

# Cadbury

Settlement: Cadbury

Site Reference and Name: C/CAD/01 Cadbury Castle

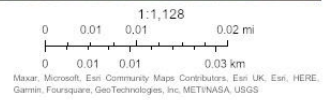
Customer Reference Number: yd13ka8

C/CAD/01



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Call For Sites Layer



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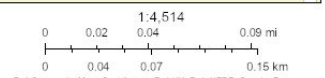
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C/CAD/01



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**Parish:** Cadbury

**Site Area:** Whole 0.54ha | Gross 0.54ha | Net 0.43ha

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

**Max Yield:** 15

**Min Yield:** 9

**HELAA Assessed Yield:** None

**Site description:** Greenfield land located on a strong slope (16.4% slope percentage), sloping towards the S-SE. Hedgerows and trees bound the site and the SE side borders the grounds of St Michael's Church Grade I listed building. There are also a number of other Grade II buildings to the SE. Agricultural buildings lie to the SW. There are legally protected species on site (bat). This site has one landowner. The HELAA Panel assessed the site as unachievable due to the constraints identified in this report including the topography and proximity of the site to a Grade 1 listed building.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield land.

**Access:** Devon County Council Highways identifies access will be via a narrow lane 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. Because of the comments above DCC Highways suggest that the location may be more suitable in highway terms for a lower number of dwellings. There are no PRow within the site or in the vicinity. The closest bus stop is at the intersection of Milk Hill road and A3072 approx. 400m. N. The closest train stations are Newton St Cyres 6.8km S and Crediton 9.1km SW. Closest services and facilities are in Thorverton 3.9km S.

**Natural Environment:** There are legally protected species on site (bat). There is priority habitat just off the northern edge of the site. Beavers are present in catchment. Devon County ecology specialists identify the site is made up of two small fields dominated by what appears to be a mixture of rough grassland and scrub (possibly scattered bramble thickets) bordered by hedges and trees on its S boundary. The ecological value of the grassland/scrub is unclear, a site visit would be required to properly assess the ecological value. The surrounding boundary hedges and scrub could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. Impact of development on site could include

direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic environmental importance. Mitigation suggested includes protecting and enhancing hedges and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

**Heritage and Archaeology:** A Grade I listed building (Church) and several other Grade II listed buildings outside of the site to the SE. Devon County Council archaeology specialists identify that development is likely to affect the setting of the Listed Church and Scheduled Cross. There would also be an impact on the Schedule Cadbury Hillfort to the E. Also potential for evidence of medieval settlement in fields adjacent to the church. There is potential for setting issues which require further assessment. If setting issues are found acceptable, then pre-determination archaeological evaluation is needed for potential medieval settlement evidence. MDDC Conservation Officer notes the site borders Grade I listed building and as the site slopes away from the lane steeply, the wider setting of Church views from A3072 and Coombe Lane especially in the winter may be harmed. The HELAA Panel assessed the site as unachievable due to the constraints including the proximity of the site to a Grade 1 listed building.

**Education Infrastructure:** The closest schools to the site are Cheriton Fitzpaine Primary School and Queen Elizabeth's. DCC education note Cheriton Fitzpaine has the capacity to support development. The secondary school may revisit the single campus proposal which would see land released for development and the school relocated to a single site. This would require the allocation of additional land and capital funding. There would be home to school transport implications for both primary and secondary schools. 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:** 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. The Devon landscape character area is Cruwys Morchard Wooded and Farmed Valleys. The site has a medium-high sensitivity to housing development. The site is a greenfield site, within the hamlet of Cadbury. The site is surrounded by hedges with many hedgerow trees and is on a strong slope (16.4% slope percentage). It would result in significant change to accommodate development and most likely harm the setting of the Grade I listed building to the SE.

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

**Soils and contamination:** Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

**Topography:** Strong slope (16.4% slope percentage towards the S/SE).

**Open Space and Recreation:** The areas of open space and recreation are available in Thorverton 3.9km S.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Heritage and Archaeology. Education infrastructure. Topography. Potential Grade 3a ALC. Landscape impact. Legally protected species on site.

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

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

**Settlement:** Cadbury


**Site Reference and Name:** C/CAD/02i The Land South of Eastern Down House and North-West of Cadbury House

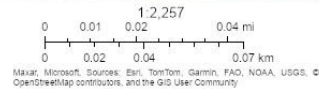
**Customer Reference Number:** CCAD02i

C/CAD/02i



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 Call for Sites 2025




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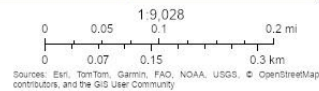
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C/CAD/02i



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 Call for Sites 2025



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**Parish:** Cadbury

**Site submitted for:** C/CAD/02i Homes for sale, custom and self-build homes

**Site Description:** Greenfield land situated in the open countryside approximately 820 metres to the South of the intersection of Milk Hill road and A3072. The site benefits from an existing field access directly from a private lane adjoining Milk Hill. The closest facilities are in Thorverton (approximately 2.5 miles to the South), and in Cheriton Fitzpaine (approximately 3 miles North-West). The site has a very gentle slope (3.2% slope percentage), sloping towards the South. The closest bus stop is approximately 700 metres to the West of the site. A County Wildlife Site, Priority Habitats and Legally Protected Species are within close distance to the site. Grade II listed building lies on the opposite side of Mill Hill and a cluster of Grade II listed building and Grade I listed Church, Scheduled Monuments and sites of archaeological importance are also within close distance to the site. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. However, the site in isolation is below the size threshold to be considered as part of the HELAA process further.

**C/CAD/02i Homes for sale, custom and self-build homes**

**Site Area:** Whole 0.12ha | Gross 0.12ha | Net 0.12ha

**Max yield:** 4

**Min Yield:** 2

**Promoter Yield:** 1

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Size threshold:** The site is below the threshold to be considered further as part of the HELAA. In following the HELAA methodology the site will not progress to Stage B for further assessment through the HELAA process.

**Settlement:** Cadbury


**Site Reference and Name:** C/CAD/02ii The Land West of Eastern Down House and North of Culverpark Cottages

**Customer Reference Number:** CCAD02ii

C/CAD/02ii



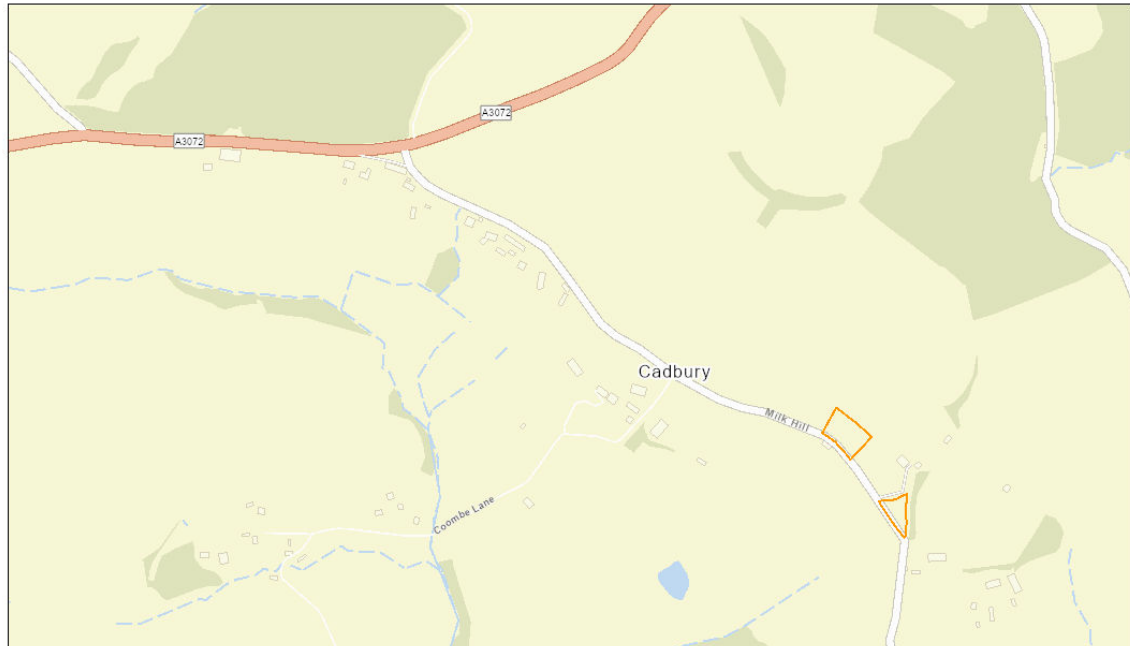
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 Call for Sites 2025


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C/CAD/02ii



09/07/2025, 17:41:12

 Call for Sites 2025

1:9,028  
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**Parish:** Cadbury

**Site submitted for:** C/CAD/02ii Homes for sale, custom and self-build homes

**Site Description:** Greenfield land situated in the open countryside approximately 700 metres to the South of the intersection of Milk Hill road and A3072. There is no vehicular access to the site directly from a public highway. Potential access from Mill Hill. The closest facilities are in Thorverton (approximately 2.5 miles to the South), and in Cheriton Fitzpaine (approximately 3 miles North-West). The site has a strong slope (20% slope percentage), sloping towards the South. The closest bus stop is approximately 700 metres to the West of the site. A County Wildlife Site, Priority Habitats and Legally Protected Species are within close distance to the site. Grade II listed building lies on the opposite side of Mill Hill and a cluster of Grade II listed building and Grade I listed Church, Scheduled Monuments and sites of archaeological importance are also within close distance to the site. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. The HELAA Panel identify the site is unachievable due to the topography along with the scale of the site.

**C/CAD/02ii Homes for sale, custom and self-build homes**

**Site Area:** Whole 0.24ha | Gross 0.24ha | Net 0.24ha

**Max yield:** 8

**Min Yield:** 5

**Promoter Yield:** 3

**HELAA Assessed Yield:** None

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Greenfield land.

**Access:** There is no vehicular access to the site directly from a public highway. Potential access could be created onto Mill Hill, which is a narrow lane with limited visibility in both directions along this boundary of the site, and with no footway or street lighting. 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. Some parts of hedgerow removal would be required to accommodate a new access. There are no Public Right of Way within the site, the closest is approximately 100 metres to the East. The closest bus stop is at the intersection of Milk Hill road and A3072 approximately 700 metres to the North of the site. The closest train station is in Crediton, circa 6.5 miles to the South-West of the site. The closest facilities are in Thorverton (approximately 2.5 miles to the South), and in Cheriton Fitzpaine (approximately 3 miles North-West). DCC Highways identifies that access for the site could be created via Milk Hill. Significant

upgrades would be needed to meet highway standards, as visibility is limited by hedgerows requiring major removal. The site lies in open countryside, about 880 metres south of the A3072/Milk Hill junction, with the nearest facilities over 2.5 miles away, making it an unsustainable location in the view of highways. There are no safe or lit pedestrian routes, and the nearest bus stop (700 metres away) the site is difficult to access, meaning residents would rely on private cars, contrary to sustainable transport policies. DCC Highways recommend a Transport Assessment to evaluate impacts on local junctions, traffic capacity, and the suitability of the private lane for increased use, including emergency and service vehicles. It should also consider the need for passing places, road widening, and suitable drainage to prevent surface water runoff.

**Natural Environment:** The site is within Beaver Activity Zone with beavers present in catchment. The County Wildlife Site (Parkland with veteran and ancient trees, fields with species rich rush pasture, and a thin stretch of semi-natural woodland), lies 220 metres to the East and South-East of the site, and the Castle and Hallshot Woods are situated approximately 340 metres of the North-Eastern boundary of the site. MDDC arboriculture specialist identifies that, the site contains a number of young and semi-mature trees that do not appear significant in the wider landscape. Development on the site is viewed as low arboriculture risk. Legally Protected Species have been identified within proximity to the site, approximately 220 metres to the West of the site (bats and birds), and 500 metres to the North-West (Bluebell). Priority habitats are within close distance to the site, including deciduous woodland 290 metres to the South-West and 350 metres to the North, purple moor grass and rush pastures 230 metres to the South-East, and good quality semi-improved grassland 360 metres to the North-West. The surrounding boundary hedges and scrub could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs, etc.) on habitats and species. Site is of low strategic environmental importance. Mitigation suggested includes protecting and enhancing hedges and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale. DCC ecology note that standard ecological mitigation requirements are likely sufficient, but due to uncertainty over baseline habitats based on aerial view and setting, there may be ecological constraints that would significantly constrain a development on this site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Within drinking water safeguard zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC Local Lead Flood Authority (LLFA) suggest that the site is too steep for infiltration. Site unlikely to be able to drain as it will require a sewer to be laid to an appropriate watercourse, which will require agreement with a landowner.

**Heritage and Archaeology:** Grade II listed building lies directly on the opposite side of the road to the South-West. A cluster of Grade II listed buildings is also approximately 200 metres to the South-West and 250 metres to the West. A Grade I listed building (Church) also lies to the West. Scheduled Monument (Cadbury Castle) is situated approximately 250 metres to the North of the site and Standing cross in the Church's grounds circa 260 metres to the East. Also potential for evidence of medieval settlement in fields adjacent to the church. DCC Historic Environment and Archaeology team has no further comments to make on this site. The MDDC Conservation Officer identified that

the site would result in a level of less than substantial harm to the setting of the Grade II listed building, Culverpark Cottage (list entry number: 1261522). The site is directly opposite the heritage asset and the development of the site would have a harmful effect upon the setting and significance of the asset. Given the proximity to the listed building, the harm is unlikely to be mitigated. Due to distance it is considered that the proposals would not have an adverse effect on the Grade I listed church to the west or to Grade II listed Cadbury House to the east. The potential impacts of the development upon the setting and significance of the Scheduled Monument, Cadbury Castle, would require a fully detailed setting assessment to allow for an informed decision.

**Education Infrastructure:** The closest schools to the site are Cheriton Fitzpaine Primary School and Queen Elizabeth's. DCC education note that Cheriton Fitzpaine has the capacity to support development. The secondary school may revisit the single campus proposal which would see land released for development and the school relocated to a single site. This would require the allocation of additional land and capital funding. There could be home to school transport implications for both primary and secondary schools. 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:** Blackdown Hills National Landscape lies to the East of the site approximately 10 miles. The site falls within the Upper farmed and wooded valley slopes. The Devon landscape character area is Cruwys Morchard Wooded and Farmed Valleys. The site has a medium sensitivity to housing development. The site is a greenfield site, within the hamlet of Cadbury. The site is surrounded by hedges with many hedgerow trees but is on a strong slope (20% slope percentage).

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

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

**Topography:** Strong slope (20% slope percentage)

**Open Space and Recreation:** Areas of open space and recreation are available in Thorverton 2.5 miles south.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Heritage and Archaeology. Natural Environment, unknown baseline. Education infrastructure. Potential Grade 3a ALC. 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 5 years.

**Build out rate:** The HELAA Panel conclude the site as unachievable therefore no build out rate is set out.