

Bampton

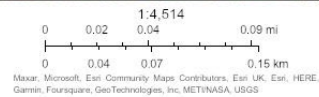
Settlement: Bampton
Site Reference and Name: C/BA/01 Lukes Park
Customer Reference Number: a615xvm

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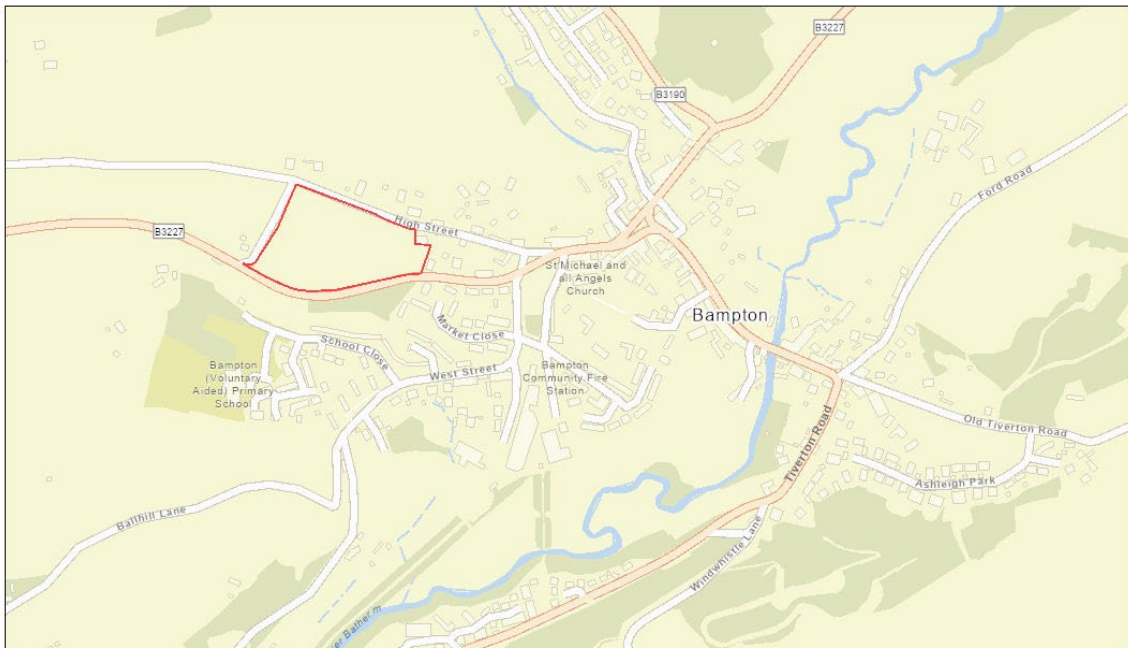
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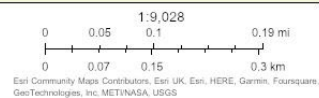
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C/BA/01



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Parish: Bampton

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

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

Max Yield: 49

Min Yield: 28

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

Promoter Yield: 16-22

Site description: Greenfield site lies to the W of the settlement boundary moderately sloping (13.8% slope percentage) down towards Bampton. Five Oaks SSSI lies approx. 200-300m SW. The High Street, B3227 and a narrow road between the High Street and B3227 border the site, with Bampton Conservation Area adjoining the site to the E. Adjacent the boundary to the E is a non-designated heritage asset and a Grade II listed building with its walls and gates separately listed. There are two TPOs in the centre of the site, one may be a veteran tree. There are also 15 TPOs along its borders. There are some legal restrictions on site relating to the easements benefitting an adjoining property. This site has one landowner. The promotor suggests that access can be facilitated from the B3227 suggest a yield of 16-22. At the HELAA Panel it was agreed that the site was achievable however due to the gradient, issues with access and other constraints they suggest a reduced yield of 5-10 units. The site had a historic application refused for 41 dwellings (09/00843/MOUT) in part due to the site in open countryside and another historic application withdrawn the following year for the same number of dwellings (10/01415/MOUT).

Site Suitability

Stage A

International/national designations: SSSI Five Oaks in the vicinity approx. 200-300m W. Kersdown Quarry SSSI approx. 685m E.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Devon County Council (DCC) Highways identifies that access is via the B road and there is a pedestrian link to the town and within the 30mph limit. Removal of long areas of hedges would be required in order to improve visibility splays. The gradients of the site could make it difficult to achieve a suitable means of vehicular access and an acceptable layout. At the HELAA Panel it was agreed that in-part due to the gradient and issues with access a reduced yield of 5-10 units was suggested. A PRoW lies outside of the site boundary to the N. The site is within walking distance of the village services and facilities (approx. 340 m E). A bus stop lies <180 m E. The closest train station is Tiverton Parkway, approx. 12.3 km SE.

Natural Environment: Natural England identify the Five Oaks SSSI in the vicinity approx. 200-300m SW, which is notified for its geological importance. Natural England have no further specific comments to make at this stage. Kersdown Quarry SSSI also lies approx. 685m E. There are two TPOs on site and 15 TPOs around the borders. Priority habitats lie outside of the site approx. 60m SW. Beavers are present in catchment. Devon County ecology specialists identify the site is a sloping sheep-grazed pasture field bordered by hedges/hedgebanks and mature trees. They note that there is indication that the pasture is unimproved due to the presence of numerous anthills and therefore of higher ecological value. There is one mature lime and one mature oak/hornbeam within the field away from the boundaries. The oak/hornbeam may be a veteran tree. The field has potential to be considered as wood-pasture and parkland priority habitat (unimproved grassland and scattered mature and veteran 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 the spring/summer. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. The large oak/hornbeam, if veteran could be a showstopper for development. It is likely with the removal of sheep grazing, the grassland would recover and has high potential to be restored as ecologically rich lowland meadow habitat. 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). The previous 2014 SFRA identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify that given the Chapel field names, there is a possible medieval chapel here unless it falls on the other side of the road. Suggested mitigation includes a staged programme of archaeological recording, commencing with evaluation. MDDC Conservation specialists note the E of the site borders Bampton Conservation area. Adjacent to the boundary to the E is South View Villa/House a Mid 19C a non-designated heritage asset and adjoining to the E is Bowdenhayes which is Grade II listed (list entry number: 1169059) with its walls and gates separately listed (list entry number: 1325635). The development of the site would result in several adverse impacts to the heritage assets and their settings, resulting in harm. This harm to the Conservation Area would be less than substantial and also for the listed building, at the low end of the spectrum. There would be harm to the setting and significance of South View House.

Education Infrastructure: The site falls within the catchment of Bampton Church of England Primary School and Tiverton High School. DCC education have noted that both schools serve large geographical area and the primary school is on a limited site. It can support a low level of development, small expansion may be possible, but the site is constrained. Housing development will result in an increase to home to school transport to Tiverton High School. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Exmoor National Park (ENP) lies approx. 3.9 km N. The site falls within the River Valley Slopes & Combes landscape character type. The Devon landscape character area is the Exe Valley.

The site has a medium sensitivity to housing due to its proximity to the Bampton Conservation Area and nearby listed buildings. The site's rural character may also contribute to the countryside setting of Bampton and on the impacts on ENP are uncertain. The SE part of the site is level with the village and development of this site and would have the least impact on the views of ENP.

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

Soils and contamination: Grade 3 agricultural land (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: Sloping down towards Bampton (moderate slope 13.8% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (160 m E), Playing Field (550 m NE), Allotments (S, right across B3227), Church Grounds (320 m E).

Potential Constraints to Delivery: Access. Natural environment, TPOs on site. Potential that the mature oak/hornbeam is a veteran tree. Impact on the setting of heritage assets to the E of the site. Water quality and drainage. Education infrastructure. Potential Grade 3a ALC. 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: Based on HELAA market conditions model 1 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	3	-	-	-
Max	25	24	-	-	-
HELAA	7	-	-	-	-

Settlement: Bampton

Site Reference and Name: C/BA/02 North of Frog Street

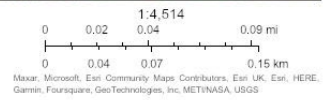
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C/BA/02



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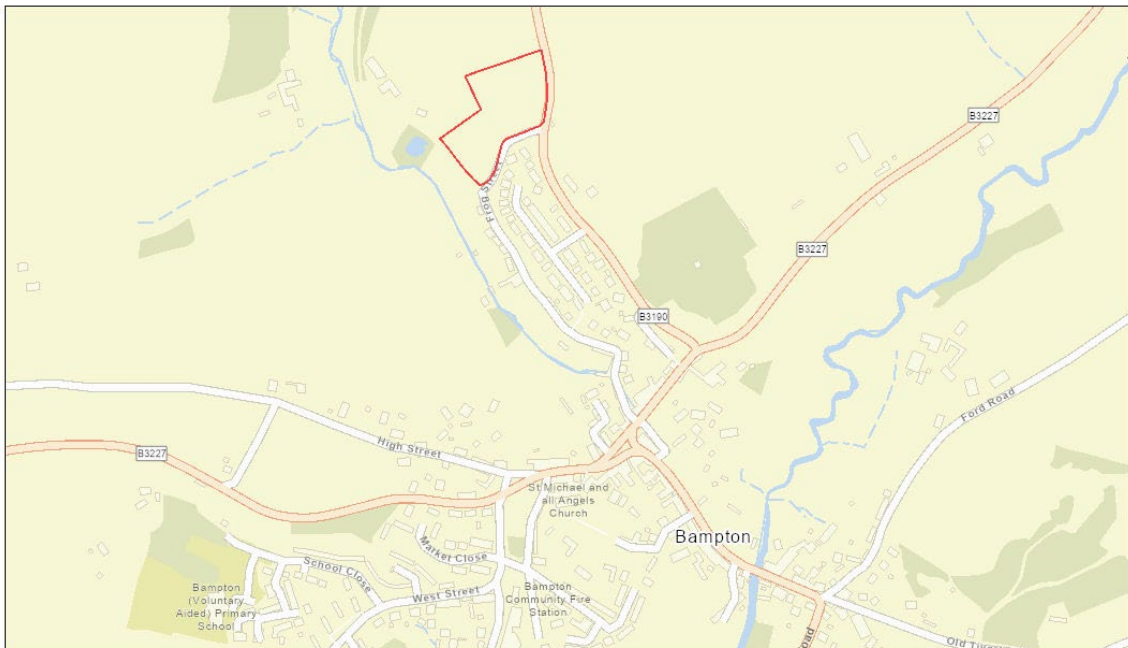
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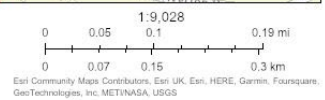
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Parish: Bampton

Site submitted for: C/BA/02a Homes for sale, affordable homes, homes for private rent, custom and self-build homes. C/BA/02b Office, Mixed Use.

Site description: Greenfield site, moderately sloping (10.6% slope percentage) to the N of Bampton settlement boundary. Site adjoins the B3190 to the E and Frog Street to the S. The site is bordered by hedges and a line of mature trees. The site falls within a grassland Nature Area. Exmoor National Park lies approx. 4.8 km N and a SSSI lies approx. 720m SW and another 730m SE. 50m to the SW of the site is the Bampton Conservation area. Site formed part of a larger previously allocated site AL/BA/2 Allocations and Infrastructure Development Plan Document (2011). Site was not taken forward in the Local Plan 2013-2033 with Bampton changing status from a town to a village and the ALC was of a higher grade than the sites that were preferred for the village. The site has one landowner. Following the HELAA Panel it was agreed that the site may be suitable for a smaller yield of 5-10 dwellings. Access would require the removal of a hedge along the and a footway would be required in the SE corner to Frog Lane. Site has a history of planning applications for various uses and quantum of development which have been refused due to a range of reasons including impact on character and appearance, flood risk and local road network.

C/BA/02a Homes for sale, affordable homes, homes for private rent, custom and self-build homes.

Site Area: Whole 1.46ha | Gross 1.46ha | Net 1.17ha

Max Yield: 41

Min Yield: 23

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

Site Suitability

Stage A

International/national designations: Kersdown Quarry SSSI approx. 730m SE and Five Oaks SSSI approx. 720m SW.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access is via the B road and that a pedestrian link to the village centre would be required. During the HELAA Panel it was agreed that the site could be acceptable on a smaller scale of 5-10 and a footway in the SE corner to Frog Lane would be required. A PRoW lies outside of the site boundary 250m to the S. Site is within walking distance of the village services and facilities (approx. 640 m S). A bus stop lies 600m S. The closest train station is Tiverton Parkway approx. 12.5 km SE.

Natural Environment: Kersdown Quarry SSSI approx. 730m SE and Five Oaks SSSI approx. 720m SW. There is also an ancient woodland approx. 250m NW of the site and the site falls within a grassland

Nature Area. Beavers are present in catchment. Devon County ecology specialists identify that the site is two fields dominated by improved species – poor pasture bordered by hedges and a line of mature trees. The surrounding 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. Site is of low strategic ecological importance. Further site visit may be required to check botanical interest in the spring/summer. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). The previous 2014 SFRA identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify there is a possible medieval infield which may require a programme of archaeological recording as condition. MDDC Conservation specialists note 50m to SW is the N edge of the Bampton Conservation Area and the Grade II buildings 25-35 Frog Street (list entry number: 1334928). This is a row of 3 semi-detached 1920's Nissan Huts with distinctive concave corrugated sheet roofs. There is the potential for harm from development to the setting and significance of the Conservation Area and the listed buildings, particularly from development of the south section of the site.

Education Infrastructure: The site falls within the catchment of Bampton Church of England Primary School and Tiverton High School. DCC education have noted that both schools serve large geographical area and the primary school is on a limited site. It can support a low level of development, small expansion may be possible, but the site is constrained. Housing development will result in an increase to home to school transport to Tiverton High School. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Exmoor National Park lies approx. 3.7 km N. The site falls within the Upper farmed and wooded valley slopes character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to housing depending on whether the site's rural character is contributing to the countryside setting of Bampton and what impacts it might have on Exmoor National Park. The site was subject to an appeal in 2021 which was dismissed on the basis that 'the proposed mixed development would extend the built form of the village into a countryside setting, and in doing so, would significantly harm the very rural character and appearance of the area. Landscaping could, to an extent, mitigate the impact of the development and the SW field could be designated as an amenity area. However, due to the rising landform and its position, this would not be sufficient to reduce the harm caused to an acceptable level (20/00249/MOUT).

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

Soils and contamination: Grade 3 (1.07 ha) and 4 (0.39 ha) agricultural land (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: Sloping down towards Bampton, moderate slope 10.6% slope percentage.

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (290 m S), Playing Field (290 m SE), Allotments (840 m S), Church Grounds (640 m S).

Potential Constraints to Delivery: Access. Water quality and drainage. Heritage. Education infrastructure. Potential Grade 3a ALC. Topography. Potential landscape impacts.

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 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	23	-	-	-	-
Max	25	16	-	-	-
HELAA	7	-	-	-	-

C/BA/02b Office, Mixed Use

Site Area: Whole 1.46ha | Gross 1.46ha | Net 0.37-1.17ha

Max Yield: 11,680 sqm

Min Yield: 3,650 sqm

HELAA Assessed Yield: None. Unlikely office demand in this location.

Site Suitability

Stage A

International/national designations: Kersdown Quarry SSSI approx. 730m SE and Five Oaks SSSI approx. 720m SW.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access is via the B road and that a pedestrian link to the village centre would be required. A PRow lies outside of the site boundary 250m to the S. Site is within walking distance of the village services and facilities (560 m to the S). A bus stop lies 600 m S. The closest train station is Tiverton Parkway approx. 12.8 km SE.

Natural Environment: Kersdown Quarry SSSI approx. 730m SE and Five Oaks SSSI approx. 720m SW. There is also an ancient woodland approx. 250m NW of the site and the site falls within a grassland Nature Area. Beavers are present in catchment. Devon County ecology specialists identify that the site is two fields dominated by improved species – poor pasture bordered by hedges and a line of mature trees. The surrounding 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. Site is of low strategic ecological importance. Further site visit may be required to check botanical interest in the spring/summer. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). The 2014 SFRA also identifies that development of the site would lead to the potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify there is a possible medieval infield which may require a programme of archaeological recording as condition. MDDC Conservation specialists note 50m to SW is the N edge of Bampton Conservation Area and a row of 3

semi-detached 1920's Nissan Hut influences Local Authority Housing with distinctive concave corrugated sheet roofs. Some potential for setting harm from development to the S edge of the greenfield which rises from Frog Street to the N. Commercial development would have minor setting harm to heritage assets, the Conservation Area and listed building 50m to SW.

Landscape: Exmoor National Park lies approx. 3.7 km N. The site falls within the Upper farmed and wooded valley slopes character type. The Devon landscape character area is the Exe Valley. The site has a high-medium sensitivity to commercial development due to increased lighting as compared to housing and lack of relationship with a lack of any adjacent larger scale buildings. The impact on Exmoor National Park will also need further assessment.

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

Soils and contamination: Grade 3 (1.07 ha) and 4 (0.39 ha) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Sloping down towards Bampton, moderate slope (10.6% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (290 m S), Playing Field (290 m SE), Allotments (840 m S), Church Grounds (640 m S).

Economic Development: MDDC Economic Development specialists note there is limited demand in this area for commercial development, and the location is not easily accessible for commercial vehicles. Not recommended for commercial development.

Potential Constraints to Delivery: Water quality and drainage. Heritage. Limited demand in the area for commercial development and not easily accessible for commercial vehicles. Potential Grade 3a ALC. 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: The promoter has confirmed the site is available within the next 5 years however as the HELAA Panel suggest the site would be unachievable for commercial use there is no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

Settlement: Bampton

Site Reference and Name: C/BA/03 Land Adjacent B3227

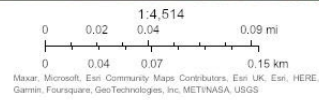
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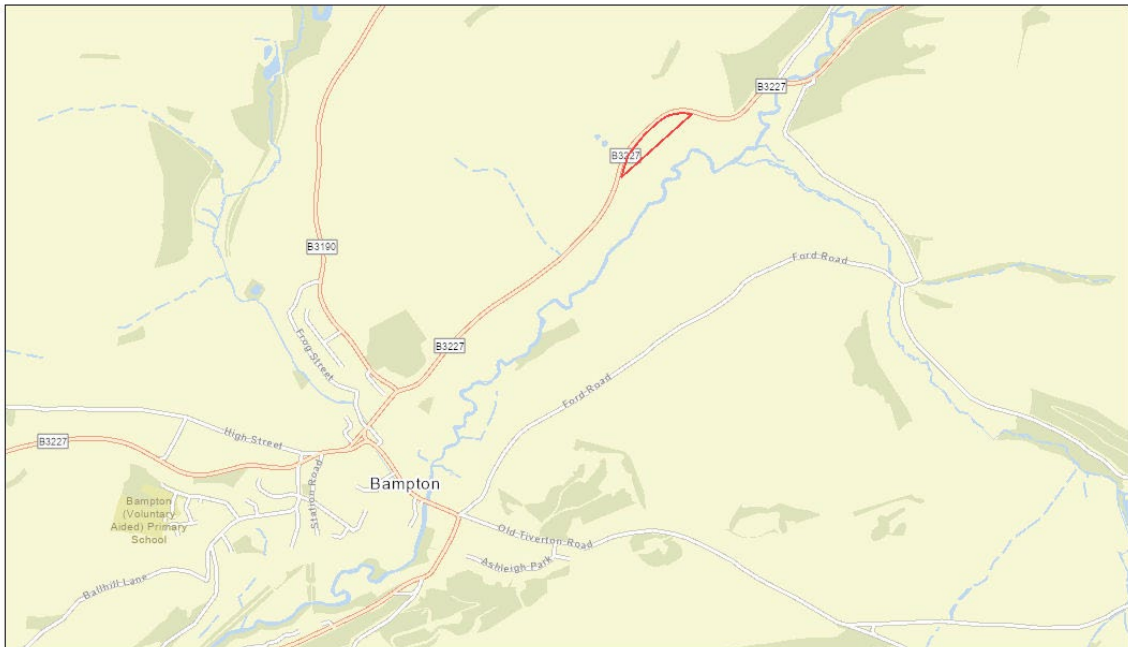
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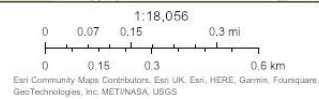
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C/BA/03



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Parish: Bampton

Site submitted for: C/BA/03a Homes for sale, homes for private rent, custom and self-build homes. C/BA/03b Office, Industrial/Warehouse, Mixed Use.

Site description: Greenfield nearly level (1.9% slope percentage) land. Crescent shaped site on the road between Bampton and Shillingford. B3227 skirts around the site's NW and N border. Exmoor National Park lies approx. 4km N. The site is rush pasture partially in the floodplain of River Bathern with hedge/scrub along the N and W boundary. Site is part of a larger area of damp floodplain meadows along the River Bathern and is of high landscape connectivity value. There is likely an unmapped ordinary watercourse running through the centre of the proposed site. Site will need further flood risk assessment to determine the area in FZ3a and FZ3b. The pasture may be priority habitat and may have presence of ground-nesting birds of high conservation value. To the N, within 50m lie Holwell Farmhouse and linhay/barns Grade II listed buildings. This site has one landowner. The HELAA Panel identifies this site as unachievable for both housing and commercial use due to the range of constraints identified for this site and its isolated location.

C/BA/03a Homes for sale, affordable homes, homes for private rent, custom and self-build homes.

Site Area: Whole 0.89ha | Gross 0.88ha | Net 0.70ha

Max Yield: 25

Min Yield: 14

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: Kersdown Quarry SSSI approx. 735m SW.

Flood Zone 3b: 0.01ha

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access is off a classified B road which is 60mph with no streetlights or footway. Connection would be required to existing development or to the existing footway. Because of the comments above DCC Highways suggest that the site is not acceptable for development due to the lack of accessibility for non-motorised users. Closest bus stop in Bampton (0.8km SW). The closest train station is Tiverton Parkway approx. 12.1 km SE. Services and facilities are available at Bampton approx. 1 km SW.

Natural Environment: Kersdown Quarry SSSI lies approx. 735m SW. There are two priority habitats approx. 200m to N and E. Beavers are present in catchment. Devon County ecology specialists identify the site as rush pasture in floodplain of River Bathern with hedge/scrub along N and W boundary. Pasture may be priority habitat as purple moor-grass and rush pasture and/or as coastal

and floodplain grazing marsh – may be of ecological value. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Pasture is of a quality (and is part of a much larger area of the same habitat) that may support declining breeding birds such as skylark and snipe. Hedges likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of high strategic ecological importance. Further site visit may be required to check botanical interest in the spring/summer. Presence of ground-nesting birds of high conservation concern (priority species) would be hard to mitigate if disturbed or habitat lost. Mitigation would be required for loss of rush pasture, protection of hedges. Mitigation may be required for ground-nesting bird species (if present), protecting and enhancing hedges as dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Site is part of a larger area of damp floodplain meadows along the River Bathern and is of high landscape connectivity value.

Flood Risk, Water Quality and Drainage: FZ2 0.1ha, FZ3 0.01ha, remainder 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. DCC flood risk specialists identify there likely an unmapped ordinary watercourse running through the centre of the proposed site. Any alterations or works within the watercourse should be kept to a minimum, discussed with DCC Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: Devon County Council archaeology specialists note that archaeological earthworks require evaluation prior to determination of application. MDDC Conservation specialists note site is within 50m of Holwell Farmhouse and listed linhay/barns Grade II listed buildings and potential for harm to the setting of this farm group.

Education Infrastructure: The site falls within the catchment of Bampton Church of England Primary School and Tiverton High School. DCC education have noted that both schools serve large geographical area and the primary school is on a limited site. It can support a low level of development, small expansion may be possible, but the site is constrained. Housing development will result in an increase to home to school transport to Tiverton High School. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Exmoor National Park lies approx. 4 km N. The site falls within the Upper farmed and wooded valley slopes character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity due to high landscape connectivity value. The site is greenfield in the countryside, not closely connected to a settlement although it is a nearly level landform which could accommodate development without major change to the topographic character. The impact on the National Park would need further assessment.

Health and Safety related constraints: 11KV line runs across the West of the site.

Soils and contamination: Grade 3 (0.43 ha) and 4 (0.46 ha) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land outside of site 50m SW (general quarrying). 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: Nearly level (1.9% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (<1.1 km SW), Playing Field (960 m SE), Allotments (1.6 km SW), Church Grounds (1.1 km E).

Potential Constraints to Delivery: Access. Site is of high ecological value and may have presence of ground-nesting birds of high conservation concern (priority species). Likely unmapped watercourse running through the centre of the site. Flood risk, water quality and drainage. Heritage. Education infrastructure. Potential Grade 3a ALC. Potential landscape impact. 11KV electric 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.

C/BA/03b Office, Industrial/Warehouse, Mixed Use.**Site Area:** Whole 0.89ha | Gross 0.89ha | Net 0.22-0.71ha**Max Yield:** 7,120 sqm**Min Yield:** 2,225 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** Kersdown Quarry SSSI approx. 735m SW.**Flood Zone 3b:** 0.01ha (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 agricultural land.**Access:** Devon County Council Highways identifies that access is off a classified B road which is 60mph and no streetlights or footway. Connection would be required to existing development or to the existing footway. Because of the comments above DCC Highways suggest that the site is not acceptable for development due to the lack of accessibility for non-motorised users. Closest bus stop in Bampton (0.8km SW). The closest train station is Tiverton Parkway approx. 12.1 km SE. Services and facilities are available at Bampton approx. 1 km SW.**Natural Environment:** Kersdown Quarry SSSI lies approx. 735m SW. There are two priority habitats approx. 200 m to N and E. Beavers are present in catchment. Devon County ecology specialists identify the site as rush pasture in floodplain of River Bathern with hedge/scrub along N and W boundary. Pasture may be priority habitat as purple moor-grass and rush pasture and/or as coastal and floodplain grazing marsh – may be of ecological value. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Pasture is of a quality (and is part of a much larger area of the same habitat) that may support declining breeding birds such as skylark and snipe. Hedges likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of high strategic ecological importance. Further site visit may be required to check botanical interest in the spring/summer. Presence of ground-nesting birds of high conservation concern (priority species) would be hard to mitigate if disturbed or habitat lost. Mitigation would be required for loss of rush pasture, protection of hedges. Mitigation may be required for ground-nesting bird species (if present), protecting and enhancing hedges as dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Site is part of a larger area of damp floodplain meadows along the River Bathern and is of high landscape connectivity value.

Flood Risk, Water Quality and Drainage: FZ2 0.1ha, FZ3 0.1ha, remainder 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. DCC flood risk specialists identify there likely an unmapped ordinary watercourse running through the centre of the proposed site. Any alterations or works within the watercourse should be kept to a minimum, must be discussed with DCC Flood Risk Management and Land Drainage Consent requested and approved where necessary. For the purposes of Commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a. 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: Devon County Council archaeology specialists note that archaeological earthworks require evaluation prior to determination of application. MDDC Conservation specialists note site is within 50m of Holwell Farmhouse and listed linhay/barns and potential for harm to the setting of this farm group.

Landscape: Exmoor National Park lies approx. 4 km N. The site falls within the Upper farmed and wooded valley slopes character type. The Devon landscape character area is the Exe Valley. The site has medium sensitivity to employment use due to increased potential effects of lighting on Exmoor National Park as compared to housing, lack of relationship with any adjacent larger scale buildings, and high landscape connectivity value. The site is greenfield in the countryside, not closely connected to a settlement although it is a nearly level landform which could accommodate development without major change to the topographic character. The impact on the National Park would need further assessment.

Health and Safety related constraints: 11KV electric overhead line runs across the site to the West.

Soils and contamination: Grade 3 (0.43ha) and 4 (0.46ha) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land outside of side 50m SW (general quarrying).

Topography: Nearly level (1.9% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (<1.1 km SW), Playing Field (960 m SE), Allotments (1.6 km SW), Church Grounds (1.1 km E).

Economic Development: MDDC economic development specialists note there is limited demand in this area for commercial development. Location is not on natural traffic routes for industrial units and there is no demand for office units.

Potential Constraints to Delivery: Site is of high ecological value and may have presence of ground-nesting birds of high conservation concern (priority species). Likely unmapped watercourse running through the centre of the site. Flood risk, water quality and drainage. Heritage. Potential Grade 3a ALC. Limited demand in area for commercial development and not on natural traffic route. Potential landscape impact. 11KV electric overhead line.

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

Build out rate: The promoter has confirmed the site is available within the next 5 years, however as the HELAA Panel suggest the site would be unachievable for commercial use there no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

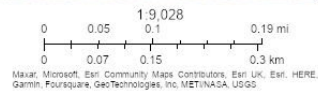
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Site Reference and Name: C/BA/04 Snailcott, Bampton
Customer Reference Number: 8sb10ft

C/BA/04



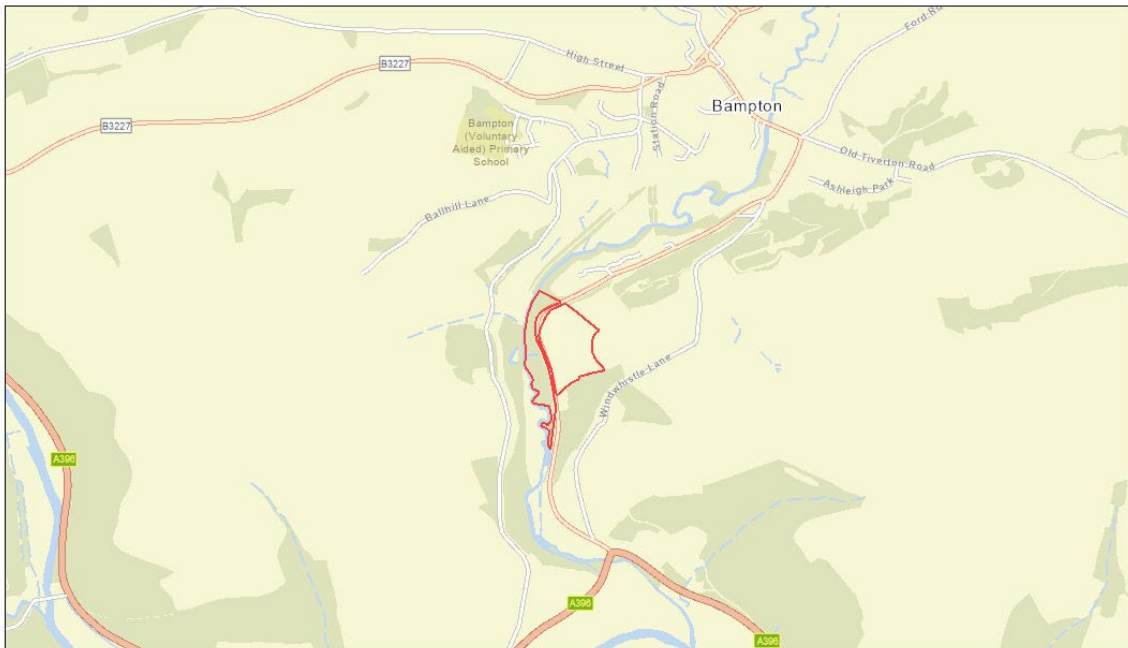
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 Call for Sites



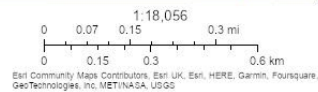
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C/BA/04



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 Call for Sites



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Parish: Bampton

Site submitted for: C/BA/04a Homes for sale, affordable homes, custom and self-build homes, homes for older people. C/BA/04b residential institution, office, industrial/warehouse, retail, hotel, mixed use, other. C/BA/04c Strategic habitat creation/enhancement. C/BA/04d Renewable energy

Site description: The site lies to the S of Bampton, bordering the settlement area. It is set within open countryside and consists of a mixture of greenfield and brownfield with a moderate slope, rising to the E (14.8%). The site is approx. 0.5km SW of the Bampton Conservation Area. A County Wildlife Site, Tuckingmill is situated <100m to the W. The site is divided by the B3227, which runs N-S through the site. The western parcel has heavy tree coverage, falls within FZ3, and adjoins the River Bathern. The site lies <1km within range of two SSSIs and a County Wildlife Site is located <100m W. The eastern parcel comprises of an agricultural field bordered by trees and hedging, with farm buildings within the SW corner. The promoter suggests the site would be available for up to 30 homes. This site has one landowner with the promoter suggesting the potential for increase of land with neighbours. A historic planning application for two holiday units 14/01681/FULL was refused due to the detrimental impact on protected species. The HELAA Panel assessed that due to the constraints and location of the site, the access issues, and that only the eastern side would be developable the site may be achievable for a reduced yield of 5-15 dwellings. The Panel suggested that an option of 5 self-build dwellings could be a good option for the site. The site was not considered achievable for commercial development but may be considered for habitat although the high biodiversity value may therefore be difficult to achieve higher value for BNG. The site may also be considered renewable options.

C/BA/04a Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Area: Whole 4.38ha | Gross 3.42ha | Net 2.05ha

Max Yield: 72

Min Yield: 41

Promoter Yield: Up to 30

HELAA Assessed Yield: 5 – 15 [10 mid-point yield]

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.96 ha

Stage B

Land Status: Mixture of greenfield and brownfield.

Access: Devon County Council (DCC) Highways identifies that access is via the B3227 which runs N-S through the site and does not have a footway. Along the boundary with the Eastern parcel, two

existing access points exist onto the B3227. A footway connection to local services would be required. Closest services and facilities are available within Bampton (1km N). A bus stop lies 1km to the NE. The nearest railway station is Tiverton Parkway, approx. 11.8 km SE. The HELAA Panel noted that access to the site could be difficult as the land is significantly higher than the road.

Natural Environment: Five Oaks SSSI in the vicinity approx. 570m NW, which is notified for its geological importance. Kersdown Quarry SSSI lies <1km NE. Natural England identify that deciduous woodland Priority Habitat is located <100m to the W and 0.6km to the SE. Higher Barn Wood, and area of wet woodland, lies 300m SW. Legally protected species (otters) have been recorded approx. 100m to the SE. The River Bathern forms the westernmost boundary, and an invasive species (Himalayan balsam) is present along the southern stretch of its banks. The western parcel of land has heavy tree coverage, while the eastern parcel is bordered by hedging and mature trees. Beavers are present in catchment. Devon County ecology specialists identify that the site is bordered by Tuckingmill County Wildlife Site (CWS), which is designated for mosaic of unimproved neutral grassland (MG5), lowland fen (M27), broadleaved woodland (W8) and wet woodland (W7). High potential for development in this location to have detrimental impacts on this local site. Natural England specialists note that a landscape buffer/wildlife buffer is required between the site and the County Wildlife Site. DCC specialists further note that on the eastern side of the B3227 is a pasture field bordered by hedges and some mature trees. The grassland in this location is not likely to be of high ecological value. However, assessment of roadside photography indicates woodland/scrub on the western side of the B3227 may be ecologically valuable. This is in line with the CWS designation adjacent to the site. Hedges / trees could support protected and priority species such as dormice, reptiles, hedgehogs, badgers and act as bat flight lines. Hedges are likely to provide bat foraging habitat. Impact of development on the site is likely to cause direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Impact on the County Wildlife Site cannot be ruled out at this stage, and could therefore be a showstopper if development W of the B3227 was to come forward. Development to the E of the B3227 mitigation for woodland and grassland required, although scale of mitigation dependant on ecological value. The site is of high strategic ecological importance. A survey would likely be required. Protecting and enhancing trees, hedges, dark corridors for bats, dormice and badgers, etc. Licences may be required if offences can't be avoided. Biodiversity net gain requirements will almost certainly need to be met offsite due to potentially high value of onsite habitats present. Planning application 14/01681/FULL refused due to the detrimental impact on protected species.

Flood Risk, Water Quality and Drainage: FZ3 (0.96ha) and FZ2 (0.1ha) within Western parcel. FZ1 for the remainder of the site and for the entire Eastern parcel. The River Bathern forms the westernmost boundary of the site. DCC specialists advise that inclusion of the western parcel will have implications from a biodiversity net gain perspective, including the watercourses recorded within it. It would be expected that a number of spring points and overland flow routes cross the site and these will need to be considered as part of the design. Medium-high groundwater vulnerability (W parcel) and high (E parcel). The site lies within a drinking water safeguarding zone (surface water). The 2014 SFRA identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). 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 river must be discussed with the EA and Flood Defence Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists identify that a settlement called Snailcott is located within the submission boundary, the dwelling is now ruinous but was first recorded in 1738 - the age of the settlement is unknown but could have early origins. The western part of the area under consideration appears to lie within the flood plain of the River Bathern and any groundworks here have the potential to expose waterlogged paleoenvironmental deposits that can contain significant information on past land use as well as evidence of human impact upon it. Potential mitigation would require pre-determination assessment and evaluation to inform further mitigation. Any proposal will require a programme of archaeological work by condition. MDDC conservation identify that the site is located to the S of Bampton and is divided by the B3227. The western parcel is bounded by the River Bathern, the eastern parcel comprises agricultural land and bounded by farmland and woodland to the south. There are no designated heritage assets located within the site. Due to the distance of the site from the Bampton Conservation Area, approximately 0.5km to the N, and other designated heritage assets, including interposing development and topography, MDDC conservation consider it unlikely that the proposed development of the site will result in harm to the significance of the heritage assets.

Education Infrastructure: The site falls within the catchment of Bampton Church of England Primary School and Tiverton High School. DCC education have noted that both schools serve large geographical area and the primary school is on a limited site. It can support a low level of development, small expansion may be possible, but the site is constrained. Housing development will result in an increase to home to school transport to Tiverton High School. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Exmoor National Park (ENP) lies approx. 3.7 km N. The site falls within the Main Cities and Towns landscape character type. The Devon landscape character area is the Exe Valley. The site is predominantly greenfield, bordering the settlement boundary of Bampton to the N. Planning application 14/01681/FULL refused on the basis that development would have a detrimental impact on the character and visual appearance of the surrounding rural area. The western part of the site has a high sensitivity to housing due to its existing character of extensive tree coverage and proximity to the River Bathern. The eastern part of the site has a medium sensitivity to residential development, which should likely be limited to 2 storeys and be of low density due to its rural character which contributes to the countryside setting of Bampton.

Health and Safety related constraints: 11KV electric overhead line runs across the site to the South.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade) within the Eastern part of the site (0.93 ha); remainder Grade 4 (3.45 ha). Closed quarry to the N of the B3227. 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 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 slopes moderately down from E to W (14.8% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (approx. 600m NE), Playing Field (1km NE), Allotments (550m N), Church Grounds (600 m NE)

Potential Constraints to Delivery: 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. Potential archaeological impacts. Education infrastructure. Potential landscape impact. Potential Grade 3a ALC. 11KV electric 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 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	16	-	-	-
Max	25	47	-	-	-
HELAA	10	-	-	-	-

C/BA/04b residential institution, office, industrial/warehouse, retail, hotel, mixed use**Site Area:** Whole 4.38ha | Gross 4.38ha | Net 1.10 – 3.50 ha**Max Yield:** 35,040 sqm**Min Yield:** 10,950 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.96 ha (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:** Mixture of greenfield and brownfield.**Access:** Devon County Council (DCC) Highways identifies that access is via the B3227 which runs N-S through the site and does not have a footway. Along the boundary with the Eastern parcel, two existing access points exist onto the B3227 from New Park Farm (S), and one to the NW. A footway connection to local services would be required. DCC Highways note that a site of this scale would require a full transport assessment and master planning exercise. Closest services and facilities are available within Bampton (1km N). A bus stop lies 1km to the NE. The nearest railway station is Tiverton Parkway, approx. 11.8 km SE.**Natural Environment:** Five Oaks SSSI in the vicinity approx. 570m NW, which is notified for its geological importance. Kersdown Quarry SSSI lies <1km NE. Natural England identify that deciduous woodland Priority Habitat is located <100m to the W and 0.6km to the SE. Higher Barn Wood, and area of wet woodland, lies 300m SW. Legally protected species (otters) have been recorded approx. 100m to the SE. The River Bathern forms the westernmost boundary, and an invasive species (Himalayan balsam) is present along the southern stretch of its banks. The western parcel of land has heavy tree coverage, while the eastern parcel is bordered by hedging and mature trees. Beavers are present in catchment. Devon County ecology specialists identify that the site is bordered directly next to Tuckingmill County Wildlife Site (CWS), which is designated for mosaic of unimproved neutral grassland (MG5), lowland fen (M27), broadleaved woodland (W8) and wet woodland (W7). High potential for development in this location to have detrimental impacts on this local site. Natural England specialists note that a landscape buffer/wildlife buffer is required between the site and the County Wildlife Site. DCC specialists further note that on the eastern side of the B3227 is a pasture field bordered by hedges and some mature trees. The grassland in this location is not likely to be of high ecological value. However, assessment of roadside photography indicates woodland/scrub on the western side of the B3227 may be ecologically valuable. This is in line with the CWS designation adjacent to the site. Hedges / trees could support protected and priority species such as dormice,

reptiles, hedgehogs, badgers and act as bat flight lines. Hedges are likely to provide bat foraging habitat. Impact of development on the site is likely to cause direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. Impact on the County Wildlife Site cannot be ruled out at this stage, and could therefore be a showstopper if development W of the B3227 was to come forward. Development to the E of the B3227 mitigation for woodland and grassland required, although scale of mitigation dependant on ecological value. The site is of high strategic ecological importance. A survey is required prior to allocation. Protecting and enhancing trees, hedges, dark corridors for bats, dormice and badgers, etc. Licences may be required if offences can't be avoided. Biodiversity net gain requirements will almost certainly need to be met offsite due to potentially high value of onsite habitats present. Planning application 14/01681/FULL refused due to the detrimental impact on protected species.

Flood Risk, Water Quality and Drainage: FZ2 and FZ3 (0.96ha) within Western parcel. FZ1 (3.42ha) within Eastern parcel. The River Bathern forms the westernmost boundary of the site. DCC specialists advise that inclusion of the western parcel will have implications from a biodiversity net gain perspective, including the watercourses recorded within it. It would be expected that a number of spring points and overland flow routes cross the site and these will need to be considered as part of the design. Medium-high groundwater vulnerability (W parcel) and high (E parcel). The site lies within a drinking water safeguarding zone (surface water). The 2014 SFRA identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). 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 river must be discussed with the EA and Flood Defence Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists identify that this is the site of a settlement called Snailcott is located within the submission boundary, the dwelling is now ruinous but was first recorded in 1738 - the age of the settlement is unknown but could have early origins. The western part of the area under consideration appears to lie within the flood plain of the River Bathern and any groundworks here have the potential to expose waterlogged paleoenvironmental deposits that can contain significant information on past land use as well as evidence of human impact upon it. Potential mitigation would require pre-determination assessment and evaluation inform further mitigation. Any proposal will require a programme of archaeological work by condition. MDCC conservation identify that the site is located to the S of Bampton and is divided by the B3227. The western parcel is bounded by the River Bathern, the eastern parcel comprises agricultural land and bounded by farmland and woodland to the south. There are no designated heritage assets located within the site. Due to the distance of the site from the Bampton Conservation Area, approximately 0.5km to the N, and other designated heritage assets, including interposing development and topography, MDCC conservation do not consider it likely that the proposed development of the site will result in harm to the significance of the heritage assets.

Landscape: Exmoor National Park (ENP) lies approx. 3.7 km N. The site falls within the Main Cities and Towns landscape character type. The Devon landscape character area is the Exe Valley. The site is predominantly greenfield, bordering the settlement boundary of Bampton to the N. Planning application 14/01681/FULL refused on the basis that development would have a detrimental impact on the character and visual appearance of the surrounding rural area. The western part of the site has a high sensitivity to employment development due to its extensive tree coverage and proximity to the River Bathern. The eastern part of the site has a medium to high sensitivity due to the

topography, general scale of employment development, and rural character which contributes to the countryside setting of Bampton.

Health and Safety related constraints: 11KV electric overhead line runs across the site to the South.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade) within the Eastern part of the site (0.93 ha); remainder Grade 4 (3.45 ha). Closed quarry to the N of the B3227. 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 site slopes moderately down from E to W (14.8% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (approx. 600m NE), Playing Field (1km NE), Allotments (550m N), Church Grounds (600 m NE)

Economic Development: MDDC Economic Development specialists note that there appear to be many physical constraints in relation to the land and that the road access is poor. This is a marginal location for employment site development and not considered to be suitable.

Potential Constraints to Delivery: Access. Natural environment. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Potential archaeological impact. Assessment of groundwater risk and surface water flow. Education infrastructure. Potential landscape impact. Potential Grade 3a ALC. Economic development. 11KV electric overhead line.

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

Build out rate: The site was considered unachievable by the HELAA Panel and therefore no build out rate is provided. For the purposes of this report 'mixed use' is considered as commercial.

C/BA/04c Strategic habitat creation/enhancement**Site Area:** Whole 4.38ha | Gross 4.38ha | Net 4.38ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.96 ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Mixture of greenfield and brownfield.**Access:** Devon County Council (DCC) Highways identifies that access is via the B3227 which runs N-S through the site and does not have a footway. Along the boundary with the Eastern parcel, two existing access points exist onto the B3227 from New Park Farm (S), and one to the NW.**Natural Environment:** Five Oaks SSSI in the vicinity approx. 570m NW, which is notified for its geological importance. Kersdown Quarry SSSI lies <1km NE. Natural England identify that the site has potential for Biodiversity Net Gain and that deciduous woodland Priority Habitat is located <100m to the W and 0.6km to the SE. Higher Barn Wood, and area of wet woodland, lies 300m SW. A County Wildlife Site, Tuckingmill is situated <100m to the W. Legally protected species (otters) have been recorded approx. 100m to the SE. The River Bathern forms the westernmost boundary, and an invasive species (Himalayan balsam) is present along the southern stretch of its banks. The western parcel of land has heavy tree coverage, while the eastern parcel is bordered by hedging and mature trees. Beavers are present in catchment. Devon County ecology specialists identify that the site has very good opportunities for strategic habitat creation and enhancement to protect, and perhaps even increase, the County Wildlife Site to the W of the B3227. Opportunities exist for woodland creation/enhancement and also grassland enhancement.**Flood Risk, Water Quality and Drainage:** FZ2 and FZ3 (0.96ha) within Western parcel. FZ1 (3.42ha) within Eastern parcel. The River Bathern forms the westernmost boundary of the site. DCC specialists advise that inclusion of the western parcel will have implications from a biodiversity net gain perspective, including the watercourses recorded within it. Medium-high groundwater vulnerability (W parcel) and high (E parcel). The site lies within a drinking water safeguarding zone (surface water). Any alterations or works within the river must be discussed with the EA and Flood Defence Consent requested and approved where necessary.**Heritage and Archaeology:** DCC archaeology specialists identify that this is the site of a settlement called Snailcott is located within the submission boundary, the dwelling is now ruinous but was first recorded in 1738 - the age of the settlement is unknown but could have early origins. MDDC conservation identify that the site is located to the S of Bampton and is divided by the B3227. The western parcel is bounded by the River Bathern, the eastern parcel comprises agricultural land and bounded by farmland and woodland to the south. There are no designated heritage assets located within the site. MDDC conservation do not consider that the proposed development of the site will result in harm to the significance of the heritage assets.

Landscape: Exmoor National Park (ENP) lies approx. 3.7 km N. The site falls within the Main Cities and Towns landscape character type. The Devon landscape character area is the Exe Valley. The River Bathern forms the westernmost boundary.

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

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade) within the Eastern part of the site (0.93 ha); remainder Grade 4 (3.45 ha). Closed quarry to the N of the B3227. 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 site slopes moderately down from E to W (14.8% slope percentage).

Potential Constraints to Delivery: Potential archaeological impact. Potential Grade 3a ALC.

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.

C/BA/04d Renewable energy**Site Area:** Whole 4.38ha | Gross 4.38ha | Net 4.38ha**Update from promoter:** Potential for hydroelectricity to support up to 7 homes.**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.96 ha (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)**Stage B****Land Status:** Mixture of greenfield and brownfield.**Access:** Devon County Council (DCC) Highways identifies that access is via the B3227 which runs N-S through the site and does not have a footway. Along the boundary with the Eastern parcel, two existing access points exist onto the B3227 from New Park Farm (S), and one to the NW. DCC Highways note that a site of this scale would require a full transport assessment and master planning exercise.**Natural Environment:** Five Oaks SSSI in the vicinity approx. 570m NW, which is notified for its geological importance. Kersdown Quarry SSSI lies <1km NE. Natural England identify that deciduous woodland Priority Habitat is located <100m to the W and 0.6km to the SE. Higher Barn Wood, and area of wet woodland, lies 300m SW. Legally protected species (otters) have been recorded approx. 100m to the SE. The River Bathern forms the westernmost boundary, and an invasive species (Himalayan balsam) is present along the southern stretch of its banks. The western parcel of land has heavy tree coverage, while the eastern parcel is bordered by hedging and mature trees. Beavers are present in catchment. Devon County ecology specialists identify that the site is bordered directly next to Tuckingmill County Wildlife Site (CWS), which is designated for mosaic of unimproved neutral grassland (MG5), lowland fen (M27), broadleaved woodland (W8) and wet woodland (W7). High potential for development in this location to have detrimental impacts on this local site. Natural England specialists note that a landscape buffer/wildlife buffer is required between the site and the County Wildlife Site. DCC specialists further note that on the eastern side of the B3227 is a pasture field bordered by hedges and some mature trees. The grassland in this location is not likely to be of high ecological value. However, assessment of roadside photography indicates woodland/scrub on the western side of the B3227 may be ecologically valuable. This is in line with the CWS designation adjacent to the site. Hedges / trees could support protected and priority species such as dormice, reptiles, hedgehogs, badgers and act as bat flight lines. Hedges are likely to provide bat foraging habitat. Impact of development on the site is likely to cause direct loss of habitat and urban impacts (lighting, noise, etc) on habitats and species. Impact on the County Wildlife Site cannot be ruled out at this stage, and could therefore be a showstopper if development W of the B3227 was to come forward. Development to the E of the B3227 mitigation for woodland and grassland required, although scale of mitigation dependant on ecological value. The site is of high strategic ecological importance. A survey is required prior to development. Protecting and enhancing trees, hedges, dark

corridors for bats, dormice and badgers, etc. Licences may be required if offences can't be avoided. Biodiversity net gain requirements will almost certainly need to be met offsite due to potentially high value of onsite habitats present. Planning application 14/01681/FULL refused due to the detrimental impact on protected species.

Flood Risk, Water Quality and Drainage: FZ2 and FZ3 (0.96ha) within Western parcel. FZ1 (3.42ha) within Eastern parcel. The River Bathern forms the westernmost boundary of the site. DCC specialists advise that inclusion of the western parcel will have implications from a biodiversity net gain perspective, including the watercourses recorded within it. It would be expected that a number of spring points and overland flow routes cross the site and these will need to be considered as part of the design. Medium-high groundwater vulnerability (W parcel) and high (E parcel). The site lies within a drinking water safeguarding zone (surface water). The 2014 SFRA identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). 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 river must be discussed with the EA and Flood Defence Consent requested and approved where necessary.

Heritage and Archaeology: DCC archaeology specialists identify that this is the site of a settlement called Snailcott is located within the submission boundary, the dwelling is now ruinous but was first recorded in 1738 - the age of the settlement is unknown but could have early origins. The western part of the area under consideration appears to lie within the flood plain of the River Bathern and any groundworks here have the potential to expose waterlogged paleoenvironmental deposits that can contain significant information on past land use as well as evidence of human impact upon it. Potential mitigation would require pre-determination assessment and evaluation inform further mitigation. Any proposal will require a programme of archaeological work by condition. MDDC conservation identify that the site is located to the S of Bampton and is divided by the B3227. The western parcel is bounded by the River Bathern, the eastern parcel comprises agricultural land and bounded by farmland and woodland to the south. There are no designated heritage assets located within the site. Due to the distance of the site from the Bampton Conservation Area, approximately 0.5km to the N, and other designated heritage assets, including interposing development and topography, MDDC conservation do not consider it likely that the proposed development of the site will result in harm to the significance of the heritage assets.

Landscape: Exmoor National Park (ENP) lies approx. 3.7 km N. The site falls within the Main Cities and Towns landscape character type. The Devon landscape character area is the Exe Valley. Planning application 14/01681/FULL refused on the basis that development would have a detrimental impact on the character and visual appearance of the surrounding rural area. The site is predominantly greenfield, bordering the settlement boundary of Bampton to the N. The landscape has a high sensitivity to all sizes of solar PV development due to its small-scale landform, extensive woodland cover, presence of small narrow fields of medieval origin and strong sense of tranquillity and naturalistic character. The landscape has a low-medium sensitivity to very small, solitary turbines (15-25m). Due to the small-scale landform, presence of human scale features, valued areas of ancient woodland, rough ground and distinctive skyline landmark features, the landscape is highly sensitive to clusters of turbine and to all turbine heights above the 'very small' category.

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

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade) within the Eastern part of the site (0.93 ha); remainder Grade 4 (3.45 ha). Closed quarry to the N of the B3227. 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 site slopes moderately down from E to W (14.8% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. Play area (approx. 600m NE), Playing Field (1km NE), Allotments (550m N), Church Grounds (600 m NE)

Potential Constraints to Delivery: 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. Potential archaeological impact. Potential landscape impact. Potential Grade 3a ALC. Falling distance of wind turbines. 11KV electric overhead line.

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.

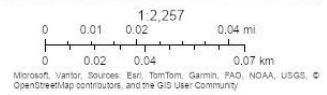
Settlement: Bampton
Site Reference and Name: C/BA/05 Land at Bald Hill
Customer Reference Number: CBA05

C/BA/05



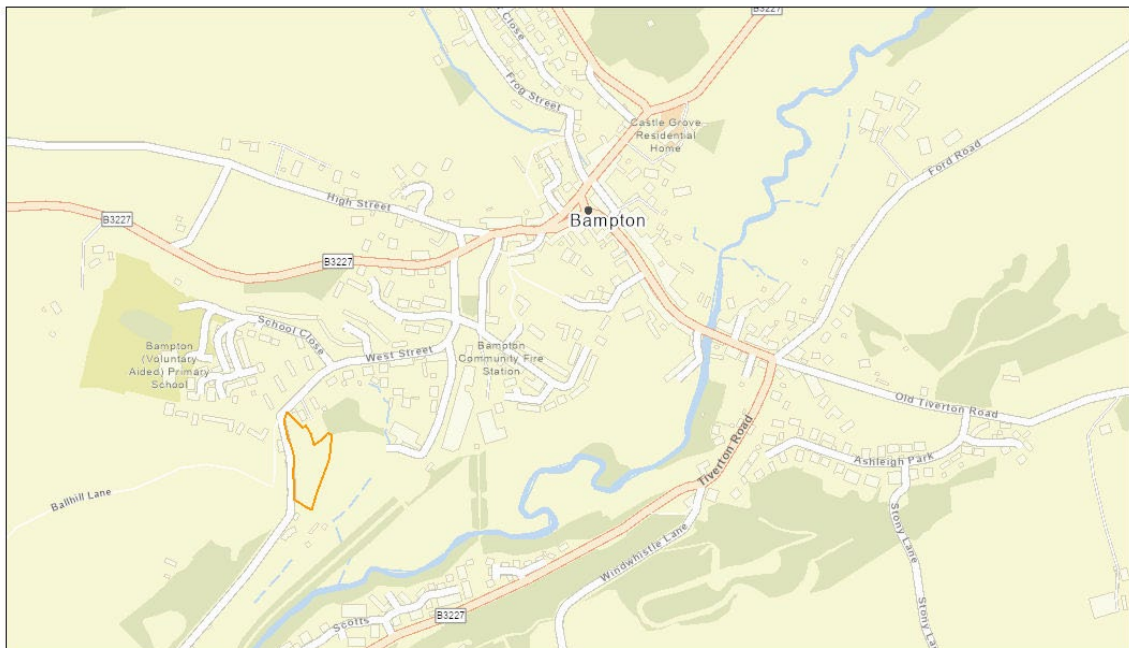
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 Call for Sites 2025




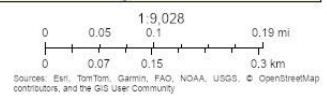
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C/BA/05



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 Call for Sites 2025



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Parish: Bampton

Site submitted for: C/BA/05a Homes for sale, affordable homes, custom and self-build homes, homes for older people; C/BA/05b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople; C/BA/05c Office, Industrial/warehouse, mixed use, residential institution; C/BA/05d Habitat Bank, e.g. for Biodiversity Net Gain; C/BA/05e Renewable energy.

Site description: Greenfield site situated immediately to the South-West of the settlement boundary of Bampton, strongly sloping (14.3%) down towards the East. The site adjoins West Street to the North and West, the open countryside to the South and a sewage treatment works to the East. Several dwellings share the North-East boundary of the site with some residential properties situated near the North-West and North of the site's boundary. A Public Footpath runs approximately 23 metres to the West of the site. Legally protected species are near the site and priority habitats (Deciduous Woodland) are adjacent to the South of the site and circa 190 metres to the North-West of the site. Kersdown Quarry SSSI lies approximately 770m to the East and Five Oaks Bampton SSSI is situated circa 250 metres to the North-West. The nearest heritage assets (Bampton Conservation Area and a number of listed buildings) are located circa 125 metres to the North-East. The site was previously considered for housing development as part of the Mid Devon Local Plan adopted in 2020 but was not allocated. The Sustainability Appraisal report identified the land as an alternative option and given the site's location adjacent to the sewage treatment works, if the site was developed the amenity of future residents may be negatively affected by odours associated with the works, which were less likely to affect other sites proposed in Bampton at the time. The site has a historic application for the erection of a house refused at the time due to the development being proposed in open countryside outside of settlement limits (95/00107/FULL). The HELAA Panel identify the site would be unachievable for housing and Gypsy and Traveller units due to the scale of the site and constraints identified, including the buffer required to mitigate the proximity of the site to existing sewage works, Biodiversity Net Gain requirements, topography and access. Similarly, the Panel consider the site unachievable for commercial development due to the constraints of the site including access. The site may be considered for habitat although the scale of 0.5ha unlikely to be suitable size to generate sufficient units to be viable over 30 years. The site may also be considered for renewable options.

C/BA/05a Homes for sale, affordable homes, custom and self-build homes, homes for older people, residential institution

Site Area: Whole 0.5ha | Gross 0.5ha | Net 0.4ha

Max Yield: 14

Min Yield: 8

Promoter Yield: 12-20 (mid-point yield 16)

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B**Land Status:** Greenfield land

Access: Potential access from West Street to the West of the site, however the nearest pedestrian link is approximately 110 metres away. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The nearest bus stop is approximately 380 metres to the North-East of the site. The closest train station is Tiverton Parkway, circa 12.1 miles South-East of the site. The village centre benefits from a wide range of facilities and services, including shops/ hospitality businesses, and recreational grounds/green spaces. The DCC Highways identify that the proposed site lacks direct access and the potential access would need to be achieved via West Street (its narrow) which would need improvements, including hedgerow removal, to ensure safe and efficient vehicular movement and visibility splays. The pedestrian connectivity is poor, with the nearest footway link is at Approx. 110m away. Any development would need to incorporate safe walking and cycling routes to local facilities, village centre, primary school and recreational areas. The site's 14.3% Eastward slope poses challenges for access design and internal road layout, requiring careful gradient management to ensure safe vehicle manoeuvrability and pedestrian safety. A Transport Assessment (TA) will be required to evaluate the overall traffic impact on the local highway network including junction capacity, trip generation forecasts, and mitigation proposals where necessary.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in catchment. Legally protected species are near to the South of the site (Bats, Dusky Thorn, Hedge Rustic and Otter), to the North-West of the site (Cinnabar), and to the North of the site (Brandt's Bat). Rare Species (Mocha) are present to the South-East of the site and priority habitats (Deciduous Woodland) are adjacent to the South of the site and circa 190 metres to the North-West of the site. 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. Kersdown Quarry Site of Special Scientific Interest (SSSI) lies approximately 770 metres to the East and Five Oaks Bampton SSSI is also situated circa 250 metres to the North-West. The MDDC Arboriculture specialist identified that, there are sporadic clusters of trees, predominantly along the western boundary, adjoining the highway. Such trees are intrinsic to the local landscape character affording good amenity value. Development on the site is viewed as low arboriculture risk. 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. DCC ecology specialists noted that standard ecological mitigation requirements are likely sufficient; however, retention of scrub and buffering of central trees, if required, may constrain development area.

Flood Risk, Water Quality and Drainage: FZ1. However, the site is within an area of Drinking Water Safeguard Zone (Surface Water). The 2014 Strategic Flood Risk Assessment (SFRA) identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The site is also in the high category of Groundwater Vulnerability. DCC Local Lead Flood Authority (LLFA) advice that the site is too steep for infiltration. The steepness of the site with the sewage works also immediately downslope makes infiltration

unlikely to be a viable option. The applicant will likely need to engage with SWW at a very early stage as any foul or surface water drainage system will likely need to use their system or cross their land to discharge to a watercourse. A robust suds treatment train will need to be put in place for the duration of the development and its construction as the steepness of the site and its proximity to the River Bathern, to do so it may be necessary for cut and fill or cross contour features (i.e swales) which may marginally reduce the developable area.

Heritage and Archaeology: The site lies outside of the designated Bampton Conservation Area and there are no listed buildings, Scheduled Monuments or Historic Environment Record on, or within close distance to, the site. The nearest heritage assets (Bampton Conservation Area and a cluster of listed buildings) are located circa 125 metres to the North-East. It is the view of the MDDC Conservation Officer that the proposed development of the site due to distance and interposing development would not likely have any adverse impacts to the heritage assets. The DCC Historic Environment and Archaeology team has no comments to make on this site.

Education Infrastructure: The site falls within the catchment of Bampton Church of England Primary School and Tiverton High School. DCC education have noted that both schools serve large geographical area and the primary school is on a limited site. It can support a low level of development, small expansion may be possible, but the site is constrained. Housing development will result in an increase to home to school transport to Tiverton High School. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: The site falls within the River Valley Slopes & Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon landscape character area is the Exe Valley. The site is typical of the River Valley & Combes Landscape Character, which includes valley sides, woodland, hilltops and secluded valleys. The sensitivity of site to development is likely to be medium and increase to high-medium to the Western portion of the site given the typical Landscape Character type as the site becomes steeper and more visually prominent. The sensitivity of site becomes lower towards the Eastern part of the site due to the sloping topography of the ground towards the East. Furthermore, there is existing residential development along the North-West, North and the North-East edge of the site. Due to the sloping nature of the site, the layout of the new development might require a careful consideration to follow the contours of the land to mitigate any visual impacts upon the surrounding, and wider, countryside landscape.

Health and Safety related constraints: Sewage Treatment works are located immediately to the East of the site and share part of the Eastern boundary of the site. This has potential to pose several health and safety hazards, primarily due to the presence of harmful microorganisms and potential for exposure to contaminated materials. MDDC environmental health specialists have noted that there are also potential noise and odour pollution arising from the operational activities associated with sewage works and the release of gasses (ammonia, methane and hydrogen sulphide) respectively. Electric Overhead Lines of 11KV run immediately alongside the Southern boundary of the site and 78 metres from the Eastern boundary.

Soils and contamination: The site is identified as Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ. The site abuts an established Sewage Treatment works, which is considered to be of a high contamination risk. The site also lies approximately 200 metres South-East of general quarrying site identified to be of a high risk of soil and ground contamination. There are also sites identified with medium to high-medium contamination risks, in particular the Railways' site to the East (circa 160metres away), and general

quarrying site to the South (approximately 350 metres). A site's investigation and risk assessment might be required to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result from the development. 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 is sloping down towards the East (strong slope 14.3% slope percentage).

Open Space and Recreation: The settlement benefits from the provision of open and recreational spaces. The Motte and Bailey and recreational grounds lie approximately 700 metres to the North-East, Play Area is circa 280 metres to the North-East, Allotments are 140 metres to the North, and Bampton Pump Track is approximately 200 metres to the North-West.

Potential Constraints to Delivery: Access. Natural Environment. Education Infrastructure. Potential landscape impacts. Water Quality and Drainage. Possible noise and odour pollution risk to future residents from sewage treatment works. Topography.

Site availability: The promoter has confirmed the site will available for development within the five years.

Build out rate: As the site is found to be unachievable no build out rate is provided. Year 6 start as unconsented site.

C/BA/05b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople**Site Area:** Whole 0.5ha | Gross 0.5ha | Net 0.4ha**Max Yield:** 14**Min Yield:** 8**Promoter Yield:** 12-20 (mid-point yield 16)**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land

Access: Potential access from West Street to the West of the site, however the nearest pedestrian link is approximately 110 metres away. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The nearest bus stop is approximately 380 metres to the North-East of the site. The closest train station is Tiverton Parkway, circa 12.1 miles South-East of the site. The village centre benefits from a wide range of facilities and services, including shops/ hospitality businesses, and recreational grounds/green spaces. DCC Highways identify that the proposed site lacks direct access and the potential access would need to be achieved via West Street (its narrow) which would need improvements, including hedgerow removal, to ensure safe and efficient vehicular movement and visibility splays. The pedestrian connectivity is poor, with the nearest footway link is at Approx. 110m away. Any development would need to incorporate safe walking and cycling routes to local facilities, village centre, primary school and recreational areas. The site's 14.3% Eastward slope poses challenges for access design and internal road layout, requiring careful gradient management to ensure safe vehicle manoeuvrability and pedestrian safety. A Transport Assessment (TA) will be required to evaluate the overall traffic impact on the local highway network including junction capacity, trip generation forecasts, and mitigation proposals where necessary.

Natural Environment: The site is within Beaver Activity Zone with beavers present in catchment. Legally protected species are near to the South of the site (Bats, Dusky Thorn, Hedge Rustic and Otter), to the North-West of the site (Cinnabar), and to the North of the site (Brandt's Bat). Rare Species (Mocha) are present to the South-East of the site and priority habitats (Deciduous Woodland) are adjacent to the South of the site and circa 190 metres to the North-West of the site. 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. Kersdown Quarry Site of Special Scientific Interest (SSSI) lies approximately 770 metres to the East and Five Oaks Bampton SSSI is also situated circa 250 metres to the North-West. MDDC's

Arboriculture specialist identified that, there are sporadic clusters of trees, predominantly along the western boundary, adjoining the highway. Such trees are intrinsic to the local landscape character affording good amenity value. Development on the site is viewed as low arboriculture risk. 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. DCC ecology specialists noted that standard ecological mitigation requirements are likely sufficient; however, retention of scrub and buffering of central trees, if required, may constrain development area.

Flood Risk, Water Quality and Drainage: Flood Zone 1. However, the site is within an area of Drinking Water Safeguard Zone (Surface Water). The 2014 Strategic Flood Risk Assessment (SFRA) identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The site is also in the high category of Groundwater Vulnerability. DCC Local Lead Flood Authority (LLFA) advice that the site is too steep for infiltration. The steepness of the site with the sewage works also immediately downslope makes infiltration unlikely to be a viable option. The applicant will likely need to engage with SWW at a very early stage as any foul or surface water drainage system will likely need to use their system or cross their land to discharge to a watercourse. A robust SUDs treatment train will need to be put in place for the duration of the development and its construction as the steepness of the site and its proximity to the River Bathern, to do so it may be necessary for cut and fill or cross contour features (i.e. swales) which may marginally reduce the developable area.

Heritage and Archaeology: The site lies outside of the designated Bampton Conservation Area and there are no listed buildings, Scheduled Monuments or Historic Environment Record on, or within close distance to, the site. The nearest heritage assets (Bampton Conservation Area and a cluster of listed buildings) are located circa 125 metres to the North-East. It is the view of the MDDC Conservation Officer that the proposed development of the site due to distance and interposing development would not likely have any adverse impacts to the heritage assets. The DCC Historic Environment and Archaeology team has no comments to make on this site.

Education Infrastructure: The site falls within the catchment of Bampton Church of England Primary School and Tiverton High School. Both schools serve a large geographical area. The development and therefore, an increased demand might require an extension to both schools. However, the Primary School is on a limited site. The current plan identifies the need to relocate the school out of the flood plain which will include the need to secure additional land. Housing development will result in an increased demand for home to school transport, including bus provision, to Tiverton High School. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: The site falls within the River Valley Slopes & Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon landscape character area is the Exe Valley. The site is typical of the River Valley & Combes Landscape Character, which includes valley sides, woodland, hilltops and secluded valleys. The sensitivity of site to development is likely to be medium and increase to high-medium to the Western portion of the site given the typical Landscape Character type as the site becomes steeper and more visually prominent. The sensitivity of site becomes lower towards the Eastern part of the site due to the sloping topography of the ground towards the East. Furthermore, there is existing residential development along the North-West, North and the North-East edge of the site. Due to the sloping nature of the site, the layout of the

new development might require a careful consideration to follow the contours of the land to mitigate any visual impacts upon the surrounding, and wider, countryside landscape.

Health and Safety related constraints: Sewage Treatment works are located immediately to the East of the site and share part of the Eastern boundary of the site. This has potential to pose several health and safety hazards, primarily due to the presence of harmful microorganisms and potential for exposure to contaminated materials. MDDC environmental health specialists have noted that there are also potential noise and odour pollution arising from the operational activities associated with sewage works and the release of gasses (ammonia, methane and hydrogen sulphide) respectively. Electric Overhead Lines of 11KV run immediately alongside the Southern boundary of the site and 78 metres from the Eastern boundary.

Soils and contamination: The site is identified as Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ. The site abuts an established Sewage Treatment works, which is considered to be of a high contamination risk. The site also lies approximately 200 metres South-East of general quarrying site identified to be of a high risk of soil and ground contamination. There are also sites identified with medium to high-medium contamination risks, in particular the Railways' site to the East (circa 160metres away), and general quarrying site to the South (approximately 350 metres). A site's investigation and risk assessment might be required to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result from the development. 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 is sloping down towards the East (strong slope 14.3% slope percentage).

Open Space and Recreation: The settlement benefits from the provision of open and recreational spaces. The Motte and Bailey and recreational grounds lie approximately 700 metres to the North-East, Play Area is circa 280 metres to the North-East, Allotments are 140 metres to the North, and Bampton Pump Track is approximately 200 metres to the North-West.

Potential Constraints to Delivery: Access. Education Infrastructure. Potential landscape impacts. Water Quality and Drainage. Possible noise and odour pollution risk to future residents from sewage treatment works. Topography.

Site availability: The promoter has confirmed the site will available for development within the five years.

Build out rate: As the site is found to be unachievable no build out rate is provided.

C/BA/05c Industrial /Warehouse/ Mixed Use/ Residential institution**Site Area:** Whole 0.5ha | Gross 0.5ha | Net 0.13ha – 0.4ha**Max Yield:** 4,000sqm**Min Yield:** 1,250sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land

Access: Potential access from West Street to the West of the site, however the nearest pedestrian link is approximately 110 metres away. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The nearest bus stop is approximately 380 metres to the North-East of the site. The closest train station is Tiverton Parkway, circa 12.1 miles South-East of the site. The village centre benefits from a wide range of facilities and services, including shops/ hospitality businesses, and recreational grounds/green spaces. DCC Highways identify that the proposed site lacks direct access and the potential access would need to be achieved via West Street (its narrow) which would need improvements, including hedgerow removal, to ensure safe and efficient vehicular movement and visibility splays. The pedestrian connectivity is poor, with the nearest footway link is at Approx. 110m away. Any development would need to incorporate safe walking and cycling routes to local facilities, village centre, primary school and recreational areas. The site's 14.3% Eastward slope poses challenges for access design and internal road layout, requiring careful gradient management to ensure safe vehicle manoeuvrability and pedestrian safety. A Transport Assessment (TA) will be required to evaluate the overall traffic impact on the local highway network including junction capacity, trip generation forecasts, and mitigation proposals where necessary.

Natural Environment: The site is within Beaver Activity Zone with beavers present in catchment. Legally protected species are near to the South of the site (Bats, Dusky Thorn, Hedge Rustic and Otter), to the North-West of the site (Cinnabar), and to the North of the site (Brandt's Bat). Rare Species (Mocha) are present to the South-East of the site and priority habitats (Deciduous Woodland) are adjacent to the South of the site and circa 190 metres to the North-West of the site. 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. Kersdown Quarry Site of Special Scientific Interest (SSSI) lies approximately 770 metres to the East and Five Oaks Bampton SSSI is also situated circa 250 metres to the North-West. MDDC's Arboriculture specialist identified that, there are sporadic clusters of trees, predominantly along the western

boundary, adjoining the highway. Such trees are intrinsic to the local landscape character affording good amenity value. Development on the site is viewed as low arboriculture risk. 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. DCC ecology specialists noted that standard ecological mitigation requirements are likely sufficient; however, retention of scrub and buffering of central trees, if required, may constrain development area.

Flood Risk, Water Quality and Drainage: Flood Zone 1. However, the site is within an area of Drinking Water Safeguard Zone (Surface Water). The 2014 Strategic Flood Risk Assessment (SFRA) identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The site is also in the high category of Groundwater Vulnerability. DCC Local Lead Flood Authority (LLFA) advice that the site is too steep for infiltration. The steepness of the site with the sewage works also immediately downslope makes infiltration unlikely to be a viable option. The applicant will likely need to engage with SWW at a very early stage as any foul or surface water drainage system will likely need to use their system or cross their land to discharge to a watercourse. A robust SUDs treatment train will need to be put in place for the duration of the development and its construction as the steepness of the site and its proximity to the River Bathern, to do so it may be necessary for cut and fill or cross contour features (i.e swales) which may marginally reduce the developable area.

Heritage and Archaeology: The site lies outside of the designated Bampton Conservation Area and there are no listed buildings, Scheduled Monuments or Historic Environment Record on, or within close distance to, the site. The nearest heritage assets (Bampton Conservation Area and a cluster of listed buildings) are located circa 125 metres to the North-East. It is the view of the MDDC Conservation Officer that the proposed development of the site due to distance and interposing development would not likely have any adverse impacts to the heritage assets. The DCC Historic Environment and Archaeology team has no comments to make on this site.

Landscape: The site falls within the River Valley Slopes & Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon landscape character area is the Exe Valley. The site is typical of the River Valley & Combes Landscape Character, which includes valley sides, woodland, hilltops and secluded valleys. The sensitivity of site to development is likely to be high in the Western portion of the site given the typical Landscape Character type as the site becomes steeper and more visually prominent. The sensitivity of site becomes lower towards the Eastern part of the site due to the sloping topography of the ground towards the East (high-medium high). Furthermore, there is existing residential development along the North-West, North and the North-East edge of the site. Due to the sloping nature of the site, the layout of the new development might require a careful consideration to follow the contours of the land to mitigate any visual impacts upon the surrounding, and wider, countryside landscape.

Health and Safety related constraints: Sewage Treatment works are located immediately to the East of the site and share part of the Eastern boundary of the site. This has potential to pose several health and safety hazards, primarily due to the presence of harmful microorganisms and potential for exposure to contaminated materials. MDDC environmental health specialists have noted that there are also potential noise and odour pollution arising from the operational activities associated with sewage works and the release of gasses (ammonia, methane and hydrogen sulphide)

respectively. Electric Overhead Lines of 11KV run immediately alongside the Southern boundary of the site and 78 metres from the Eastern boundary.

Soils and contamination: The site is identified as Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ. The site abuts an established Sewage Treatment works, which is considered to be of a high contamination risk. The site also lies approximately 200 metres South-East of general quarrying site identified to be of a high risk of soil and ground contamination. There are also sites identified with medium to high-medium contamination risks, in particular the Railways' site to the East (circa 160metres away), and general quarrying site to the South (approximately 350 metres). A site's investigation and risk assessment might be required to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result from the development.

Topography: The site is sloping down towards the East (strong slope 14.3% slope percentage).

Economic Development: MDDC and DCC economic development specialists both raise concerns about the site's suitability for commercial development. MDDC economic development specialist point to poor road access, steep terrain, and the site's proximity to homes, which could create amenity issues. DCC economic development specialists similarly consider the land of limited strategic value, noting the gradient and the need to assess impacts on neighbouring premises. Both highlight that access for larger vehicles would be problematic. DCC concludes the site is more appropriate for agricultural or rural uses, while MDDC suggests that some coherence with nearby commercial activity could exist if access issues are resolved. If commercial use is pursued, DCC advises that high-speed broadband, energy efficiency, and renewable generation should be built in from the outset.

Potential Constraints to Delivery: Access. Potential landscape impacts. Potential Landscape impacts. Water Quality and Drainage. Possible noise and odour pollution risk from sewage treatment works. Topography.

Site availability: The promoter has confirmed the site will available for development within the five years.

Build out rate: As the site is found unachievable no build out rate is provided. For the purposes of this report 'mixed use' is considered as commercial.

C/BA/05d Habitat Creation/ Enhancement**Site Area:** Whole 0.5ha | Gross 0.5ha | Net 0.5ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land**Access:** Potential access from West Street to the West or North of the site.

Natural Environment: The site is within Beaver Activity Zone with beavers present in catchment. Legally protected species are near to the South of the site (Bats, Dusky Thorn, Hedge Rustic and Otter), to the North-West of the site (Cinnabar), and to the North of the site (Brandt's Bat). Rare Species (Mocha) are present to the South-East of the site and priority habitats (Deciduous Woodland) are adjacent to the South of the site and circa 190 metres to the North-West of the site. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. Kersdown Quarry Site of Special Scientific Interest (SSSI) lies approximately 770 metres to the East and Five Oaks Bampton SSSI is also situated circa 250 metres to the North-West. MDDC's Arboriculture specialist identified that, there are sporadic clusters of trees, predominantly along the western boundary, adjoining the highway. Such trees are intrinsic to the local landscape character affording good amenity value. DCC advise that depending on the grassland habitat type and condition, biodiversity units could be generated here, however, 0.5 ha is unlikely to be a suitable size to generate sufficient units to be viable over 30 years

Flood Risk, Water Quality and Drainage: Flood Zone 1. However, the site is within an area of Drinking Water Safeguard Zone (Surface Water). The 2014 Strategic Flood Risk Assessment (SFRA) identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). The site is also in the high category of Groundwater Vulnerability.

Heritage and Archaeology: The site lies outside of the designated Bampton Conservation Area and there are no listed buildings, Scheduled Monuments or Historic Environment Record on, or within close distance to, the site. The nearest heritage assets (Bampton Conservation Area and a cluster of listed buildings) are located circa 125 metres to the North-East.

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

Health and Safety related constraints: None identified. No comments from consultees.

Soils and contamination: The site is identified as Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ. The site abuts an established Sewage Treatment works, which is considered to be of a high contamination risk. The site also lies

approximately 200 metres South-East of general quarrying site identified to be of a high risk of soil and ground contamination. There are also sites identified with medium to high-medium contamination risks, in particular the Railways' site to the East (circa 160metres away), and general quarrying site to the South (approximately 350 metres).

Topography: The site is sloping down towards the East (strong slope 14.3% slope percentage).

Potential Constraints to Delivery: Natural Environment, scale of 0.5ha unlikely to be suitable size to generate sufficient units to be viable over 30 years.

Site availability: The promoter has confirmed the site will available for development within the five years.

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

C/BA/05e Renewable Energy**Site Area:** Whole 0.5ha | Gross 0.5ha | Net 0.5ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land**Access:** Potential access from West Street to the West or North of the site.

Natural Environment: The site is within Beaver Activity Zone with beavers present in catchment. Legally protected species are near to the South of the site (Bats, Dusky Thorn, Hedge Rustic and Otter), to the North-West of the site (Cinnabar), and to the North of the site (Brandt's Bat). Rare Species (Mocha) are present to the South-East of the site and priority habitats (Deciduous Woodland) are adjacent to the South of the site and circa 190 metres to the North-West of the site. 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. Kersdown Quarry Site of Special Scientific Interest (SSSI) lies approximately 770 metres to the East and Five Oaks Bampton SSSI is also situated circa 250 metres to the North-West. DCC ecology specialists note that while small wind energy developments are low risk generally to wildlife, there are likely more appropriate locations where turbines can be located more than 50m from suitable habitat that pose lower levels of potential risk and uncertainty, and away from features that may be used by larger bird species. For Solar PV, ecology specialists identify that ecological constraints are not likely to have a significant effect on the viability or design of a solar scheme.

Flood Risk, Water Quality and Drainage: Flood Zone 1. However, the site is within an area of Drinking Water Safeguard Zone (Surface Water). The 2014 Strategic Flood Risk Assessment (SFRA) identifies that there is potential for surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The site is also in the high category of Groundwater Vulnerability. DCC Local Lead Flood Authority (LLFA) advice that the site is too steep for infiltration. The steepness of the site with the sewage works also immediately downslope makes infiltration unlikely to be a viable option. The applicant will likely need to engage with SWW at a very early stage as any foul or surface water drainage system will likely need to use their system or cross their land to discharge to a watercourse. A robust SUDs treatment train will need to be put in place for the duration of the development and its construction as the steepness of the site and its proximity to the River Bathern, to do so it may be necessary for cut and fill or cross contour features (i.e swales) which may marginally reduce the developable area.

Heritage and Archaeology: The site lies outside of the designated Bampton Conservation Area and there are no listed buildings, Scheduled Monuments or Historic Environment Record on, or within close distance to, the site. The nearest heritage assets (Bampton Conservation Area and a cluster of listed buildings) are located circa 125 metres to the North-East. It is the view of the MDDC Conservation Officer that the proposed development of the site due to distance and interposing development would not likely have any adverse impacts to the heritage assets. The DCC Historic Environment and Archaeology team has no comments to make on this site.

Landscape: The site falls within the River Valley Slopes & Combes Landscape Character type. The National Character area is the Devon Redlands. The Devon landscape character area is the Exe Valley. The site is typical of the River Valley & Combes Landscape Character, which includes valley sides, woodland, hilltops and secluded valleys. The landscape is of high sensitivity to wind turbines of small to very large (26-150m) and medium to high sensitivity to very small turbines (15-25m) due to the small scale landform, presence of human scale features and distinctive skyline landmark features. It would be less sensitive to single turbines. The scale of the site would be very small with regard to Solar PV which is identified as likely to have a medium-high sensitivity in the landscape due to its small scale landform, extensive woodland cover presence of small narrow fields of medieval origin and strong sense of tranquillity and naturalistic character.

Health and Safety related constraints: Falling distance of turbines (height +10%). No comments from consultees.

Soils and contamination: The site is identified as Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). Site does not fall within a MCA, MSA or WCZ. The site abuts an established Sewage Treatment works, which is considered to be of a high contamination risk. The site also lies approximately 200 metres South-East of general quarrying site identified to be of a high risk of soil and ground contamination. There are also sites identified with medium to high-medium contamination risks, in particular the Railways' site to the East (circa 160metres away), and general quarrying site to the South (approximately 350 metres). A site's investigation and risk assessment might be required to determine the nature and extent of land contamination that may be present and the likely impact on all receptors that may result from the development.

Topography: The site is sloping down towards the East (strong slope 14.3% slope percentage).

Potential Constraints to Delivery: Natural Environment. Heritage and Archaeology. Potential landscape impacts. Water Quality and Drainage. Falling distance of turbines (height +10%).

Site availability: The promoter has confirmed the site will available for development within the five years.

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