

Bradninch and Hele

Settlement: Bradninch

Site Reference and Name: C/BR/01(i) Hele Payne Farm [land between Back Lane and West End Road]

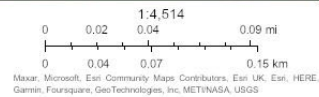
Customer Reference Number: 1i13lea

C/BR/01(i)



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 Call For Sites Layer



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C/BR/01(i)



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Parish: Bradninch

Site submitted for: C/BR/01(i)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people C/BR/01(i)b Office, Industrial/Warehouse, retail, hotel, mixed use. C/BR/01(i)c Renewable energy.

Site description: Greenfield agricultural land, lies to the SW of Bradninch on a moderate slope (10% slope percentage) rising from SE to NW. Back Lane runs along the W border and West End Road runs along the SE border. The site also borders the Bradninch settlement boundary to the SE and N. There are fields to the N of the site and low hedges along the boundaries with roads. The M5 lies approx. 1.2km SE of the site. There is a Grade II listed building to the E in close proximity. The Bradninch Conservation area lies approximately 130m NE. The site was submitted along with C/BR/01(ii) however they have been assessed separately as they do not adjoin. C/BR/05 adjoins the site along the northern border. There is a covenant on site relating to development and building operations with a British Gas main or pipe dissecting part of the site. This may need to be investigated further. Site in multiple land ownership, two landowners. Due to access issues along with topography and other constraints, the HELAA Panel assessed the site should not be considered for more than 50 dwellings and would not be achievable for commercial use due to its location which would not be appropriate for commercial use. The site may also be considered for renewables.

C/BR/01(i)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 7.11ha | Gross 7.11ha | Net 4.27ha

Max Yield: 149

Min Yield: 85

HELAA Assessed Yield: 50

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via narrow lanes with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. The HELAA Panel assessed that due to the location of the site and the access issues raised the site should be considered for a lower yield of 50 dwellings. There is a PRow along the N border connecting West

End Road and Back Lane. The closest bus stop is at the intersection of Hele Road and Westfield <450 m E. The closest train stations are Cranbrook approx. 7.9km S, Whimble approx. 8.2 km SE and Pinhoe, Exeter approx. 9.4 km. SW. The closest services and facilities are approx. 900 m NE.

Natural Environment: Legally protected species lie outside of the site between 100m and 220m off the NE corner (birds, moths and hedgehog). The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There is a priority habitat approx. 100m off the W border. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 0.5km East of the site. Killerton SSSI lies approx. 2.5km SW. Devon County ecology specialists identify the site is an arable field with hedges and hedgerow trees. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. 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. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken.

Heritage and Archaeology: There is a Grade II listed building to the SE in close proximity. The Bradninch Conservation area lies approximately 130m NE. There is an Early Iron Age to Roman Cropmark Enclosure West of Bradninch within the site and just outside of the Western border. Devon County Council archaeology specialists identify that there is potential for further archaeology which requires pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes that the development of the site would result in a level of less than substantial harm to the setting of Cross Cottages. The proposed development of land immediately to the north and adjacent to the listed building would result in the irreversible loss of positive elements of the asset's setting and adversely affects our experience of the asset. The development of the site also has the potential to result in harm to the setting of the Bradninch Conservation Area, as the site is on the approach to the Conservation Area and positively contributes to its rural character. Were the area immediately adjacent to the listed building to not be developed and the rural landscape character of the site is largely preserved, then there is the potential to reduce harm or to result in a no harm scheme.

Education Infrastructure: The closest schools to the site are The Duchy School Bradninch and Cullompton Community College. DCC education have noted that The Duchy School Bradninch Primary is full and cannot be expanded but a proportion of learners come from outside of catchment, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton which will need to be expanded with potential need for secondary home to school transport. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A Primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7 km. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is Butterleigh Rolling Farmland. The site has a medium-low sensitivity to housing development. The site is greenfield, situated along the edge of existing development partially surrounded by developed land. The site's rural character may be valued for contributing to the

countryside setting of Bradninch. Additional assessment may be needed to help identify evidence of local landscape value due to the rising nature of the land.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA.

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

Topography: Moderate Slope (10% slope percentage) rising from SE to NW.

Open Space and Recreation: The following open spaces are within walking distance. Allotments (<450 m E), Children's play area (340m NE) and recreation area (<800 m. E)

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Water quality and drainage. Grade 2 ALC. Topography. Site in multiple land ownership, two landowners. There is a covenant on site relating to development and building operations with a British Gas main or pipe dissecting part of the site. May lead to increased traffic levels in an AQMA. Potential landscape impact.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	10	-	-
Max	25	50	50	24	-
HELAA	25	25	-	-	-

C/BR/01(i)b Office, Industrial/Warehouse, retail, hotel, mixed use**Site Area:** Whole 7.11ha | Gross 7.11ha | Net 1.78-5.69ha**Max Yield:** 56,880 sqm**Min Yield:** 17,775 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via narrow lanes with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. The site is in an inaccessible location and access by private car would dominate. Because of the comments above DCC Highways suggest that development is not recommended at this location. There is a PRoW along the N border connecting West End Road and Back Lane. The closest bus stop is at the intersection of Hele Road and Westfield <450 m E. The closest train stations are Cranbrook approx. 7.9km S, Whimble approx. 8.2km SE and Pinhoe, Exeter approx. 9.4 km. SW. The closest services and facilities are approx. 900 m NE.

Natural Environment: Legally protected species outside of the site between 100m and 220m off the NE corner (birds, moths and hedgehog). The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There is a priority habitat approx. 100m off the W border. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 0.5km East of the site. Killerton SSSI lies approx. 2.5km SW. Devon County ecology specialists identify the site is an arable field with hedges and hedgerow trees. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. 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. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken.

Heritage and Archaeology: There is a Grade II listed building to the E in close proximity. The Bradninch Conservation area lies approximately 200m NE. There is an Early Iron Age to Roman Cropmark Enclosure West of Bradninch within the site and just outside of the Western border. Devon County Council archaeology specialists identify that there is potential for further archaeology which requires pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes that the development of the site would result in a level of less than substantial harm to the setting of Cross Cottages. The proposed development of land immediately to the north and adjacent to the listed building would result in the irreversible loss of positive elements of the asset's setting and adversely affects our experience of the asset. The development of the site also has the potential to result in harm to the setting of the Bradninch Conservation Area, as the site is on the approach to the Conservation Area and positively contributes to its rural character. Were the area immediately adjacent to the listed building to not be developed and the rural landscape character of the site is largely preserved, then there is the potential to reduce harm or to result in a no harm scheme.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 6 mi. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is Butterleigh Rolling Farmland. The site has a medium sensitivity to commercial development given the potential for larger buildings in an open area. The site is greenfield, situated along the edge of existing development partially surrounded by developed land. The site's rural character may be valued for contributing to the countryside setting of Bradninch. Additional assessment may be needed to help identify evidence of local landscape value due to the rising nature of the land.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA.

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

Topography: Moderate Slope (10% slope percentage) rising from SE to NW.

Open Space and Recreation: The following open spaces are within walking distance. Allotments (<450 m E), Children's play area (340m NE) and recreation area (<800 m. E)

Economic Development: Limited access to main routes. Limited demand for employment space in this area.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Water quality and drainage. Limited demand for employment space. Grade 2 ALC. Topography. Site in multiple land ownership, two landowners. May lead to increased traffic levels in an AQMA. 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.

C/BR/01(i)c Renewable energy.

Site Area: Whole 7.11ha | Gross 7.11ha | Net 7.11ha

Site Suitability**Stage A**

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Back Lane and West End Road border the site to the West and East. There is a PRoW along the N border connecting West End Road and Back Lane. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.

Natural Environment: Legally protected species outside of the site between 100m and 220m off the NE corner (birds, moths and hedgehog). The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. There is a priority habitat approx. 100m off the W border. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 0.5km East of the site. Killerton SSSI lies approx. 2.5km SW. Devon County ecology specialists identify the site is an arable field with hedges and hedgerow trees. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Site is of low strategic ecological importance. 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. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken.

Heritage and Archaeology: There is a Grade II listed building to the E in close proximity. The Bradninch Conservation area lies approximately 200m NE. There is an Early Iron Age to Roman Cropmark Enclosure West of Bradninch within the site and just outside of the Western border. Devon County Council archaeology specialists identify that there is potential for further archaeology which requires pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes that the development of the site would result in a level of less than substantial harm to the setting of Cross Cottages. The proposed development of land immediately to the north and adjacent to the listed building would result in the irreversible loss of positive elements of the asset's setting and adversely affects our experience of the asset. The development of the site also has the potential to result in harm to the setting of the Bradninch Conservation Area, as the site is on the approach to the Conservation Area and positively contributes to its rural character. Were the area immediately adjacent to the listed building to not be developed and the rural landscape character of the site is largely preserved, then there is the potential to reduce harm or to result in a no harm scheme.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7 km. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is Butterleigh Rolling Farmland. In the Upper Farmed and Wooded Valley Slopes landscape character type, although there is a large-scale landform of many of the hills, the area is made of largely of medium-scale field patterns with the presence of existing roads and tracks. There are existing locations of modern development and human activity may indicate a lower sensitivity to the principle of wind energy development. However, the small-scale valleys, presence of semi-natural habitats, narrow lanes, frequent human scale features, historic skyline features, strong rural character and important scenic qualities increase sensitivity. Areas close to the National Landscape is likely to have a higher sensitivity. The difference in scale between the hills and the valleys indicates that sensitivity of wind turbines will be higher in more intricate valleys than on the hills. The landscape would be highly sensitive to 'very large' (111-150m) turbines as well as those within the upper end of the 'large' (76-110m) category. There would be a medium sensitivity to small-medium (26-75m) turbines and a low-medium sensitivity to very small (15-25m) turbines. The scale of the landform and land cover pattern means the landscape would be highlight sensitive to any clusters greater than small (5 turbines). The landscape would also have a medium-high sensitivity to 'medium' (5-10ha) solar PV developments, medium sensitivity for 'small' (1-5ha), and low-medium for 'very small' (<1ha) scale solar PV development.

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

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

Topography: Moderate Slope (10% slope percentage) rising from SE to NW.

Potential Constraints to Delivery: Heritage and Archaeology. Water quality and drainage. Grade 2 ALC. Topography. Site in multiple land ownership, two landowners. Falling distance of wind turbines. Potential landscape impact.

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

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

Settlement: Bradninch

Site Reference and Name: C/BR/01(ii) Hele Payne Farm [land west of Hele Road]

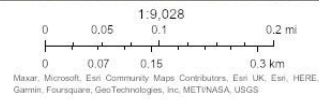
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C/BR/01(ii)



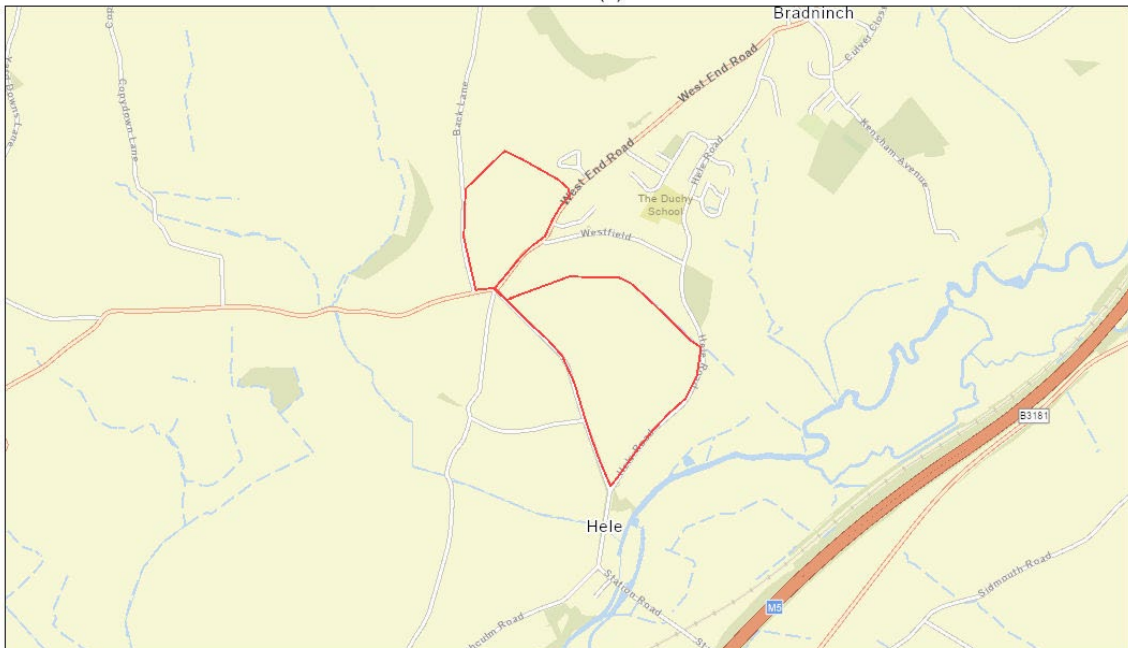
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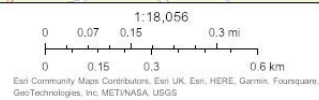
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C/BR/01(ii)



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Parish: Bradninch

Site submitted for: C/BR/01(ii)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people C/BR/01(ii)b Office, Industrial/Warehouse, retail, hotel, mixed use. C/BR/01(ii)c Renewable energy.

Site description: A greenfield agricultural site which lies to the SW of Bradninch on gentle slope (7% slope percentage) from NW to SE. The site touches the settlement boundary in the NW and there is a watercourse along the Northern border. The Southern tip of the site adjoins Hele. Hele Road runs along the Southern boundary and an unnamed road runs along the Western boundary. C/BR/03 adjoins the site along the Northern boundary. A Grade II* listed building falls <120m off the W border. The site was submitted along with C/BR/01(i) however they have been assessed separately as they do not adjoin. Site in multiple land ownership, two landowners. Site may also be subject to covenants. This may need to be investigated further. The HELAA Panel assessed the site as unachievable for housing and commercial development due to the topography and access although the southern corner of the field in relation to the existing paper mill may be suitable for B2 it is likely this would be below the threshold to be considered for the HELAA. The site may however be considered for renewables.

C/BR/01(ii)a Homes for sale, affordable homes

Site Area: Whole 15.8ha | Gross 15.8ha | Net 9.48ha

Max Yield: 322

Min Yield: 190

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via narrow lanes with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. The HELAA Panel assessed the site as unachievable due to topography and access. There are no ProWs on site, closest at the intersection of Hele Road and Westfield, <200 m E The closest bus stop is at the intersection of Hele Road and Westfield <200 m E. The closest train stations are Cranbrook 7.3km S, Whimple

approx. 7.5km SE and Pinhoe, Exeter approx. 9 km. SW. The closest services and facilities are approx. 1 km NE.

Natural Environment: Legally protected species outside of the site <150m off the N border (worms, bats and toads) and the E border (birds). There is a TPO area just outside of the S border. The Hele North lowland fen County Wildlife Site is approx. 200m. off the S border. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Priority habitats fall approx. 100m off the S border. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 250m to the North-East of the site. Killerton SSSI lies approx. 2.5km SW. Devon County ecology specialists identify the site is an arable field with hedges and hedgerow trees. There is potential for water quality impacts on the nearby River Culm. Hele North lowland fen County Wildlife Site (CWS) to the S along the Culm corridor which is mapped as coastal and floodplain grazing marsh Priority Habitat and part of a Strategic Nature Area (SNA) along the Culm. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. There could also be impacts on hydrology and water quality of the CWS. Site is of low/medium strategic ecological importance due to the proximity to the SNA. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Protection of Hele North CWS and floodplain grazing marsh from any hydrological/water quality impacts. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken.

Heritage and Archaeology: There is a Grade II* listed building <120m off the W border. There is an Early Iron Age to Roman/Early Medieval to Post-Medieval Cropmark Enclosure South of Bradninch in close proximity. Devon County Council archaeology specialists identify that there is potential for further archaeology which requires pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes that further analysis is required with regard to the setting of the Grade II* farmhouse nearby.

Education Infrastructure: The closest schools to the site are The Duchy School Bradninch and Cullompton Community College. DCC education have noted that the Dutchy School Bradninch is full and cannot be expanded but a proportion of learners come from outside of catchment, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton which will need to be expanded with potential need for secondary home to school transport. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A Primary site is secured to the NW of the town with a review of provision to the W of Cullompton to be required. New provision for all sites to the E.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7 km. The site falls within the Upper farmed and wooded valley slopes landscape character type in the N and Lower rolling farmed and settled valley slopes in the S. The Devon landscape character area is Butterleigh Rolling Farmland and the Yeo, Culm and Exe Lowlands. The site has a medium-high sensitivity to housing development. The site is greenfield, situated along the edge of existing development partially surrounded by developed land. The site helps maintain the separate character and identify of the two nearby settlements. The site's rural character may be valued for contributing to the

countryside setting of Bradninch. Additional assessment may be needed to help identify evidence of local landscape value.

Health and Safety related constraints: Approx. 0.55km from M5, potential for noise and pollution impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site to the NW.

Soils and contamination: Grade 2 (15.29ha), Grade 3 (0.51ha NE) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land (paper packing products, manufacture) 78m off the S border.

Topography: Gentle slope (7% slope percentage) from NW to SE

Open Space and Recreation: The following open spaces are within walking distance. Allotments (<100 m NE), Children's play area (<400 m N) and recreation area (<400 m NE).

Potential Constraints to Delivery: Access. Potential ecological impact. Potential heritage and archaeological impact. Education infrastructure. Water quality and drainage. Proximity to M5, potential for noise and pollution impacts. Grade 2 and potential Grade 3a ALC. Site may be in multiple land ownership, two landowners. Potential landscape impact. May lead to increased traffic levels in an AQMA. 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/BR/01(ii)b Office, Industrial/Warehouse, retail, hotel, mixed use**Site Area:** Whole 15.8ha | Gross 15.8ha | Net 3.95ha-12.64ha**Max Yield:** 126,400 sqm**Min Yield:** 39,500 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via narrow lanes with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. The HELAA Panel assessed the site as unachievable due to topography and access. There are no ProWs on site, closest at the intersection of Hele Road and Westfield, <200 m E. The closest bus stop is at the intersection of Hele Road and Westfield <200 m E. The closest train stations are Cranbrook 7.3km S, Whimple approx. 7.5km SE and Pinhoe, Exeter approx. 9 km. SW. The closest services and facilities are approx. 1 km NE.

Natural Environment: Legally protected species outside of the site <150m off the N border (worms, bats and toads) and the E border (birds). There is a TPO area just outside of the S border. The Hele North lowland fen County Wildlife Site is approx. 200m off the S border. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Priority habitats fall approx. 100m off the S border. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 250m to the North-East of the site. Killerton SSSI lies approx. 2.5km SW. Devon County ecology specialists identify the site is an arable field with hedges and hedgerow trees. There is potential for water quality impacts on the nearby River Culm. Hele North lowland fen County Wildlife Site (CWS) to the S along the Culm corridor which is mapped as coastal and floodplain grazing marsh Priority Habitat and part of a Strategic Nature Area (SNA) along the Culm. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. There could also be impacts on hydrology and water quality of the CWS. Site is of low/medium strategic ecological importance due to the proximity to the SNA. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Protection of Hele North CWS and floodplain grazing marsh from any hydrological/water quality impacts. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken.

Heritage and Archaeology: There is a Grade II* listed building <120m off the W border. There is an Early Iron Age to Roman/Early Medieval to Post-Medieval Cropmark Enclosure South of Bradninch in close proximity. Devon County Council archaeology specialists identify that there is potential for further archaeology which requires pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes that further analysis is required with regard to the setting of the Grade II* farmhouse nearby.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7 km. The site falls within the Upper farmed and wooded valley slopes landscape character type in the N and Lower rolling farmed and settled valley slopes in the S. The Devon landscape character area is Butterleigh Rolling Farmland and the Yeo, Culm and Exe Lowlands. The site has a medium-high sensitivity to commercial development. The site is greenfield, situated along the edge of existing development partially surrounded by developed land. The site helps maintain the separate character and identify of the two nearby settlements. Additionally commercial buildings may be larger and taller than dwellings and highly visible given the open views. The site's rural character may be valued for contributing to the countryside setting of Bradninch. Additional assessment may be needed to help identify evidence of local landscape value.

Health and Safety related constraints: 0.55km from M5, potential for noise and pollution impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the NW.

Soils and contamination: Grade 2 (15.29ha), Grade 3 (0.51ha NE) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land (paper packing products, manufacture) 78m off the S border.

Topography: Gentle slope (7% slope percentage) from NW to SE.

Open Space and Recreation: The following open spaces are within walking distance. Allotments (<100 m NE), Children's play area (<400 m N) and recreation area (<400 m NE).

Economic Development: Limited access to main road, however southern corner of field in relation to existing paper mill may be suitable for B2.

Potential Constraints to Delivery: Access. Potential ecological impact. Potential heritage and archaeological impact. Water quality and drainage, assessment of groundwater risk and surface water flow. Grade 2 and potential Grade 3a ALC. Proximity to M5, possible noise and pollution impacts. Site may be in multiple land ownership, two landowners. May lead to increased traffic levels in an AQMA. Potential landscape impact. May lead to increased traffic levels in an AQMA. 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 is no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

C/BR/01(ii)c Renewable Energy**Site Area:** Whole 15.8ha | Gross 15.8ha | Net 15.8ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Hele Road lies along the SE border with an unnamed narrow road along the W. There are no ProWs on site, closest at the intersection of Hele Road and Westfield, <200m N. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.

Natural Environment: Legally protected species outside of the site <150m off the N border (worms, bats and toads) and the E border (birds). There is a TPO area just outside of the S border. The Hele North lowland fen County Wildlife Site is approx. 200m off the S border. The site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Priority habitats fall approx. 100m off the S border. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 250m to the North-East of the site. Killerton SSSI lies approx. 2.5km SW. Devon County ecology specialists identify the site is an arable field with hedges and hedgerow trees. There is potential for water quality impacts on the nearby River Culm. Hele North lowland fen County Wildlife Site (CWS) to the S along the Culm corridor which is mapped as coastal and floodplain grazing marsh Priority Habitat and part of a Strategic Nature Area (SNA) along the Culm. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. There could also be impacts on hydrology and water quality of the CWS. Site is of low/medium strategic ecological importance due to the proximity to the SNA. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Protection of Hele North CWS and floodplain grazing marsh from any hydrological/water quality impacts. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken.

Heritage and Archaeology: There is a Grade II* listed building <120m off the W border. There is an Early Iron Age to Roman/Early Medieval to Post-Medieval Cropmark Enclosure South of Bradninch in close proximity. Devon County Council archaeology specialists identify that there is potential for further archaeology requires pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes that further analysis is required with regard to the setting of the Grade II* farmhouse nearby.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7km. The site falls within the Upper farmed and wooded valley slopes landscape character type in the N and Lower rolling farmed and settled valley slopes in the S. The Devon landscape character area is Butterleigh Rolling Farmland and the Yeo, Culm and Exe Lowlands. In the Upper Farmed and Wooded Valley Slopes landscape character type, although there is a large-scale landform of many of the hills, the area is made of largely of medium-scale field patterns with the presence of existing roads and tracks. There are existing locations of modern development and human activity may indicate a lower sensitivity to the principle of wind energy development. However, the small-scale valleys, presence of semi-natural habitats, narrow lanes, frequent human scale features, historic skyline features, strong rural character and important scenic qualities increase sensitivity. Areas close to the National Landscape is likely to have a higher sensitivity. The difference in scale between the hills and the valleys indicates that sensitivity of wind turbines will be higher in more intricate valleys than on the hills. The landscape would be highly sensitive to 'very large' (111-150m) turbines as well as those within the upper end of the 'large' (76-110m) category. There would be a medium sensitivity to small-medium (26-75m) turbines and a low-medium sensitivity to very small (15-25m) turbines. The scale of the landform and land cover pattern means the landscape would be highlight sensitive to any clusters greater than small (5 turbines). The landscape would also be highly sensitive to larger-scale solar PV developments, category of 'large' (10-15ha) and 'very large' (>15ha). There would be medium-high sensitivity for 'medium' (5-10ha), medium sensitivity for 'small' (1-5ha), and low-medium for 'very small' (<1ha) scale solar PV development.

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

Soils and contamination: Grade 2 (15.29ha), Grade 3 (0.51ha NE) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land (paper packing products, manufacture) 78m off the S border.

Topography: Gentle slope (7% slope percentage) from NW to SE

Potential Constraints to Delivery: Potential ecological impact. Potential heritage and archaeological impact. Water quality and drainage, assessment of groundwater risk and surface water flow. Grade 2 and potential Grade 3a ALC. Site may be in multiple land ownership, two landowners. Falling distance of wind turbines. 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: Years 1-5 as promoter has confirmed the site is available within the next 5 years.

Settlement: Cullompton

Site Reference and Name: C/BR/02 Land behind Hillside House

Customer Reference Number: gg12oub

C/BR/02



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 Call For Sites Layer





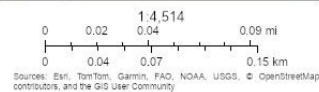
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C/BR/02



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 District boundary
 Call for Sites



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Parish: Cullompton

Site submitted for: C/BR/02a Homes for sale, affordable homes. C/BR/02b Mixed use.

Site description: A greenfield site to the SE of Hele approx. 1.5 km SW of Bradninch. The site borders the M5 in the W. Site is gently sloping (5.6% slope percentage) with trees along all borders and the B3181 on the E side. The S part of the site lies outside of Mid Devon District. There are building styles and occupancies in the neighbouring areas. Immediately to the north of the site are commercial units. This site has one landowner. The site falls within a Great Crested Newt Consultation Zone. There are covenants indicated on site which may need to be investigated further. The HELAA Panel assessed the site to be achievable for commercial but not for housing due to its location and potential constraints identified.

C/BR/02a Homes for sale, affordable homes

Site Area: Whole 1.12ha | Gross 1.12ha | Net 0.90ha

Max Yield: 31

Min Yield: 18

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies there is access onto Station Road and the site is close to the M5 with footway connections to the bus stops. DCC Highways suggest the site is likely to be car dependent. There are no ProWs on site, closest <150 m NW. The closest bus stop 420 m SW. The closest train stations are Cranbrook 6.8km S, Whimple approx. 6.8km SE and Pinhoe, Exeter approx. 8.8km. SW. The closest services and facilities are in Bradninch, approx. 1.6km N.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 0.5km N of the site and Poundapit and Oakham Coppices CWS lies approx. 250m S. Killerton SSSI lies approx. 2.7km SW. Devon County ecology specialists identify the site appears to be permanent rough grassland. Site assessment may be needed during spring/summer to confirm botanical interest. There is potential the site is species rich which would be a showstopper although unlikely. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and

species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 covering W corner of site 0.02ha remainder FZ1. The NPPF must be adhered to and the sequential and exception tests used where necessary. Medium-High groundwater vulnerability. There is a low risk of flooding in small parts of the SE border and the Western corner (approx. 0.09ha). 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 the former course of historic parish boundary may warrant investigation. Mitigation suggested includes programme of archaeological work as condition. No comments were raised by MDDC conservation specialists.

Education Infrastructure: The closest schools to the site are Broadclyst Community Primary School and Clyst Vale Community College. DCC education have noted that development in the area of Broadclyst Primary Trust would see a displacement of children currently travelling from Exeter and could cause pressure on Primary Capacity there. The feeder school is the Cylst Vale Community College which is consistently full, the majority being local children. DCC note that they would seek to improve and expand this secondary school with appropriate contributions. Development would need to support home to school transport costs.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7km. The site falls within the Wooded Ridges and Hilltops landscape character type in the S and Lower rolling farmed and settled valley slopes in the N. The Devon landscape character area is Clyst Lowland Farmlands. The site has a low sensitivity to housing development. The site is greenfield and gentle sloping which can accommodate development without significant change to the topographic character. It is separated from the open countryside by surrounding development and roads. The site is surrounded by a mix of building styles and occupancies in the neighbouring areas.

Health and Safety related constraints: Bordering M5 in the NW, potential for noise and pollution impacts. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site.

Soils and contamination: Grade 4 (1.05ha), Grade 3 (0.07ha SE corner) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (5.6% slope percentage).

Open Space and Recreation: The following open spaces are within walking distance. Allotments (1km. NE, Children's play area and recreation area (<1.3km. NW).

Potential Constraints to Delivery: Access. Potential ecological impact. Flood risk, water quality and drainage. Education infrastructure. Bordering the M5, potential for noise and pollution impacts. Potential for a small area of Grade 3a ALC. May lead to increased traffic levels in an AQMA. 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 for housing there is no suggested build out rate.

C/BR/02b Mixed Use**Site Area:** Whole 1.12ha | Gross 1.12ha | Net 0.28ha-8.96ha**Max Yield:** 8,960 sqm**Min Yield:** 2,800 sqm**HELAA Assessed Yield:** 2,800-8,960sqm**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Devon County Council Highways identifies there is access onto Station Road and the site is close to the M5 with footway connections to the bus stops. The HELAA Panel assess the site to be achievable for commercial but not housing development. There are no ProWs on site, closest <150m NW. The closest bus stop 420m SW. The closest train stations are Cranbrook approx. 6.8km S, Whimble approx. 6.8km SE and Pinhoe, Exeter approx. 8.8km SW. The closest services and facilities are in Bradninch, approx. 1.6km N.

Natural Environment: Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 0.5km N of the site and Poundapit and Oakham Coppices CWS lies approx. 250m S. Killerton SSSI lies approx. 2.7km SW. Devon County ecology specialists identify the site appears to be permanent rough grassland. Site assessment may be needed during spring/summer to confirm botanical interest. There is potential the site is species rich which would be a showstopper although unlikely. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 covering W corner of site 0.02ha remainder FZ1. The NPPF must be adhered to and the sequential and exception tests used where necessary. Medium-High groundwater vulnerability. There is a low risk of flooding from surface water in parts the SE border and in the Western corner (approx. 0.09ha). 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 the former course of historic parish boundary may warrant investigation. Mitigation suggested includes programme of archaeological work as condition. No comments were raised by MDDC conservation specialists.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 9.7km. The site falls within the Wooded Ridges and Hilltops landscape character type in the S and Lower rolling farmed and settled valley slopes in the N. The Devon landscape character area is Clyst Lowland Farmlands. The site has a medium-low sensitivity to employment development. The site is greenfield and gentle sloping which can accommodate development without significant change to the topographic character. It is separated from the open countryside by surrounding development and roads. The site is surrounded by a mix of building styles and occupancies in the neighbouring areas.

Health and Safety related constraints: Bordering M5 in the NW, potential for noise and pollution impacts. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site.

Soils and contamination: Grade 4 (1.05ha), Grade 3 (0.07ha SE corner) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gentle slope (5.6% slope percentage).

Open Space and Recreation: The following open spaces are within walking distance. Allotments (1km. NE, Children's play area and recreation area (<1.3km. NW).

Economic Development: Next to Mercury Business Park, good level of demand for these units. Next to M5 but only accessible through Pinhoe or N. through Cullompton. Suitable for E(g), B2.

Potential Constraints to Delivery: Access. Potential ecological impact. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Assessment of groundwater risk. Bordering the M5, potential for noise and pollution impacts. Potential for a small area of Grade 3a ALC. May lead to increased traffic levels in an AQMA. 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: Years 1-5 as promoter has confirmed the site is available within the next 5 years. For the purposes of this report 'mixed use' is considered as commercial.

Settlement: Bradninch

Site Reference and Name: C/BR/03 Land West of Hele Road and South of Westfield

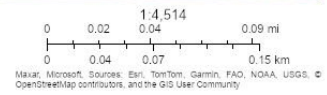
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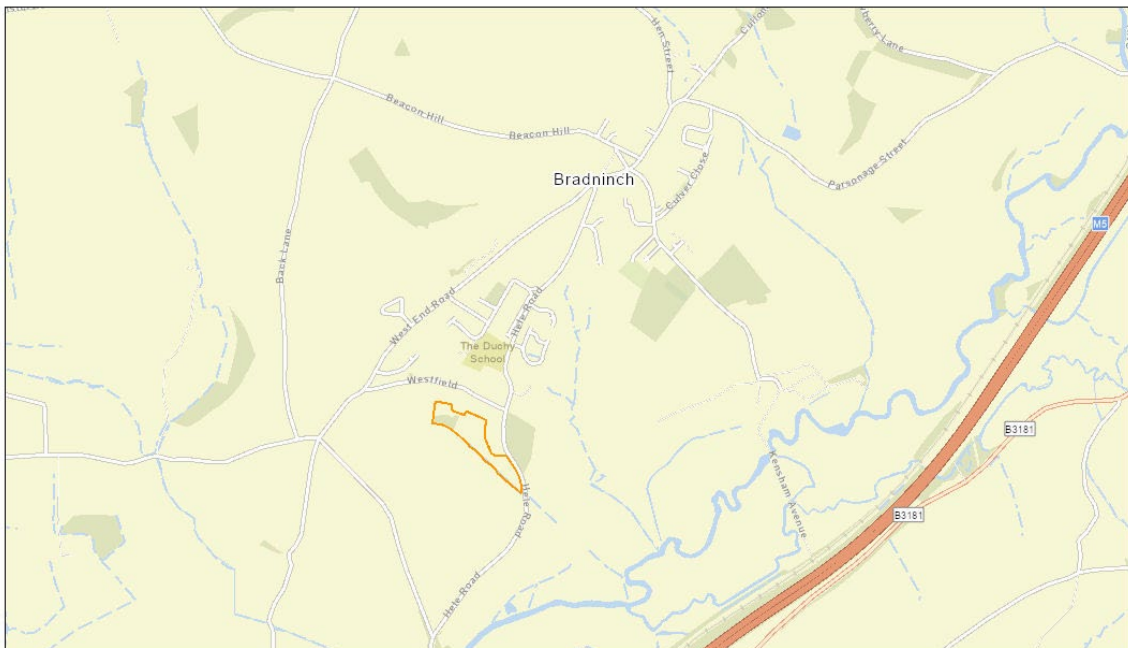
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Call for Sites 2025



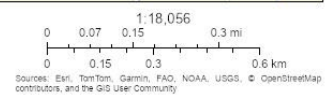
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C/BR/03



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Call for Sites 2025



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Parish: Bradninch

Site submitted for: C/BR/03a Homes for sale, affordable homes, homes for older people, custom and self-build homes C/BR/03b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople C/BR/03c Industrial /Warehouse/ Mixed Use

Site Description: Greenfield site adjoining the Southern settlement boundary of the village of Bradninch. The site is bounded by housing development alongside the Northern boundary and adjoins C/BR/01ii to the South. Hele Road lies to the East and agricultural fields to the South and West. The site benefits from an existing field access directly from Hele Road. Small areas of the site are nearly level but much of the southern portion of the site is moderately sloping (12.8% slope percentage). The site situated immediately to the South of the site has been identified as an area of archaeological potential. The site lies approximately 300 metres to the SW boundary of the Bradninch Conservation Area. The nearest Grade II listed buildings are situated circa 350-450 metres to the North of the site. The M5 lies approximately 1 mile to the East of the site, and the nearest train station is Tiverton Parkway, circa 8 miles to the North. The site is in multiple land ownership however it has been identified that the owners have the same intentions for the land. The HELAA Panel identify that the site may be achievable provided the access is resolved for the minimum yield due to the shape of the site with development likely to be single row development. Transport work would be required to manage traffic and improve visibility. DCC Gypsy, Roma and Traveller (GRT) sites specialists suggest this is a possible site for mixed use including pitches and traditional method construction. As per the size of the site, it is considered likely 4-6 pitches could be delivered as part of a new development. The Panel conclude the same for Gypsy and traveller developments. The Panel however suggest the site would not be suitable for commercial development due to the shape of the site although some small scale local and community commercial uses may be possible this is likely to be below the threshold to be considered as part of the HELAA.

C/BR/03a Homes for sale, affordable homes, homes for older people, custom and self-build homes

Site Area: Whole 1.65ha | Gross 1.65ha | Net 1.32ha

Max yield: 46

Min Yield: 26

HELAA Assessed Yield: 26

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: The site has a field access directly from Hele Road situated at the South-East corner of the site. The access has limited visibility to the North and South. The nearest footpath and bus stop is approximately 170 metres to the North of the site's access. DCC Highways suggest that Hele Road would need improvements to achieve required visibility with Manual for streets/ DMRB standards (depending on the design speed), it is likely that a reduction in vehicle speeds will be necessary. This may require a Traffic Regulation Order (TRO) to reduce the posted speed limit, supported by the physical traffic calming measures and gateway features to ensure compliance. A speed survey should be undertaken to determine the current 85th percentile speeds and inform the design of the access. A continuous, safe, and well-lit pedestrian and cycle route must be provided from the site to key local facilities, including schools, bus stops and the village centre to ensure sustainable travel. This may require off-site highway works and land dedication, subject to feasibility and third-party land ownership. A Transport Assessment (TA) may be required to assess the impact of the development on the local highway network. The site is approx. 1 Mile away from M5 and the closest railway stations are at Cranbrook approx. 6.8km S, Whimple 7.6km SE and Pinhoe Exeter approx. 9.5km SW. The TA should explore opportunities to enhance public transport accessibility, including potential improvements to bus stop infrastructure and service frequency.

Natural Environment: The site lies within Beaver Activity Zone with beavers present in catchment and the great Crested Newt Consultation Zone. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 230 metres to the North-East of the site. Hele North County Wildlife Site and Priority Habitats (coastal and floodplain grazing marsh) lie approximately 300 metres to the South. The closest SSSI at Killerton lies approx. 2.5km SW. MDDC arboriculture specialist identified that, numerous trees along the boundary and what appears to be a copes providing valued screening of the housing along Westfield Road as you enter Bradninch from Hele Rd. Due to the thin linear nature of the eastern aspect of the site there is moderate arboriculture risk due to the reduced opportunity to provide buffering between the trees and potential development. There are no legally protected species within the site, however some activity of bats, common frog, slow worm, grass snake, and common toad have been recorded immediately to the North of the site. The surrounding boundary hedges and trees 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors may be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists noted the site's potential for protected species and habitat protection should not pose constraints that would significantly influence the use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The centre of the site is subject to risk of flooding from surface water (low to high). There is an unnamed watercourse along the SW boundary of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority (LLFA) suggest that an applicant would need to assess the appropriateness of discharging into the watercourse within the site (at greenfield runoff rates). Land Drainage Consent would be needed for any works to this watercourse. An applicant may also need to assess the spring point, surface water flowpath associated with the watercourse or topography of the site and keep a suitable offset from it.

Heritage and Archaeology: The site lies approximately 300 metres to the South-West boundary of the Bradninch Conservation Area. The nearest Grade II listed buildings are situated circa 350-450 metres to the North of the site. An Early Medieval to Post Medieval Curvilinear Cropmarks South of Bradninch lies approximately 55 metres directly to the South and Post medieval to Edwardian Orchard Banks West of Bradninch is situated approximately 200 metres to the North-East of the site. DCC Historic Environment and Archaeology specialist identifies the area has archaeological potential, evidenced by nearby prehistoric sites identified through aerial photography. They advise that any planning application be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the potential impact of development. MDDC Conservation specialist identifies that the site due to distance and intervening development would likely have no adverse impact upon the Bradninch Conservation Area or the designated heritage assets located within the area. To the East of the site is the Grade II listed building, Cross Cottages (list entry number: 1105952). There is the potential for there to be an impact upon the setting and significance of the listed building, as the building is in an elevated position with views across to the site. Therefore, as a minimum a detailed Heritage Statement informed by a masterplan would be required however due to distance it is likely any potential impact could be mitigated.

Education Infrastructure: The closest schools to the site are The Duchy School Bradninch and Cullompton Community College. DCC education previously noted in 2023 that The Duchy School Bradninch Primary is full and cannot be expanded but a proportion of learners come from outside of catchment, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton which will need to be expanded with potential need for secondary home to school transport. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A Primary site is secured to the North-West of the town with a review of provision to the West of Cullompton to be required. DCC Education comments that the development may require to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Blackdown Hills National Landscape lies approximately 6 miles to the East of the site. The National Character area is the Devon Redlands. The National Character area is the Devon Redlands. The Devon Character Area is Butterleigh Rolling Farmland and the site falls within the upper rolling farmed and wooded valley slopes Landscape Character Type. The site is an open field which slopes very gently down from the South-West to the East (0.8% slope percentage). The site has a medium-low sensitivity to housing development. The site can be viewed from some distance, particularly from the ridge line to the south east. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA of Cullompton. No comments further from consultees.

Soils and contamination: The Western part of the site is identified as Grade 2 and the Eastern part of the site is 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: The slope has parts of the site to the North that are nearly level/gently sloping, with areas to the south 12.8% moderately sloping.

Open Space and Recreation: The closest area of open space and recreation are Bradninch and Kentisbeare Cricket Club and play park, situated approximately 540 metres to the North-East, playing fields (approximately 750 metres North-East), and allotments situated immediately to the East of the site, circa 60 metres.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Water quality and drainage. Grade 2 and potential 3a ALC. Topography. May lead to increased traffic levels in an AQMA. Potential landscape impact. Site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site.

Site Availability: The promoter has confirmed the site will be available for development within the next 11-15 years.

Build out rate: Based on HELAA market conditions model 2 years. Year 11 start as unconsented site and the promoter identified the site as available from year 11-15.

Yield	Year 11	Year 12	Year 13	Year 14	Year 15
Min	25	1	-	-	-
Max	25	21	-	-	-
HELAA	25	1			

C/BR/03b Plots to provide homes for Gypsies/Travellers/Travelling Showpeople**Site Area:** Whole 1.65ha | Gross 1.65ha | Net 1.32ha**HELAA Assessed Yield:** 4-6**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.

Access: The site has a field access directly from Hele Road situated at the South-East corner of the site. The access has limited visibility to the North and South. The nearest footpath and bus stop is approximately 170 metres to the North of the site's access. DCC Highways suggest that Hele Road would need improvements to achieve required visibility with Manual for streets/ DMRB standards (depending on the design speed), it is likely that a reduction in vehicle speeds will be necessary. This may require a Traffic Regulation Order (TRO) to reduce the posted speed limit, supported by the physical traffic calming measures and gateway features to ensure compliance. A speed survey should be undertaken to determine the current 85th percentile speeds and inform the design of the access. A continuous, safe, and well-lit pedestrian and cycle route must be provided from the site to key local facilities, including schools, bus stops and the village centre to ensure sustainable travel. This may require off-site highway works and land dedication, subject to feasibility and third-party land ownership. A Transport Assessment (TA) may be required to assess the impact of the development on the local highway network. The site is approx. 1 Mile away from M5 and the closest railway stations are at Cranbrook approx. 6.8km S, Whimble 7.6km SE and Pinhoe Exeter approx. 9.5km SW. The TA should explore opportunities to enhance public transport accessibility, including potential improvements to bus stop infrastructure and service frequency.

Natural Environment: The site lies within Beaver Activity Zone with beavers present in catchment and the great Crested Newt Consultation Zone. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 230 metres to the North-East of the site. Hele North County Wildlife Site and Priority Habitats (coastal and floodplain grazing marsh) lie approximately 300 metres to the South. The closest SSSI at Killerton lies approx. 2.5km SW. MDDC arboriculture specialist identified that, numerous trees along the boundary and what appears to be a copes providing valued screening of the housing along Westfield Road as you enter Bradninch from Hele Rd. Due to the thin linear nature of the eastern aspect of the site there is moderate arboriculture risk due to the reduced opportunity to provide buffering between the trees and potential development. There are no legally protected species within the site, however some activity of bats, common frog, slow worm, grass snake, and common toad have been recorded immediately to the North of the site. The surrounding boundary hedges and trees 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors may be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists noted the site's potential for protected species and habitat protection should not pose constraints that would significantly influence the use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The centre of the site is subject to risk of flooding from surface water (low to high). There is an unnamed watercourse along the SW boundary of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority (LLFA) suggest that an applicant would need to assess the appropriateness of discharging into the watercourse within the site (at greenfield runoff rates). Land Drainage Consent would be needed for any works to this watercourse. An applicant may also need to assess the spring point, surface water flowpath associated with the watercourse or topography of the site and keep a suitable offset from it.

Heritage and Archaeology: The site lies approximately 300 metres to the South-West boundary of the Bradninch Conservation Area. The nearest Grade II listed buildings are situated circa 350-450 metres to the North of the site. An Early Medieval to Post Medieval Curvilinear Cropmarks South of Bradninch lies approximately 55 metres directly to the South and Post medieval to Edwardian Orchard Banks West of Bradninch is situated approximately 200 metres to the North-East of the site. DCC Historic Environment and Archaeology specialist identifies the area has archaeological potential, evidenced by nearby prehistoric sites identified through aerial photography. They advise that any planning application be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the potential impact of development. MDDC Conservation specialist identifies that the site due to distance and intervening development would likely have no adverse impact upon the Bradninch Conservation Area or the designated heritage assets located within the area. To the East of the site is the Grade II listed building, Cross Cottages (list entry number: 1105952). There is the potential for there to be an impact upon the setting and significance of the listed building, as the building is in an elevated position with views across to the site. Therefore, as a minimum a detailed Heritage Statement informed by a masterplan would be required however due to distance it is likely any potential impact could be mitigated.

Education Infrastructure: The closest schools to the site are The Duchy School Bradninch and Cullompton Community College. DCC education previously noted in 2023 that The Duchy School Bradninch Primary is full and cannot be expanded but a proportion of learners come from outside of catchment, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton which will need to be expanded with potential need for secondary home to school transport. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A Primary site is secured to the North-West of the town with a review of provision to the West of Cullompton to be required. DCC Education comments that the development may require to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Blackdown Hills National Landscape lies approximately 6 miles to the East of the site. The National Character area is the Devon Redlands. The National Character area is the Devon Redlands. The Devon Character Area is Butterleigh Rolling Farmland and the site falls within the

upper rolling farmed and wooded valley slopes Landscape Character Type. The site is an open field which slopes very gently down from the South-West to the East (0.8% slope percentage). The site has a medium-low sensitivity to housing development. The site can be viewed from some distance, particularly from the ridge line to the south east. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA of Cullompton. No further comments from consultees.

Soils and contamination: The Western part of the site is identified as Grade 2 and the Eastern part of the site is 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: The slope has parts of the site to the North that are nearly level/gently sloping, with areas to the south 12.8% moderately sloping.

Open Space and Recreation: The closest area of open space and recreation are Bradninch and Kentisbeare Cricket Club and play park, situated approximately 540 metres to the North-East, playing fields (approximately 750 metres North-East), and allotments situated immediately to the East of the site, circa 60 metres.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Water quality and drainage. Grade 2 and 3 ALC. Topography. May lead to increased traffic levels in an AQMA. Potential landscape impact. Site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site.

Site Availability: The promoter has confirmed the site will be available for development within the next 11-15 years.

Build out rate: Years 11-15 as the promoter has identified the site to be available within the next 11-15 years.

C/BR/03c Industrial /Warehouse/ Mixed Use**Site Area:** Whole 1.65ha | Gross 1.65ha | Net 0.4ha – 1.32ha**Max yield:** 13,200 sqm**Min Yield:** 4,125 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield land.

Access: The site has a field access directly from Hele Road situated at the South-East corner of the site. The access has limited visibility to the North and South. The nearest footpath and bus stop is approximately 170 metres to the North of the site's access. DCC Highways suggest that Hele Road would need improvements to achieve required visibility with Manual for streets/ DMRB standards (depending on the design speed), it is likely that a reduction in vehicle speeds will be necessary. This may require a Traffic Regulation Order (TRO) to reduce the posted speed limit, supported by the physical traffic calming measures and gateway features to ensure compliance. A speed survey should be undertaken to determine the current 85th percentile speeds and inform the design of the access. A continuous, safe, and well-lit pedestrian and cycle route must be provided from the site to key local facilities, including schools, bus stops and the village centre to ensure sustainable travel. This may require off-site highway works and land dedication, subject to feasibility and third-party land ownership. A Transport Assessment (TA) will be required to assess the impact of the development on the local highway network. The site is approx. 1 Mile away from M5 and the closest railway stations are at Cranbrook approx. 6.8km S, Whimple 7.6km SE and Pinhoe Exeter approx. 9.5km SW. The TA should explore opportunities to enhance public transport accessibility, including potential improvements to bus stop infrastructure and service frequency.

Natural Environment: The site lies within Beaver Activity Zone with beavers present in catchment and the great Crested Newt Consultation Zone. Charwell Wetlands is classified as a Local Nature Reserve and County Wildlife Site is situated circa 230 metres to the North-East of the site. Hele North County Wildlife Site and Priority Habitats (coastal and floodplain grazing marsh) lie approximately 300 metres to the South. The closest SSSI at Killerton lies approx. 2.5km SW. MDDC arboriculture specialist identified that, numerous trees along the boundary and what appears to be a copes providing valued screening of the housing along Westfield Road as you enter Bradninch from Hele Rd. Due to the thin linear nature of the eastern aspect of the site there is moderate arboriculture risk due to the reduced opportunity to provide buffering between the trees and potential development. There are no legally protected species within the site, however some activity of bats, common frog, slow worm, grass snake, and common toad have been recorded immediately

to the North of the site. The surrounding boundary hedges and trees 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors may be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists noted the site's potential for protected species and habitat protection should not pose constraints that would significantly influence the use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. The centre of the site is subject to risk of flooding from surface water (low to high). There is an unnamed watercourse along the SW boundary of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority (LLFA) suggest that an applicant would need to assess the appropriateness of discharging into the watercourse within the site (at greenfield runoff rates). Land Drainage Consent would be needed for any works to this watercourse. An applicant may also need to assess the spring point, surface water flowpath associated with the watercourse or topography of the site and keep a suitable offset from it.

Heritage and Archaeology: The site lies approximately 300 metres to the South-West boundary of the Bradninch Conservation Area. The nearest Grade II listed buildings are situated circa 350-450 metres to the North of the site. An Early Medieval to Post Medieval Curvilinear Cropmarks South of Bradninch lies approximately 55 metres directly to the South and Post medieval to Edwardian Orchard Banks West of Bradninch is situated approximately 200 metres to the North-East of the site. DCC Historic Environment and Archaeology specialist identifies the area has archaeological potential, evidenced by nearby prehistoric sites identified through aerial photography. They advise that any planning application be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the potential impact of development. MDDC Conservation specialist identifies that the site due to distance and intervening development would likely have no adverse impact upon the Bradninch Conservation Area or the designated heritage assets located within the area. To the East of the site is the Grade II listed building, Cross Cottages (list entry number: 1105952). There is the potential for there to be an impact upon the setting and significance of the listed building, as the building is in an elevated position with views across to the site. Therefore, as a minimum a detailed Heritage Statement informed by a masterplan would be required however due to distance it is likely any potential impact could be mitigated.

Landscape: Blackdown Hills National Landscape lies approximately 6 miles to the East of the site. The National Character area is the Devon Redlands. The National Character area is the Devon Redlands. The Devon Character Area is Butterleigh Rolling Farmland and the site falls within the upper rolling farmed and wooded valley slopes Landscape Character Type. The site is an open field which slopes very gently down from the South-West to the East (0.8% slope percentage). The site has a medium-high sensitivity to commercial development. The site can be viewed from some distance, particularly from the ridge line to the south east. The existing adjoining development alongside the Northern boundary already provides a backdrop of built development, however, this is housing development and not commercial. The level of impact will depend on the type of commercial development proposed.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA of Cullompton. No further comments from consultees.

Soils and contamination: The Western part of the site is identified as Grade 2 and the Eastern part of the site is Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The slope has parts of the site to the North that are nearly level/gently sloping, with areas to the south 12.8% moderately sloping.

Economic Development: DCC Economic Development specialist stress the need to assess impacts on neighbouring premises and the wider landscape. In their view, the site would only be suitable for rural, agricultural, small community, or locally focused workshop uses. If commercial development is pursued, they recommend future-proofed broadband, energy efficiency, and renewable generation from the outset. MDDC Economic Development specialists also questioned the site's suitability for commercial use, citing its proximity to residential properties and lack of connection to other commercial areas. However, they noted that some existing activity on the site may justify further consideration.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Water quality and drainage. Grade 2 and 3 ALC. Topography. May lead to increased traffic levels in an AQMA. Noise and lighting pollution. Potential landscape impact. Site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site.

Site Availability: The promoter has confirmed the site will be available for development within the next 11-15 years.

Build out rate: Years 11-15 as promoter has confirmed the site is available within the next 11-15 years. For the purposes of this report 'mixed use' is considered as commercial.

Settlement: Bradninch


Site Reference and Name: C/BR/04 Land East of Hele Road and North of Westbear Lane

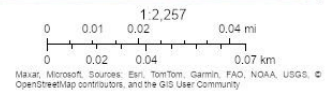
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C/BR/04



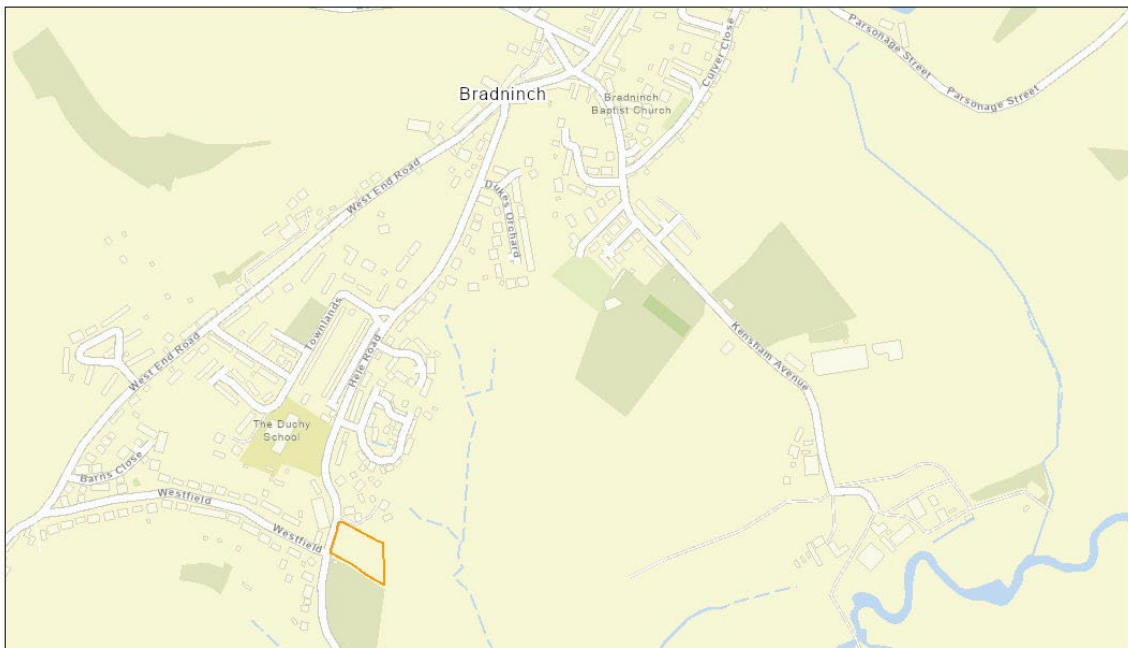
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 Call for Sites 2025




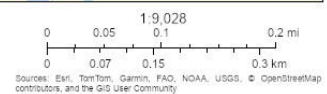
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C/BR/04



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 Call for Sites 2025



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Parish: Bradninch

Site submitted for: C/BR/04 Homes for sale, affordable homes, custom and self-build homes, homes for older people.

Site description: Greenfield site situated within the settlement boundary of Bradninch (South-West part of the village), directly to the East of Hele Road and to the North of Westbeare Lane. The site adjoins allotments to the South and agricultural fields to the East. There is an existing residential development immediately to the North of the site and to the West, on the opposite side of Hele Road. There are hedgerows and mature trees alongside the site's boundary. The Public Right of Way runs alongside the Southern boundary of the site. The site has a gentle slope (7.7% slope percentage). A bus stop is positioned adjacent to the site and there is pedestrian link to the village centre situated within walking distance (circa 550 metres). The nearest train station is Tiverton Parkway (8 miles North-East). The site lies in an area of archaeological potential. A significant proportion of the site is adopted in Mid Devon Local Plan (2020) which is 0.3ha allocated for 7 dwellings. The remaining additional area submitted is 0.08ha below threshold to be considered as a new separate site, therefore the site will not be assessed further as the site is already found to be achievable in an adopted Local Plan.

Settlement: Bradninch


Site Reference and Name: C/BR/05 Land West of West End Road

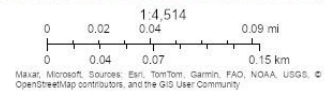
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C/BR/05



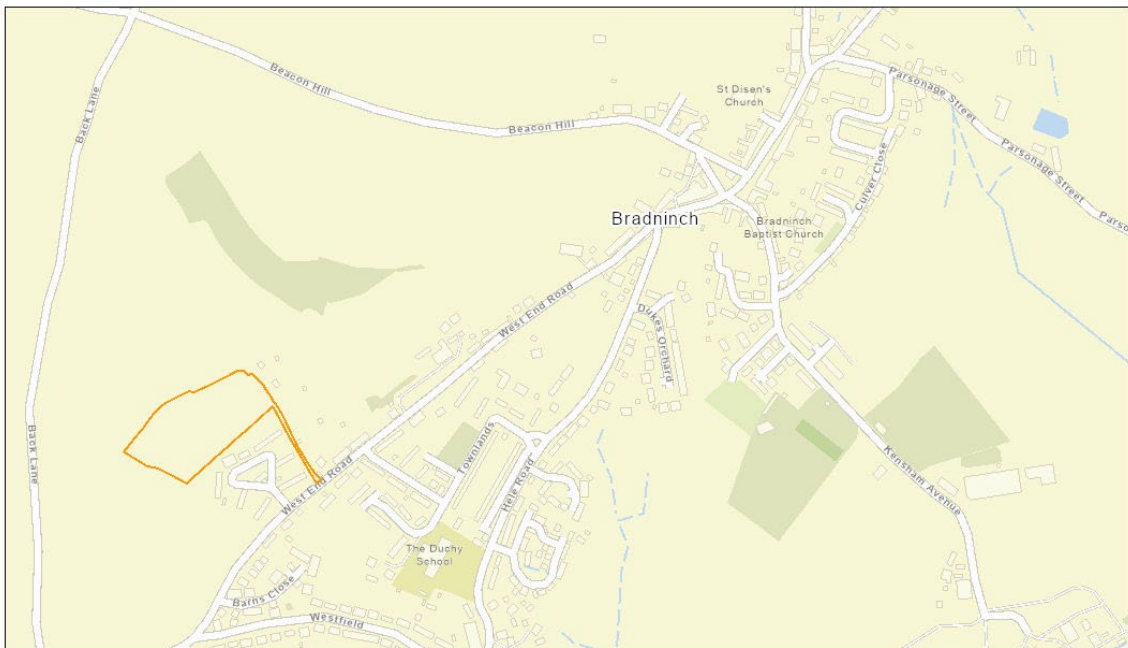
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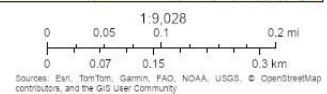
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C/BR/05



04/08/2025, 11:31:37

 Call for Sites 2025



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Parish: Bradninch

Site submitted for: C/BR/05 Homes for sale, affordable homes

Site Description: The site is a greenfield situated to the West of West End Road. The site adjoins part of the South-West settlement boundary of the village of Bradninch and borders C/BR/01(i) along its SW border. The site does not have any vehicular access although the promoter suggests the new access could be created from West End Lane. The site has a moderate slope (10% slope percentage), rising from the South-East to North-West. The nearest Grade II listed building is situated approximately 180 metres from the Eastern edge of the site. The site adjoins the boundary of the Bradninch Conservation Area and residential development. The M5 lies approximately 1 mile to the East of the site. Legally Protected Species are within the site and in the adjoining fields to the West. There is archaeological potential in the area. The site is in a high category of Groundwater Vulnerability. The HELAA Panel identify the site as currently unachievable due to access constraints.

C/BR/05 Homes for sale, affordable homes

Site Area: Whole 1.7ha | Gross 1.7ha | Net 1.36ha

Max yield: 48

Min Yield: 27

Promoter Yield: 30

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Size threshold: Threshold

Stage B

Land Status: Greenfield

Access: The Public Right of Way (Bradninch Footpath 4) runs alongside the South-West boundary of the site connecting West End Road and Back Lane. Footway and cycling connection would be required to local services and bus stops. The nearest bus stop is at the intersection of Hele Road and Westfield, approximately 190 metres to the South of the site. The M5 lies approximately 1 mile to the East. The closest train stations are Cranbrook approx. 7.9km S, Whimple approx. 8.2 km SE and Pinhoe, Exeter approx. 9.4 km. SW. The closest services and facilities are within Bradninch village centre, circa 650 metres to the North-East. The site does not have any vehicular access, although the promoter suggests access could potentially be created from West End Road. DCC Highways advises the proposed site faces major challenges in providing safe and suitable vehicle access from West End Road due to its narrow width, lack of footways, street lighting, and limited visibility caused by existing building and boundaries. The road cannot accommodate the increased traffic, two-way vehicle movement, or pedestrian and cycle infrastructure required for the development. The site's

topography adds further difficulties, as constructing suitable access and visibility splays would demand significant engineering work. Additional traffic would increase safety risks on the already constrained road, which lacks pedestrian facilities and safe access to public transport. Overall, it is unlikely that the site could achieve a safe and sustainable access without extensive off-site works, raising concerns about its deliverability from a highway perspective. The HELAA Panel identify the site is not achievable currently due to the highways constraints where additional land would be required to make the access and highways requirements achievable.

Natural Environment: The site lies within Beaver Activity Zone with beavers present in catchment and a great Crested Newt Consultation Zone. Legally Protected Species are within the site (birds, moths) and outside of the site approximately 80 metres to the East (birds, moths and West European Hedgehog). Priority Habitats (Traditional Orchard) lie within close distance to the North-East. Killerton SSSI is the closest SSI to the site approx. 3km SW of the site. Charwell Wetland a LNR and CWS lies approx. 0.5km SE. MDDC's arboriculture specialist identified that, the development on the site is viewed as low arboriculture risk. The site is bounded by mature hedgerows which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation measures, including the protection and enhancement of hedges, trees, margins and dark corridors may be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note the site's potential for protected species and habitat protection however suggest this should not pose constraints that would significantly influence use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient. Natural England has highlighted that the site lies within a High Opportunity Area for wildlife-rich grasslands, particularly on steep slopes, as identified in the draft Devon Local Nature Recovery Strategy. This designation underscores the site's potential to support and enhance biodiversity through the restoration or creation of species-rich grassland habitats.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC Local Lead Flood Authority further advise that the site too steep for infiltration. Site should not discharge surface water into combined sewer.

Heritage and Archaeology: The nearest Grade II listed building lies circa 180 metres to the East of the site. The North-East boundary of the site adjoins the designated Bradninch Conservation Area. There is an Early Iron Age to Roman Cropmark Enclosure West of Bradninch approximately 160 metres to the South. Archaeological mitigation in the form of a programme of archaeological works undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. DCC Historic Environment and Archaeology specialists suggest that the area has archaeological potential, evidenced by nearby prehistoric sites. The Historic Environment team would advise any impacts on archaeological heritage assets should be mitigated through an appropriate programme of archaeological work, secured by a suitably worded planning condition on any consent granted by the LPA. The MDDC Conservation Officer does not consider there to be any adverse impacts to the nearby listed buildings, their setting and significance. However, due to the site's proximity to the Conservation Area, with access to be provided from West End Road, a detailed Heritage Assessment would be required for an informed decision. The application site is located to the north of existing modern development and is

considered to make a limited contribution to the setting of the Conservation Area therefore the potential impacts are likely to be limited, however of concern is the proposed access. Entrances to residential development often requires additional signage and road markings or layout which can have an urbanising effect.

Education Infrastructure: The closest schools to the site are The Duchy School Bradninch and Cullompton Community College. DCC education previously noted in 2023 that The Duchy School Bradninch Primary is full and cannot be expanded but a proportion of learners come from outside of catchment, therefore local housing will see more places required in Cullompton. The feeder secondary is in Cullompton which will need to be expanded with potential need for secondary home to school transport. With the anticipated expansion to Cullompton, expansions to existing schools are anticipated as well as new primary, secondary, special provision, land and funding. A Primary site is secured to the North-West of the town with a review of provision to the West of Cullompton to be required. DCC Education comments that the development may be required to make education contributions towards both Primary, Secondary expansion and school transportation contributions.

Landscape: Blackdown Hills National Landscape lies approximately 7 miles to the East of the site. The National Character area is the Devon Redlands. The Devon Character Area is Butterleigh Rolling Farmland and the site falls within the upper rolling farmed and wooded valley slopes Landscape Character Type. The site has a medium-low sensitivity to housing development. The site is greenfield, situated along the edge of existing development. The site's rural character may be valued for contributing to the countryside setting of Bradninch. Additional assessment may be needed to help identify evidence of local landscape value due to the rising nature of the land.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. No further comments from consultees.

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

Topography: Moderate slope (10% slope percentage) rising from South-East to North-West.

Open Space and Recreation: The closest area of open space and recreation are Bradninch and Kentisbeare Cricket Club and play park, situated approximately 680 metres to the East, playing fields (approximately 880 metres to the East), and allotments situated circa 500 metres to the South-East of the site.

Potential Constraints to Delivery: Access. Natural Environment. Heritage and Archaeology. Education infrastructure. Water quality and drainage. Grade 2 ALC. Topography. May lead to increased traffic levels in an AQMA. Potential landscape impact.

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

Build out rate: As the HELAA Panel find the site unachievable a build out rate is not provided.

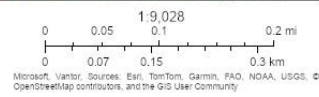
Settlement: Hele
Site Reference and Name: C/BR/06 Land off Strathculm Road
Customer Reference Number: CHEL01

C/BR/06



03/02/2026, 12:37:30

- District boundary
- Call for Sites 2025



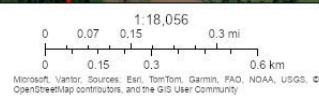
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C/BR/06



03/02/2026, 12:44:50

- District boundary
- Call for Sites 2025



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Parish: Silverton

Site submitted for: C/BR/06 Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Description: Greenfield land situated on the South-Western edge of the village of Hele and approximately 1km to the Southern settlement boundary of Bradninch and 2.8km to the Eastern settlement boundary of Silverton. There are a number of trees covered by a TPO alongside the Eastern boundary of the site. The site has a moderate slope (12.7% slope percentage). The site is currently accessed via an existing field entrance situated on the Western boundary of the site directly from a Class C road. A new access from Strathculm Road may be possible. The site is in FZ1. A Historic Environment Record Monument (Roman Road from Exeter to Cullompton) lies alongside the Western boundary of the site. A Grade II* listed building lies approximately 130 metres to the South-East. The majority of the site is Grade 2 ALC with 0.62ha of the Southern area of the site identified as Grade 1 ALC (DEFRA 2020 Provisional Land Classification Grade). The HELAA Panel identify the site is likely achievable, provided the constraints can be overcome, for a small number of high quality dwellings of up to 10. The reduced capacity for the site is suggested by the Panel in part due to the current market for this location and the constraints of the site including the topography of the site which is likely to require retaining walls.

C/BR/06 Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site Area: Whole 3.93ha | Gross 3.93ha | Net 2.36ha

Max yield: 83

Min yield: 47

Promoter yield: 55

HELAA Assessed Yield: 10

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The site is currently access via an existing field entrance situated on the Western boundary of the site directly from a Class C road, known as Road from Higher Hill Cross to Clysthayes Bridge. The road is a narrow lane defined by mature hedgerows and trees. It is suggested that a potential new access could be created from Strathculm Road (Class C road) running alongside the Eastern boundary of the site, which is a relatively narrow road with limited passing places and bounded by mature hedgerows and trees. 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. Both roads have no street lighting, walking or cycling links. Some hedgerow removal and improvements to the road, including provision of footway may be required. There are no PRow within the site, the closest public footpath lies circa 110 metres from the Southern boundary of the site. The closest bus stop lies approximately metres to the North-East and the nearest train station is Tiverton Parkway situated circa 10 miles to the North of the site, which can be accessed by public transport from the village. The closest facilities and services are in Hele, Bradninch (approximately 1.3km to the North-East), and Silverton (circa 3km to the West). DCC Highways advise the proposed potential new access from Strathculm Road needs some improvements by changing the existing speed limit ensuring safe access and egress, maintaining rural nature of roads while increasing anticipated traffic volumes. Further improvements are required to ensure visibility splays, street lighting and walking and cycling infrastructure in Strathculm Road and accessways towards the nearest facilities in Bradninch and Silverton. Delivering a continuous, safe, and well-lit walking/cycling route to these settlements would be extremely challenging due to the constrained highway network, topography. Without such provisions the development risks being heavily car-dependent, contrary to sustainable transport objectives. DCC suggest a full transport Assessment may be required to evaluate the cumulative impact on local roads, junctions, while site may be technical accessible, significant off-site highway improvements would be necessary, including road widening, passing places, speed limit reduction, and potentially new footway provision.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in catchment and the Greater Crested Newts Consultation Zone. MDDC's arboriculture specialist identifies that there are significant high value native trees along the field boundaries. Trees along south-eastern boundary subject to Preservation Order 92/00004/TPO. Development on the site is viewed as moderate arboriculture risk and would require a high degree of caution/protection measures. The Priority Habitats are located approximately 360 metres to the South, 250 metres to the East and 550 metres to the North-East and (coastal and floodplain grazing marsh) and traditional orchards are also situated circa 440 metres to the West and 790 metres to the South-West. County Wildlife Site, known as Hele North, lies approximately 700 metres to the North-East of the site. There are no Legally Protected Species within the site, however Bats were recorded 110 metres to the North-East edge of the site and 150 metres to the East. The site is surrounded by mature hedgerows and trees, which 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors may be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists advise that there are no obvious ecological constraints that would significantly influence use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The site is in the FZ1. The site falls within an area of a high category Groundwater Vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority also advised that the site is too steep for infiltration. Site will likely need a sewer requisition to be drained, this would need to be agreed with the landowner where the headwall would go. Surface water flood risk associated with road to west of site.

Heritage and Archaeology: Historic Environment Record Monument (Roman Road from Exeter to Cullompton) lies alongside the Western boundary of the site. A Grade II* listed building lies approximately 130 metres to the South-East and Grade II listed buildings are situated circa 120 metres from the North-East edge of the site. The proposed housing development may impact the setting of the heritage assets. The site may be an area of archaeological potential. MDDC's Conservation specialist identifies that the Grade II* listed building to the south east of the site, Clysthayes Farmhouse, has historically been experienced in an isolated and rural position. The site is of an elevated position with views to and from the site towards the listed building. The site as agricultural land is considered to make a positive contribution to the setting and the significance of the farmhouse, and our understanding of the asset within its rural context. The development of the site would result in a level of less than substantial harm to the Grade II* listed building. Strathculm House, Grade II listed (list entry number: 1106635), lies to the east of the site. It is a large nineteenth-century house set in large grounds. The site is on the approach to the heritage asset and in close proximity to Strathculm House with views afforded to the site due to its topography and position on the ridge. The proposed development of the site would result in an adverse impact of an urbanising effect that would appreciably change the setting and result in less than substantial harm to the heritage asset. This harm is likely to be at the low end of the spectrum. DCC Historic Environment and Archaeology specialist identifies that the proposed site lies to east and adjacent to the prehistoric barrow cemetery, in the west at least four prehistoric funerary monuments, possible Neolithic mortuary enclosure and these funerary landscapes extend in to proposed area. Archaeological investigations to the south identified a Bronze Age settlement of unknown extent. As the site lies within a prehistoric funerary landscape, Devon County Council's Historic Environment Team advises that it should not be considered for development until the results of a geophysical survey and intrusive field evaluation are available. In the absence of this information, the site is not recommended for development.

Education Infrastructure: The closest primary schools to the site are The Duchy School Bradninch (approximately 1.3km to the North-East), and the Church of England Primary School in Silverton (approximately 3km to the West). DCC education noted that The Duchy School Bradninch Primary is full and cannot be expanded but a proportion of learners come from outside of catchment, therefore local housing will see more places required in Cullompton. The Silverton primary school has capacity to support housing. The nearest secondary schools are Cullompton Community College, which will need to be expanded with potential need for secondary home to school transport, and Clyst Vale Community College. DCC education anticipate a significant expansion including garden village requiring expansions as well as new primary, secondary and special provision, land and funding. A Primary site is already secured to the NW of Cullompton and a review of provision West of Cullompton will be required. Development of this site would lead to primary and secondary school home transport costs implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: The site falls within the Butterleigh Rolling Farmland Landscape Character Type and the Upper Farmed and Wooded Valley Slopes Devon Character Area. The National Character Area is Devon Redlands. The landscape is defined by moderately dry, fertile smooth slopes running into small-scale vales with a damp character. There are a number of long-distance views from one hilltop to another. The landscape has a strong rural character. The site is in close proximity to an existing development in Hele, and screened by the existing tree and mature hedgerows cover. However, it can be viewed from wider vantage points. The overall sensitivity to housing development is medium to high-medium due to the site's topography (12.7% moderate slope) and remote location within open countryside. Further site appraisal would be needed to address uncertainty over the site's

distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Overhead Lines of 11KV run through the site. Approximately 300 metres from railways track, possible noise and air pollution. No further comments from consultees.

Soils and contamination: The majority of the site is identified as Grade 2 ALC with 0.62ha of the Southern area of the site identified as Grade 1 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: The site has a moderate slope (12.7% slope percentage).

Open Space and Recreation: The closest open and green public spaces, and recreational fields are situated in Bradninch and Silverton. The promoter identifies the delivery of the site would provide additional open space.

Potential Constraints to Delivery: Natural Environment, TPOs. Access. Water quality and drainage. Archaeology. Grade 2 and Grade 1 ALC. May lead to increased traffic levels in an AQMA. Potential landscape impact. Approximately 300 metres from railways track, possible noise and air pollution.

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

Build out rate: Based on HELAA market conditions model 2-3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	22	-	-	-
Max	25	50	8	-	-
Promoter	25	30	-	-	-
HELAA	10	-	-	-	-