering is provided to safeguard these sensitive habitats. Additionally, they identify the site falls within an

Opportunity Area identified in the Draft Devon Local Nature Recovery Strategy, which highlights its potential for the expansion of woody habitats. 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. DCC Ecology experts suggest that standard avoidance or minimise ecological mitigation is likely sufficient; however, the retention of watercourse and buffering hedgerows/woodland may constrain the development area.

Flood Risk, Water Quality and Drainage: FZ1. There is however an unnamed watercourse that runs through the site to the south and joins Ashley Back Lane to the centre of the site. 0.16ha of the site is at high to low risk of surface water flooding, which covers the area at or surrounding the unnamed watercourse running through the site to the south. The site falls within an area of high groundwater vulnerability. It also falls within a drinking water safeguarding zone. 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. The DCC Local Lead Flood Authority (LLFA) advises that the mapped flood risk shows that the entire access along Exeter Road would either be under deep water or opening a new access would open up an exceedance flowpath onto Exeter Road and potentially impacting upon other areas without compensatory floodplain area. It's unclear that the site could easily be developed whilst retaining a buffer zone around the existing watercourse through the site. This will be necessary as when the Exeter Road culvert is overwhelmed with floodwaters it appears that these waters are stored in much of this proposed development area. Additional modelling may be required to bring the site forward or a limited area of the site considered for development. The site is also noted as too steep for infiltration.

Heritage and Archaeology: A Grade II Listed building lies outside of the site on the other side of Ashley Back Lane to the East, a cluster of Grade II listed buildings also lies approximately 180m South East of the site and a Grade II listed building also lies approximately 300m to the North West of the site. MDDC Conservation specialist identifies that the Grade II listed building to the east of the site, Ashley Court Lodge and Attached Gate Piers and Gates (list entry number: 1384807), can be viewed adjacent to and from the site. The site open and verdant land positively contributes to the setting of the heritage asset and the potential development of the site would result in change to its setting and it is considered that there would be a level of less than substantial harm to its significance. With regard to Ashley House which is to the North West of the site (list entry number: 1384810), the potential development of the site is unlikely to result in adverse impacts due its topography and distance from the asset however care should be taken with regard to density, scale and massing in order to avoid an overtly urban character. Similarly, this would apply also to Ashley Court (list entry number: 1384806) to the south, with the individually listed stables nearby. The DCC Historic Environment and Archaeology specialists have no comments to make on this site at this time.

Landscape: The site falls within the River Valley Slopes and Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon character area is the Exe Valley. The site is typical of a River Valley Slopes and Combes Landscape Character type which includes valley sides and woodland. The sensitivity of site to development is likely to be medium-high to the Eastern portion of the site given the typical of Landscape Character type and the presence of a watercourse within the site, but there is existing development along the northern edge of the site although this is housing development and not commercial. The level of impact will depend on the type of commercial development proposed. As you move West in the site, the sensitivity becomes greater

with a high sensitivity to development as the site becomes steeper and more visually prominent with the backdrop of woodland.

Health and Safety related constraints: 0.05km from the A396 possible noise and pollution.

Soils and contamination: The majority of the site is identified as Grade 4 ALC, with a very small portion of 0.01ha identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site has a gentle slope to the East where the site adjoins Ashley Back Lane (8.5% slope percentage) and a strong slope towards the Western boundary (27% slope percentage).

Economic Development: DCC Economic Development specialists advised that large-scale commercial development here would not be strategic. They stressed the need to assess impacts on neighbouring premises and highlighted risks from run-off, pollution, and flooding to the River Exe and the brook on site. They also noted that access for larger vehicles must be reviewed. If development proceeds, they recommended future-proofed broadband, energy efficiency, and renewable generation from the outset. MDDC Economic Development specialists similarly judged the site unsuitable for commercial use. They pointed to poor road access, difficult terrain, and the site's proximity to homes, which could harm neighbour amenity. They also noted its isolation from other commercial areas, limiting workforce accessibility. Together, both DCC and MDDC conclude that the site faces significant constraints for commercial use, with concerns over access, environmental impact, and suitability for sustainable employment development.

Potential Constraints to Delivery: Access. Natural Environment, TPOs on site. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Flood Risk, Water Quality and Drainage. Potential Grade 3a ALC (however this only amounts to a very small proportion of the site of 0.01ha). Topography.

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 identifies the site as unachievable no build out rate is provided.

C/ASHL/01d Habitat Creation/ Enhancement**Site Area:** Whole 0.63ha | Gross 0.63ha | Net 0.63ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.**Access:** Access from Ashley Back Lane.

Natural Environment: The site is within Great Crested Newt Consultation Zone and legally protected species (bats) are found just outside of the site in the S and to the East (Otter and Kingfisher). Beavers are present in catchment. Priority habitats are adjacent to the site to the south west (traditional orchard and deciduous woodland). The MDDC Arboriculture specialist identified that the site includes of 3 veteran ash and oak trees along the upper slope. There has also been TPOs placed on 4 trees (ref: 25/00001/TPO) within the site area. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Natural England has noted that the site lies adjacent to areas designated as Priority Deciduous Woodland Habitat and Priority Orchard Habitat along its south-western boundary. Additionally, they identify the site falls within an Opportunity Area identified in the Draft Devon Local Nature Recovery Strategy, which highlights its potential for the expansion of woody habitats. DCC ecology specialists identify that depending on the grassland habitat type and condition, it may be possible to generate biodiversity units at this site, however 0.63ha is unlikely to be a suitable size to generate sufficient units to be viable over 30 years.

Flood Risk, Water Quality and Drainage: FZ1. There is however an unnamed watercourse that runs through the site to the south and joins Ashley Back Lane to the centre of the site. 0.16ha of the site is at high to low risk of surface water flooding, which covers the area at or surrounding the unnamed watercourse running through the site to the south. The site falls within a high groundwater vulnerability. It also falls within a drinking water safeguarding zone. The DCC Local Lead Flood Authority (LLFA) advises that the mapped flood risk shows that the entire access along Exeter Road would either be under deep water or opening a new access would open up an exceedance flowpath onto Exeter Road and potentially impacting upon other areas without compensatory floodplain area.

Heritage and Archaeology: A Grade II Listed building lies outside of the site on the other side of Ashley Back Lane to the East, a cluster of Grade II listed buildings also lies approximately 180m South East of the site and a Grade II listed building also lies approximately 300m to the North West of the site. No further comments were made to this site in relation to habitat creation/enhancement by conservation or archaeology officers.

Landscape: The site falls within the River Valley Slopes and Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon character area is the Exe Valley. The site

is typical of a River Valley Slopes and Combes Landscape Character type which includes valley sides and woodland.

Health and Safety related constraints: None identified.

Soils and contamination: The majority of the site is identified as Grade 4 ALC, with a very small portion of 0.01ha identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site has a gentle slope to the East where the site adjoins Ashley Back Lane (8.5% slope percentage) and a strong slope towards the Western boundary (27% slope percentage).

Potential Constraints to Delivery: Watercourses on site. Flood risk, water quality and drainage if access needs to be created. Natural Environment, scale of site is unlikely to be suitable size to be viable over 30 years for BNG. Potential Grade 3a ALC (however this only amounts to a very small proportion of the site of 0.01ha).

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

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

C/ASHL/01e Renewable energy**Site Area:** Whole 0.63ha | Gross 0.63ha | Net 0.63ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.**Access:** Access from Ashley Back Lane.

Natural Environment: The site is within Great Crested Newt Consultation Zone and legally protected species (bats) are found just outside of the site in the S and to the East (Otter and Kingfisher). Beavers are present in catchment. Priority habitats are adjacent to the site to the south west (traditional orchard and deciduous woodland). The MDDC Arboriculture specialist identified that the site includes of 3 veteran ash and oak trees along the upper slope with significantly large root protection that renders much of the slope unviable for development that would impact these 3 trees. There has also been TPOs placed on 4 trees (ref: 25/00001/TPO) within the site area. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc.) on habitats and species. MDDC Ecology specialists advise while small wind energy developments are generally considered low risk generally to wildlife there are likely more appropriate locations where turbines can be located more than 50m away from suitable habitat that pose lower levels of potential risk and uncertainty. For solar PV opportunities ecology specialists advise that ecological constraints are not likely to significantly affect the viability or design of a solar scheme on this site. Natural England has noted that the site lies adjacent to areas designated as Priority Deciduous Woodland Habitat and Priority Orchard Habitat along its south-western boundary. Additionally, they identify the site falls within an Opportunity Area identified in the Draft Devon Local Nature Recovery Strategy, which highlights its potential for the expansion of woody habitats.

Flood Risk, Water Quality and Drainage: FZ1. There is however an unnamed watercourse that runs through the site to the south and joins Ashley Back Lane to the centre of the site. 0.16ha of the site is at high to low risk of surface water flooding, which covers the area at or surrounding the unnamed watercourse running through the site to the south. The site falls within an area of high groundwater vulnerability. It also falls within a drinking water safeguarding zone. 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. The DCC Local Lead Flood Authority (LLFA) advises that the mapped flood risk shows that the entire access along Exeter Road would either be under deep water or opening a new access

would open up an exceedance flowpath onto Exeter Road and potentially impacting upon other areas without compensatory floodplain area.

Heritage and Archaeology: A Grade II Listed building lies outside of the site on the other side of Ashley Back Lane to the East, a cluster of Grade II listed buildings also lies approximately 180m South East of the site and a Grade II listed building also lies approximately 300m to the North West of the site. MDCC Conservation specialist identifies that the Grade II listed building to the east of the site, Ashley Court Lodge and Attached Gate Piers and Gates (list entry number: 1384807), can be viewed adjacent to and from the site. The site open and verdant land positively contributes to the setting of the heritage asset and the potential development of the site would result in change to its setting and it is considered that there would be a level of less than substantial harm to its significance. With regard to Ashley House which is to the North West of the site (list entry number: 1384810), the potential development of the site is unlikely to result in adverse impacts due its topography and distance from the asset however care should be taken. Similarly, this would apply also to Ashley Court (list entry number: 1384806) to the south, with the individually listed stables nearby. The DCC Historic Environment and Archaeology specialists have no comments to make on this site at this time.

Landscape: The site falls within the River Valley Slopes and Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon character area is the Exe Valley. The site is typical of a River Valley Slopes and Combes Landscape Character type which includes valley sides and woodland. Due to small-scale landform, presence of human scale features, valued areas of ancient woodland, rough ground and distinctive skyline landmark features this landscape character area is highly sensitive to all wind energy development with a medium-high sensitivity to ‘very small’ and high sensitivity to ‘small’ (26-50m), ‘medium’ (51-75m), ‘large’ (75-110m) and ‘very large’ (111-150m) turbines. It would be less sensitive to single turbines. The landscape would also be sensitive to solar PV developments with a medium-high sensitivity to ‘very small’ (<1ha) solar PV developments due to the small scale landform, extensive woodland cover, presence of narrow fields of medieval origin and strong sense of tranquillity and naturalistic character.

Health and Safety related constraints: Falling distance of turbines (height +10%).

Soils and contamination: The majority of the site is identified as Grade 4 ALC, with a very small portion of 0.01ha identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site has a gentle slope to the East where the site adjoins Ashley Back Lane (8.5% slope percentage) and a strong slope towards the Western boundary (27% slope percentage).

Potential Constraints to Delivery: Watercourses on site. Flood risk, water quality and drainage if access needs to be created. Natural Environment, TPOs on site. Heritage and Archaeology. Potential landscape impact. Potential Grade 3a ALC (however this only amounts to a very small proportion of the site of 0.01ha). Topography. Falling distance of turbines (height +10%).

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.