

# Shillingford

**Settlement: Shillingford**

**Site Reference and Name: C/SH/01 Land off Bowdens Lane**

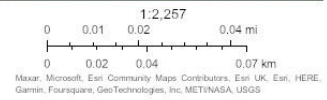
**Customer Reference Number: qo13rqv**

C/SH/01



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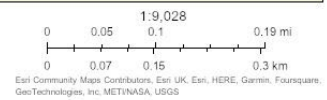
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C/SH/01



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**Parish:** Bampton

**Site Area:** Whole 1.25ha | Gross 1.25ha | Net 1ha

**Site submitted for:** C/SH/01a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people C/SH/01b Mixed Use C/SH/01c Renewable Energy.

**Site description:** Greenfield site to the E of Shillingford. Nearly level (1.5% slope percentage) agricultural land. Hedges and trees along the boundary. There are also small-scale wooden pylons on the boundaries with cables running overhead. This site has one landowner. The promoter has also indicated that joint development of the land on the opposite side of Bowdens Lane has been discussed with the owners C/SH/02 and C/SH/03. The site was also considered in a previous SHLAA report (2013) however the site was not considered an Option in the Local Plan Review Options Consultation 2014 as at the time site options that were promoted in un-designated villages were not taken forward. The site was resubmitted during the HELAA process for a larger area including the field to the West of the site (C/SH/04) but has been updated to only being available for housing development. Please see report for C/SH/04.

**Settlement: Shillingford**

**Site Reference and Name: C/SH/02 Land to the east of Bowdens Lane**

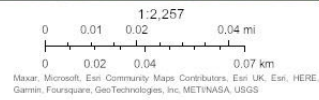
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C/SH/02



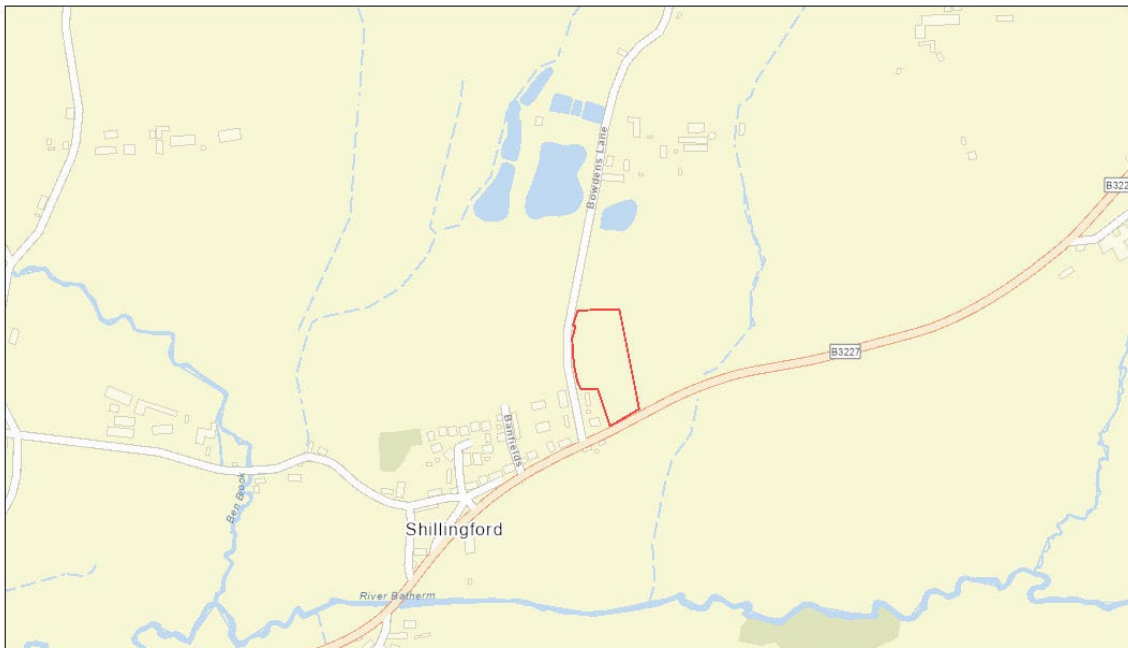
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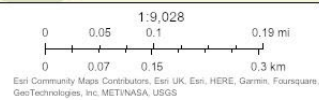
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C/SH/02



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**Parish:** Bampton

**Site submitted for:** C/SH/02a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people C/SH/02b Strategic habitat creation/enhancement

**Site description:** Greenfield site to the E of Shillingford. Very gently sloping (3.3% slope percentage) agricultural land which forms part of a larger field. Hedges and trees are along northern and part of the western boundary. This site has one landowner. The site appears to currently be used as a gallop. Joint development has been discussed with the landowner of C/SH/01, C/SH/04. This site forms part of the larger site submission of C/SH/03. It would appear there is a third-party access to the site for the usage of water pipe that runs through the site as well as access for maintenance and repair. This may need to be investigated further. The HELAA Panel assessed the site as achievable for a lower yield of 5-10 dwellings although passing places or the widening of the road would remain a requirement. The site may also be considered for habitats.

***C/SH/02a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people***

**Site Area:** Whole 1.01ha | Gross 1.01ha | Net 0.81ha

**Max Yield:** 28

**Min Yield:** 16

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

### **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. The closest bus stop is approx. 160m SW. The closest train station is Tiverton Parkway approx. 11.9km. SE. The closest services and facilities are available at Bampton, approx. 3.7m SW.

**Natural Environment:** Site falls within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). No comments from Natural England at this stage. Legally protected species outside of the site just off the S border (bats). Beavers are present in catchment. Devon County ecology specialists identify the site appears to be permanent grassland with hedges and hedgerow trees. Site visit would be needed to check if there is significant botanical interest (although unlikely). The surrounding hedges/trees could support protected and priority species such

as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees, margins 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. Medium groundwater vulnerability. Within drinking water safeguard zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** Devon County Council archaeology specialists identify at the NE side there is likely to be a medieval settlement and associated tenement plots. Mitigation suggested includes evaluation to inform any further mitigation. No objections were observed by the MDDC Conservation Officer.

**Education Infrastructure:** The closest schools to the site are Bampton Church of England Primary School and Tiverton High School. DCC education have noted the primary school in Bampton serves a large geographical area and is on a limited site. It can support a low level of development. Small expansion may be possible, but the site is constrained. Housing development at this site will result in an increase to home to school transport into Tiverton High School. 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:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. It is expected that this development type is unlikely to significantly harm its special qualities due its position, distance, scale and nature. However, there is a need for further assessment to consider the impact of the development on Exmoor National Park. The site is likely to have a medium-low sensitivity to housing. It is very gently sloping (3.3% slope percentage) that can accommodate development without significant change to the topographic character. The site forms part of a larger field which has hedgerows and hedgerow trees on the N and W borders.

**Health and Safety related constraints:** An 11KV electric overhead line crosses the site to the NW corner.

**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:** Very gently sloping (3.3% slope percentage), rising to the E.

**Open Space and Recreation:** The closest playground, playing field and allotments are available in Bampton, approx. 3.7km SW.

**Potential Constraints to Delivery:** Access. Impact risk zones of SSSI's. Water quality and drainage. Education infrastructure. Potential Grade 3a ALC. Third party usage and access to water pipe. 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:** Based on HELAA market conditions model 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	16	-	-	-	-
Max	25	3	-	-	-
HELAA	7	-	-	-	-

**C/SH/02b Strategic habitat creation/enhancement**

**Site Area:** Whole 1.01ha | Gross 1.01ha | Net 1.01ha

**Site Suitability**

**Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

**Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Bowdens Lane borders the site to the W and the B3227 borders to the S.

**Natural Environment:** Site falls within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). No comments from Natural England at this stage. Legally protected species outside of the site just off the S border (bats). Beavers are present in catchment. Devon County ecology specialists identify the site appears to be permanent grassland with hedges and hedgerow trees. Site visit would be needed to check if there is significant botanical interest (although unlikely). The surrounding hedges could support protected and priority species and act as flight lines. Hedges and grassland may provide bat foraging habitat. Site is of low strategic ecological importance based on a desk exercise. Site could provide access to nature for the village community due to its location. Site assessment and discussion with community would be needed to identify appropriate habitats e.g. woodland, orchard, meadow. The habitat suitability identified by the Nature Recovery Network are the Purple Moor Grass and Rush Pasture with woodland as the primary habitat and the Lowland Heathland with woodland as the secondary habitat.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Within drinking water safeguard zone (surface water).

**Heritage and Archaeology:** Devon County Council archaeology specialists identify at the NE side there is likely to be a medieval settlement and associated tenement plots. Mitigation suggested includes evaluation to inform any further mitigation. No objections were observed by the MDDC Conservation Officer.

**Landscape:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. Habitat creation is likely to have a low impact as it can be accommodated without significant change to the topographic character.

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

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

**Topography:** Very gently sloping (3.3% slope percentage), rising to the E.

**Potential Constraints to Delivery:** Water quality and drainage. Low strategic ecological importance. Potential Grade 3a ALC. Third party usage and access to water pipe.

**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: Shillingford**

**Site Reference and Name: C/SH/03 Barricane Stables, Bowdens Lane, Shillingford, EX16 9BU**

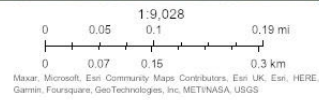
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C/SH/03



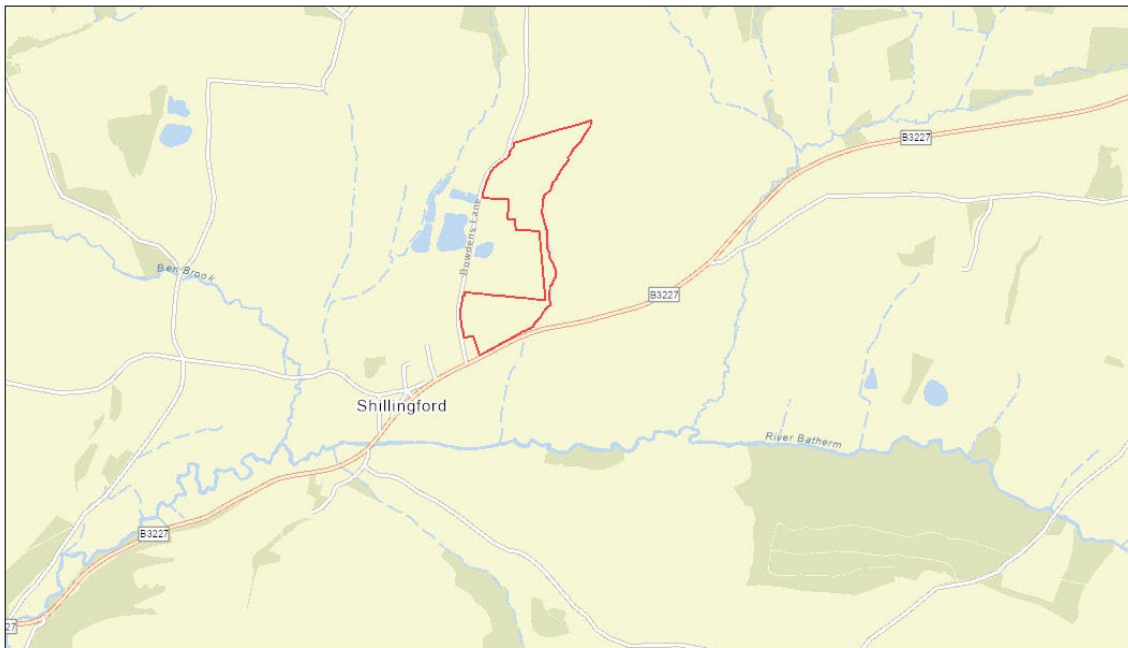
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 Call For Sites Layer



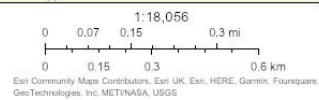
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C/SH/03



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**Parish:** Bampton

**Site Area:** Whole 7.42ha | Gross 7.42ha | Net 4.45ha

**Site submitted for:** Affordable homes, Homes for older people

**Max Yield:** 156

**Min Yield:** 89

**HELAA Assessed Yield:** None (although note potential for 5-10 on southern portion as set out in C/SH/02)

**Site description:** Site is partially greenfield and partially brownfield with a range of buildings toward the centre of the site. The site would appear to currently be used as tourism and leisure complex 'the Barricane Stables'. The site falls to the N of Shillingford. It is very gently sloping (4% slope percentage to the N and 3.3% slope percentage to the S) land with trees and hedges along the border. There is Lower Bowdens Farm within the site. Parts of the western border lies along Bowdens Lane, and the southern border is along the B3227. There is an electric overhead line crossing the site in the N. The N and S of the site is connected by a narrow strip of land. There are a number of listed buildings within 600m of the site with the closest being Grade II Listed Hayne Barton <200m. The SW corner of this site has also been submitted as a separate unit under C/SH/02 which appears to currently be used as a gallop. There are historic covenants related to the historic railway line. It would appear there is a third-party access to the site for the usage of water pipe that runs through the site as well as access for maintenance and repair. This may need to be investigated further. This site has one landowner. The HELAA Panel assessed this site as a whole would be unachievable due to the constraints, shape and form of the site. However, it is noted that the site includes the area of C/SH/02 and therefore it should be noted the southern portion is found to be achievable for a reduced yield of 5-10 dwellings. Please see report for C/SH/02.

## **Site Suitability**

### **Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

### **Stage B**

**Land Status:** Greenfield and brownfield 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. Because of the comments above DCC Highways suggest this would be an inappropriate site for development and would not be suitable for non-motorised user. The closest bus stop is approx.

160m SW. The closest train station is Tiverton Parkway approx. 11.9km SE. The closest services and facilities are available at Bampton, approx. 3.7km SW.

**Natural Environment:** Site falls within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). No comments from Natural England at this stage. Legally protected species outside of the site just off the S border (bats). Beavers are present in catchment. Devon County ecology specialists identify the site appears to be composed of improved permanent grassland fields but a site visit is required to determine botanical interest. There are hedges, hedgerow trees and in field trees. The farm buildings on site may support a bat roost and an inspection would be required to ensure there were no significant issues prior to any proposed development. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees, margins 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. Medium groundwater vulnerability. Within drinking water safeguard zone (surface water). There is a low risk of surface water flooding to the NE of the site (0.67ha) and a high risk of surface flooding to the SE of the site (0.41ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** There are several Grade II listed buildings within 600m off site in all directions. Devon County Council archaeology specialists identify the site wraps around the NE side of possible medieval settlement and associated backplots. Mitigation suggested includes evaluation to inform any further mitigation. The MDDC Conservation officer identifies the site is quite long N-S and at the N end of the site, the boundary is within 200m of the listed building Hayne Barton. There would need to be further analysis with regard to the setting of Hayne Barton.

**Education Infrastructure:** The closest schools to the site are Bampton Church of England Primary School and Tiverton High School. DCC education have noted the primary school in Bampton serves a large geographical area and is on a limited site. It can support a low level of development. Small expansion may be possible, but the site is constrained. Housing development at this site will result in an increase to home to school transport into Tiverton High School. 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:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. It is expected that this development type is unlikely to significantly harm its special qualities due its position, distance, scale and nature. However, there is a need for further assessment to consider the impact of the development on Exmoor National Park. Hedges and hedgerow trees are found along the boundaries, as well as small scale wooden pylons on the boundaries with cables running overhead. The site is likely to have a medium-high sensitivity to housing. The site is twice the size of the existing settlement, formed of two medium sized fields and a farm building. Although due to the site being of a gently sloping

landform it could accommodate development without significant change to the topographic character.

**Health and Safety related constraints:** An 11KV electric overhead line crosses the site. A 33KV electric overhead line crosses the site along the SE boundary. A National Transmission overhead line crosses the site to the North.

**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:** Very gently sloping (3.3-4% slope percentage).

**Open Space and Recreation:** The closest playground, playing field and allotments are available in Bampton, approx. 3.7km SW.

**Potential Constraints to Delivery:** Access. Falls within impact risk zone of SSSI's. Water quality and drainage. Potential heritage impact. Education infrastructure. Electric overhead line to the N of the site. Potential Grade 3a ALC. Covenants, third party access and usage of water pipe. Electric overhead lines including a National Transmission Line cross the site. Potential landscape impact.

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

**Build out rate:** As the HELAA Panel suggest the site is unachievable there is no suggested build out rate. However please see C/SH/02 where it is noted a smaller area of the site is considered achievable to the South.

**Settlement: Shillingford**


**Site Reference and Name: C/SH/04 Land off Bowdens Lane larger site area, Shillingford**

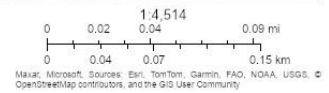
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C/SH/04



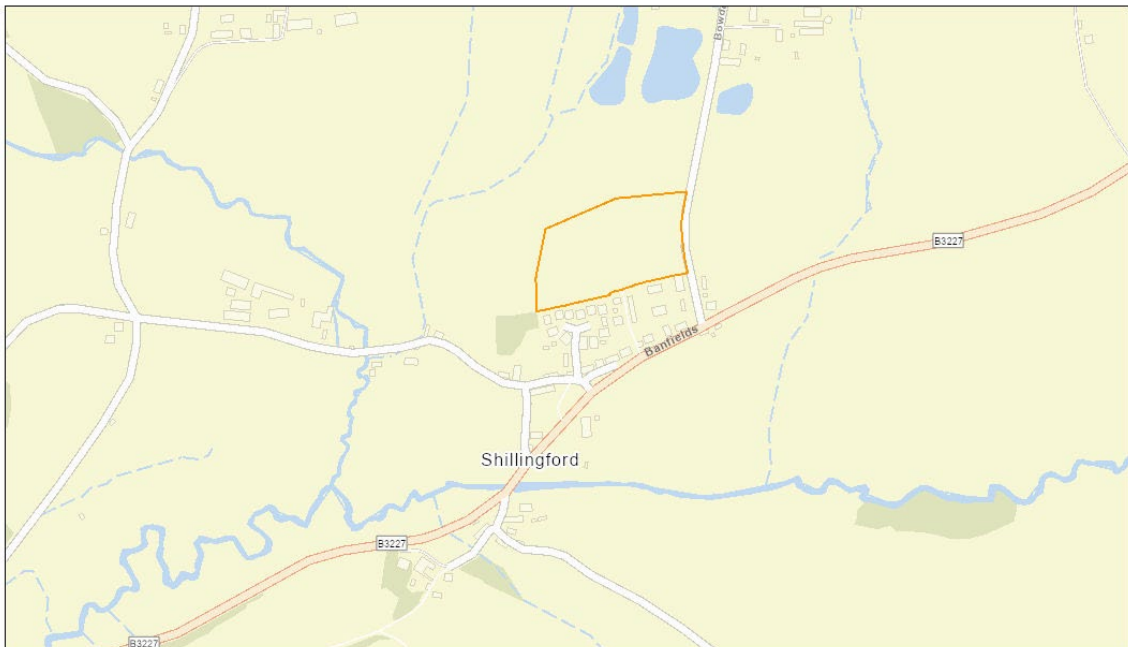
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 Call for Sites 2025




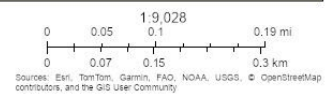
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C/SH/04



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 Call for Sites 2025



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**Parish:** Bampton

**Site submitted for:** C/SH/04 Homes for sale, affordable homes

**Site description:** This site was previously submitted as C/SH/01, however during the HELAA process the site was resubmitted to include the larger site area as indicated by the maps above, therefore it has been reassessed in this report as C/SH/04 and now includes part of the field to the West of Bowden's Lane and a portion of the field to the West of the hedgerow bisecting the site. The site is a greenfield site to the E of Shillingford and is a nearly level (1.5% slope percentage) agricultural site. Hedge and trees border the site to the south and East, there is also a hedgerow and mature tree along the centre of the site submitted. There are also small-scale wooden pylons on the boundaries with cables running overhead. This site has one landowner. The promoter has also indicated that land adjacent to the north and west falls under the same ownership and can be made available should a larger scale development be considered appropriate. When the site was submitted previously for a smaller site area (field only to the East), the promoter had indicated at that time that joint development of the land on the opposite side of Bowdens Lane has been discussed with the owners of this land C/SH/02 and C/SH/03. The site was also considered in a previous SHLAA report (2013) however the site was not considered an Option in the Local Plan Review Options Consultation 2014 as at the time site options that were promoted in un-designated villages were not taken forward. The HELAA Panel for the larger site indicates the site is achievable provided the access can be resolved.

**C/SH/04 Homes for sale, affordable homes**

**Site Area:** Whole 2.49ha | Gross 2.49ha | Net 1.49ha

**Max Yield:** 52

**Min Yield:** 30

**Promoter Yield:** Split between field to the East (Area A), 18 units. Field to the West (Area B) 27 units. Total 45 units.

**HELAA Assessed Yield:** 41 mid-point yield

**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. The closest train station is Tiverton Parkway approx. 11.9km. SE. DCC Highways identifies that the

proposed site east of Shillingford is accessed via Bowdens Lane and Banfields, both of which have major highway constraints. Banfields is narrow and not Highways Maintainable at Public Expense (HMPE), making it unsuitable for additional traffic without major upgrades. Access from Bowdens Lane is preferred but would require hedgerow removal and careful design to ensure safety. Development must include safe, sustainable access for all users, including a continuous, well-lit pedestrian and cycle link to local facilities and public transport. The nearest bus stop is about 160m south, with the closest services in Bampton (3.7km away). Due to the rural setting and lack of existing footways or lighting, significant off-site works will be needed to provide safe connections. A Transport Assessment would be required to assess the development's impact on the local highway network and the necessary improvements for access and connectivity.

**Natural Environment:** MDDC's arboriculture specialist identifies that the site appears to contain a very large singular oak tree within a hedge boundary that is highly prominent in the local and wider landscape. The tree is however not viewed as a significant constraint due to the location which is likely to be easily incorporated into a number of development options. Development on the site is viewed as low arboriculture risk. Legally protected species outside of the site just off the S border (bats). Natural England identify the site is within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). Beavers are present in catchment. Devon County ecology specialists identify the site is arable with hedges and hedgerow trees. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees, margins and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note that there is potential for protected species and habitat on site, but 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.

**Flood Risk, Water Quality and Drainage:** FZ1. Medium groundwater vulnerability. Within drinking water safeguard zone (surface water). The 2014 SFRA previously identified further development and creation of impermeable surfaces may result in an increase of surface water flood risk (a new SFRA is being prepared for the new Local Plan). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC Local Lead Flood Authority also made note of a section of high risk of flooding from surface water along the southern boundary and advise that if infiltration is not viable, there is uncertainty of where this site could drain. They note that the site should not discharge surface water into a combined sewer.

**Heritage and Archaeology:** Devon County Council archaeology specialists identify at the NE side there is likely to be a medieval settlement and associated tenement plots. Mitigation suggested includes evaluation to inform any further mitigation. No objections were observed by the MDDC Conservation Officer.

**Education Infrastructure:** The closest schools to the site are Bampton Church of England Primary School and Tiverton High School. DCC education have noted the primary school in Bampton serves a large geographical area and is on a limited site. It can support a low level of development. Small expansion may be possible, but the site is constrained. Housing development at this site will result in an increase to home to school transport into Tiverton High School. 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:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. It is expected that this development type is unlikely to significantly harm its special qualities due its position, distance, scale and nature. However, there is a need for further assessment to consider the impact of the development on Exmoor National Park. There are small scale wooden pylons on the boundaries with cables running overhead and no landmarks or memorable views. The site is likely to have a medium-low sensitivity to housing. It is a nearly level site (1.5% slope percentage) that can accommodate development without significant change to the topographic character.

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

**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:** Nearly level (1.5% slope percentage).

**Open Space and Recreation:** The closest playground, playing field and allotments are available in Bampton, approx. 3.7km SW.

**Potential Constraints to Delivery:** Natural Environment. Access. Water quality and drainage. Education infrastructure. Potential Grade 3a ALC. Potential landscape impact. 11KV electric overhead line

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

**Build out rate:** 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	5	-	-	-
Max	25	27	-	-	-
Promoter	25	20	-	-	-
HELAA	25	16	-	-	-

**Settlement: Shillingford**


**Site Reference and Name: C/SH/05 Land to the South of Banfields Road, B3227, Shillingford**

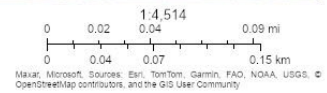
**Customer Reference Number: CSH05**

C/SH/05



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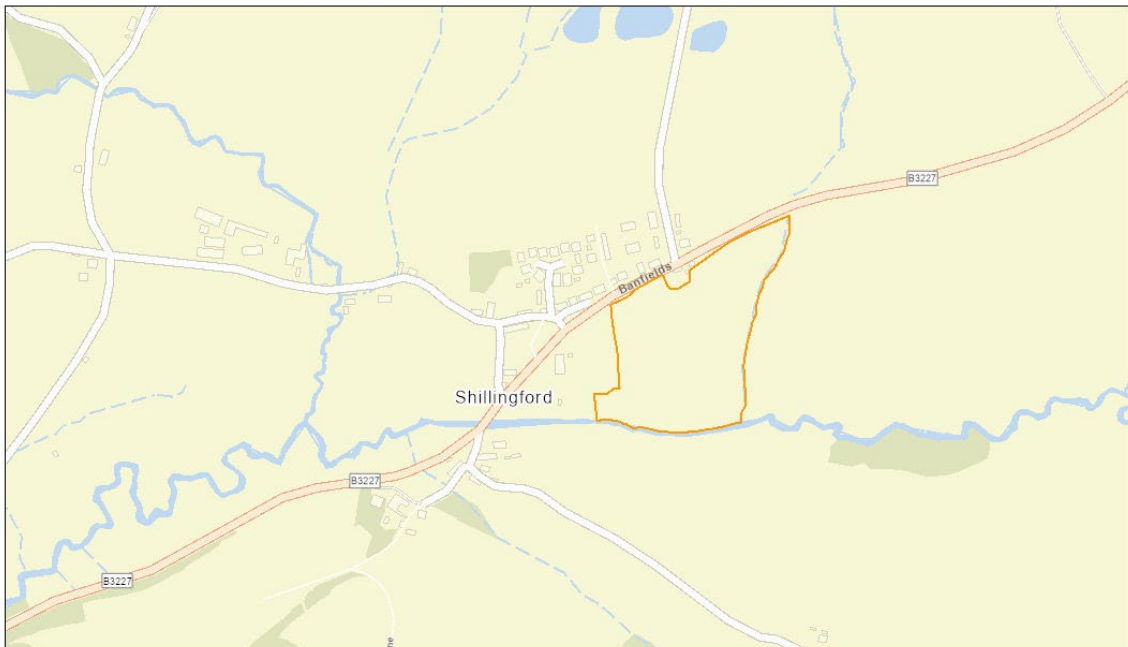
 Call for Sites 2025




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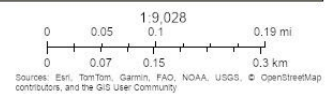
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C/SH/05



12/06/2025, 14:02:01

 Call for Sites 2025



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**Parish:** Bampton

**Site submitted for:** C/SH/05a Homes for sale, affordable homes, custom and self-build homes, homes for older people C/SH/05b Industrial/ Warehouse/ Mixed Use C/SH/05c Renewable energy

**Site description:** The site is a very gently sloping (3.1% slope percentage) greenfield site to the S of Shillingford, S of Banfields Road (B3227). The River Bathern borders the site to the south. An unnamed watercourse follows the Eastern boundary of the site. Hedgerows and trees border the site with greater tree coverage along the boundaries to the S. This site has one landowner. A covenant to the East of the site provides a right of way at all times for all purposes with or without vehicles and farm animals to a vendor. The HELAA Panel identify the site could be achievable for housing provided there are access improvements. The Panel suggest the site is not achievable for commercial development due to the location of the site in a remote and rural position. The site may also be considered for renewables.

***C/SH/05 Homes for sale, affordable homes, custom and self-build homes, homes for older people***

**Site Area:** Whole 4.6ha | Gross 3.09ha | Net 1.85ha

**Max Yield:** 65

**Min Yield:** 37

**Promoter Yield:** 15-20 (mid-point 17)

**HELAA Assessed Yield:** 51 mid-point yield

**Site Suitability**

**Stage A**

**International/national designations:** None.

**Flood Zone 3b:** 1.51ha to the South.

**Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Access via B3227. The closest train station is Tiverton Parkway approx. 11.9km. SE. The closest services and facilities are available at Bampton, approx. 3.7km SW. There is a bus route that runs along the B3227 with the nearest bus stop 20m from the site. DCC Highways identifies that the proposed site is accessed directly from the B3227, where vehicle speeds likely exceed the limit, requiring visibility splays based on actual 85<sup>th</sup> percentile speeds. This may involve significant land take and hedgerow removal unless speed-reduction measures are introduced. A speed survey and potential traffic calming or gateway features will be needed undertaken to meet highway standards. There is no pedestrian or cycle infrastructure connecting the site to Bampton (3.7 km away), and the B3227 lacks footways and lighting, posing safety and sustainable travel issues. Development must therefore provide a safe, continuous, and well-lit walking and cycling route to local facilities and bus stops, potentially through off-site works, a full Transport Assessment is likely to be required. Overall,

while the site has good road and bus access, challenges remain around speed management, visibility, and sustainable connectivity.

**Natural Environment:** To the South of the site lies the River Bathern. MDDC's arboriculture specialist identifies that there are numerous mature hedgerow trees around the margins. Development on the site is viewed as moderate arboriculture risk and would require caution/protection measures. There are legally protected species outside of the site to the North and West (bats and otters). A priority habitat (woodland) lies 140m to the SE of the site along the River Bathern. Natural England have identified Shillingford as an area within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). Beavers are present in catchment. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees, margins and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC Ecology specialists advise that the River Bathern is a constraint that will influence the design of the scheme, however, at the proposed yields a proposal should be able to accommodate the necessary buffers. Likely standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** 0.27ha FZ2. 1.51ha FZ3. An unnamed watercourse appears to follow the Eastern boundary of the site. Within drinking water safeguard zone (surface water). Areas of low to high risk of flooding from Surface Water along the Eastern boundary and within the areas of FZ3. A 0.06ha area along the Western boundary to the northern section of the site falls within an area of low to medium risk of flooding from Surface water and two small parcels of 0.01ha each which lie to the West and Centre of the site are at low risk of flooding from Surface Water. The NW corner of the site lies within high groundwater vulnerability, the NE corner of the site lies within medium groundwater vulnerability and the remainder of the site falls within medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, there is a high risk of flooding from surface water and historical flooding across southern part of the site. At planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

**Heritage and Archaeology:** The closest listed building lies to the SW of the site The Thatched Cottage a Grade II listing approximately 190m from the site. The DCC Historic Environment and Archaeology specialist commented that, the proposed allocation area has archaeological potential as it lies on the remains of a possible medieval settlement and strip field system. The historic environment team advises 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 impact of the proposed development. The MDDC Conservation Officer raises no objection to the site due to distance and intervening development to the closest designated heritage

asset, The Thatched Cottage. Any development of the site should be of a scale/massing and utilise materials that is in keeping to local character and distinctiveness.

**Education Infrastructure:** The closest schools to the site are Bampton Church of England Primary School and Tiverton High School. DCC education have noted the primary school in Bampton serves a large geographical area and is on a limited site. It can support a low level of development. Small expansion may be possible, but the site is constrained. Housing development at this site will result in an increase to home to school transport into Tiverton High School. 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:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. It is expected that this development type is unlikely to significantly harm its special qualities due its position, distance, scale and nature. However, there is a need for further assessment to consider the impact of the development on Exmoor National Park. There are small scale wooden pylons on the site with cables running overhead and no landmarks or memorable views. The field pattern is typically medium to large scale. It is a very gently sloping site (3.1% slope percentage) that can accommodate development without significant change to the topographic character. There is existing development on the opposite side of the B3227 and an existing dwelling adjacent to the site. The site is likely to have a medium-low sensitivity to housing.

**Health and Safety related constraints:** 33KV electric overhead line crosses the site.

**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:** Very gentle slope (3.1% slope percentage).

**Open Space and Recreation:** The closest playground, playing field and allotments are available in Bampton, approx. 3.7km SW.

**Potential Constraints to Delivery:** Impact risk zone of SSSI's. Access. Natural Environment. Flood risk, water quality and drainage. Education infrastructure. Potential Grade 3a ALC. 33KV electric overhead line crosses the site. 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 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	12	-	-	-
Max	25	25	15	-	-
Promoter	17	-	-	-	-
HELAA	25	25	1	-	-

**C/SH/05b Industrial/ Warehouse/ Mixed Use****Site Area:** Whole 4.6ha | Gross 3.09ha | Net 0.77-2.47ha**Max Yield:** 24,720**Min Yield:** 7,725**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None

**Flood Zone 3b:** 1.51ha to the South (Flood Maps show FZ3. For the purposes of commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

**Stage B****Land Status:** Greenfield agricultural land.

**Access:** Access via B3227. The closest train station is Tiverton Parkway approx. 11.9km. SE. The closest services and facilities are available at Bampton, approx. 3.7km SW. There is a bus route that runs along the B3227 with the nearest bus stop 20m from the site. DCC Highways identifies that the proposed site is accessed directly from the B3227, where vehicle speeds likely exceed the limit, requiring visibility splays based on actual 85<sup>th</sup> percentile speeds. This may involve significant land take and hedgerow removal unless speed-reduction measures are introduced. A speed survey and potential traffic calming or gateway features will be needed undertaken to meet highway standards. There is no pedestrian or cycle infrastructure connecting the site to Bampton (3.7 km away), and the B3227 lacks footways and lighting, posing safety and sustainable travel issues. Development must therefore provide a safe, continuous, and well-lit walking and cycling route to local facilities and bus stops, potentially through off-site works, a full Transport Assessment is likely to be required. Overall, while the site has good road and bus access, challenges remain around speed management, visibility, and sustainable connectivity.

**Natural Environment: Natural Environment:** To the South of the site lies the River Bathern. MDDC's arboriculture specialist identifies that there are numerous mature hedgerow trees around the margins. Development on the site is viewed as moderate arboriculture risk and would require caution/protection measures. There are legally protected species outside of the site to the North and West (bats and otters). A priority habitat (woodland) lies 140m to the SE of the site along the River Bathern. Natural England have identified Shillingford as an area within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). Beavers are present in catchment. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested

includes protecting and enhancing hedges, trees, margins and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC Ecology specialists advise that the River Bathern is a constraint that will influence the design of the scheme, however, at the proposed yields a proposal should be able to accommodate the necessary buffers. Likely standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** 0.27ha FZ2. 1.51ha FZ3. An unnamed watercourse appears to follow the Eastern boundary of the site. Within drinking water safeguard zone (surface water). Areas of low to high risk of flooding from Surface Water along the Eastern boundary and within the areas of FZ3. A 0.06ha area along the Western boundary to the northern section of the site falls within an area of low to medium risk of flooding from Surface water and two small parcels of 0.01ha each which lie to the West and Centre of the site are at low risk of flooding from Surface Water. The NW corner of the site lies within high groundwater vulnerability, the NE corner of the site lies within medium groundwater vulnerability and the remainder of the site falls within medium-high groundwater vulnerability. DCC Local Lead Flood Authority identify that here is a high risk of flooding from surface water and historical flooding across southern part 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 as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

**Heritage and Archaeology:** The closest listed building lies to the SW of the site The Thatched Cottage a Grade II listing approximately 190m from the site. The DCC Historic Environment and Archaeology specialist commented that, the proposed allocation area has archaeological potential as it lies on the remains of a possible medieval settlement and strip field system. The historic environment team advises 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 impact of the proposed development. The MDDC Conservation Officer raises no objection to the site due to distance and intervening development to the closest designated heritage asset, The Thatched Cottage. Any development of the site should be of a scale/massing and utilise materials that is in keeping to local character and distinctiveness.

**Landscape:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. The impact on the National Park is likely to be dependent on the type, design and scale of commercial development. There is need for further assessment to consider the impact of the development on Exmoor National Park. There are small scale wooden pylons on the site with cables running overhead and no landmarks or memorable views. The field pattern is typically medium to large scale. It is a very gently sloping site (3.1% slope percentage) that can accommodate development without significant change to the topographic character. There is existing development on the opposite side of the B3227 and an existing dwelling adjacent to the site. The site is likely to have a medium sensitivity to commercial development.

**Health and Safety related constraints:** 33KV electric overhead line crosses the site.

**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:** Very gentle slope (3.1% slope percentage).

**Economic Development:** DCC economic development specialists advised that the impact on neighbouring premises and the wider landscape must be assessed. They stressed the importance of creating new employment opportunities to match expected population growth in Shillingford. 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 the risk of affecting neighbour amenity. They further noted the lack of coherence with other commercial areas, as there are no nearby offers and limited accessibility for a workforce.

**Potential Constraints to Delivery:** Impact risk zone of SSSI's. Access. Natural Environment. Flood risk, water quality and drainage. Potential Grade 3a ALC. 33KV electric overhead line crosses the site. Potential landscape impact.

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

**Build out rate:** No build out rate provided as the HELAA Panel identify the site as unachievable for commercial development.

**C/SH/05c Renewable energy**

**Site Area:** Whole 4.6ha | Gross 3.09ha | Net 3.09ha

**Site Suitability****Stage A**

**International/national designations:** None.

**Flood Zone 3b:** 1.51ha to the South (For the purposes of Renewable Energy FZ3 has not been excluded as this may meet the exception test)

**Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Access via B3227.

**Natural Environment:** To the South of the site lies the River Bathern. MDDC's arboriculture specialist identifies that there are numerous mature hedgerow trees around the margins. Development on the site is viewed as moderate arboriculture risk and would require caution/protection measures. There are legally protected species outside of the site to the North and West (bats and otters). A priority habitat (woodland) lies 140m to the SE of the site along the River Bathern. Natural England have previously identified Shillingford as an area within the Impact Risk Zone of Barle Valley SSSI (10km), River Barle SSSI (10km) and South Exmoor SSSI (5km). Beavers are present in catchment. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees, margins and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC ecology specialists identify that although small wind energy developments are considered low risk to wildlife there is uncertainty of bird collision risk due to the proximity of the River Bathern. As it is possible for a wind turbine to be sited 50m or more from bat habitat features and that in general collision risk is low for birds for small wind energy development, the site may have some potential for wind energy development. For solar PV, ecology specialists suggest that ecological constraints are not likely to significantly affect the viability or design of a solar scheme on this site.

**Flood Risk, Water Quality and Drainage:** 0.27ha FZ2. 1.51ha FZ3. An unnamed watercourse appears to follow the Eastern boundary of the site. Within drinking water safeguard zone (surface water). Areas of low to high risk of flooding from Surface Water along the Eastern boundary and within the areas of FZ3. A 0.06ha area along the Western boundary to the northern section of the site falls within an area of low to medium risk of flooding from Surface water and two small parcels of 0.01ha each which lie to the West and Centre of the site are at low risk of flooding from Surface Water. The NW corner of the site lies within high groundwater vulnerability, the NE corner of the site lies within

medium groundwater vulnerability and the remainder of the site falls within medium-high groundwater vulnerability. DCC Local Lead Flood Authority identify that here is a high risk of flooding from surface water and historical flooding across southern part 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 as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

**Heritage and Archaeology:** The closest listed building lies to the SW of the site The Thatched Cottage a Grade II listing approximately 190m from the site. The DCC Historic Environment and Archaeology specialist commented that, the proposed allocation area has archaeological potential as it lies on the remains of a possible medieval settlement and strip field system. The historic environment team advises 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 impact of the proposed development. The MDDC Conservation Officer raises no objection to the site due to distance and intervening development to the closest designated heritage asset, The Thatched Cottage. Any development of the site should be of a scale/massing that is in keeping to local character and distinctiveness.

**Landscape:** Exmoor National Park lies to the N of the site approx. 4.8km. The site falls within the Lowland plains landscape character type. The Devon landscape character area is Bampton and Beer Downs. The site is within 5km of Exmoor National Park. However, there is a need for further assessment to consider the impact of the development on Exmoor National Park. There are small scale wooden pylons on the site with cables running overhead and no landmarks or memorable views. The field pattern is typically medium to large scale. It is a very gently sloping site (3.1% slope percentage) that can accommodate development without significant change to the topographic character. Although this landscape character type is flat to gently undulating with medium to large field patterns which results in a relatively large-scale landscape, the presence of human sale features such as hedgebanks and small clumps of trees and settlements mean this character type can be highly sensitive particularly to very large turbines (111-150m). The landscape has a medium-high sensitivity to large turbines (76-110m), a medium sensitivity to small/medium turbines (25-75m) and a low-medium sensitivity to very small turbines (12-25m). The landscape sensitivity to very small and small solar PV developments (>1-5ha) would be medium.

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

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

**Topography:** Very gentle slope (3.1% slope percentage).

**Potential Constraints to Delivery:** Impact risk zone of SSSI's. Flood risk, water quality and drainage. Potential Grade 3a ALC. 33KV electric overhead line crosses the site. Potential landscape impact. Falling distance of wind turbines.

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

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