

Thorverton

Settlement: Thorverton

Site Reference and Name: C/TH/01 Glebe Land at Thorverton

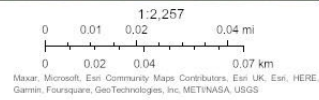
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C/TH/01



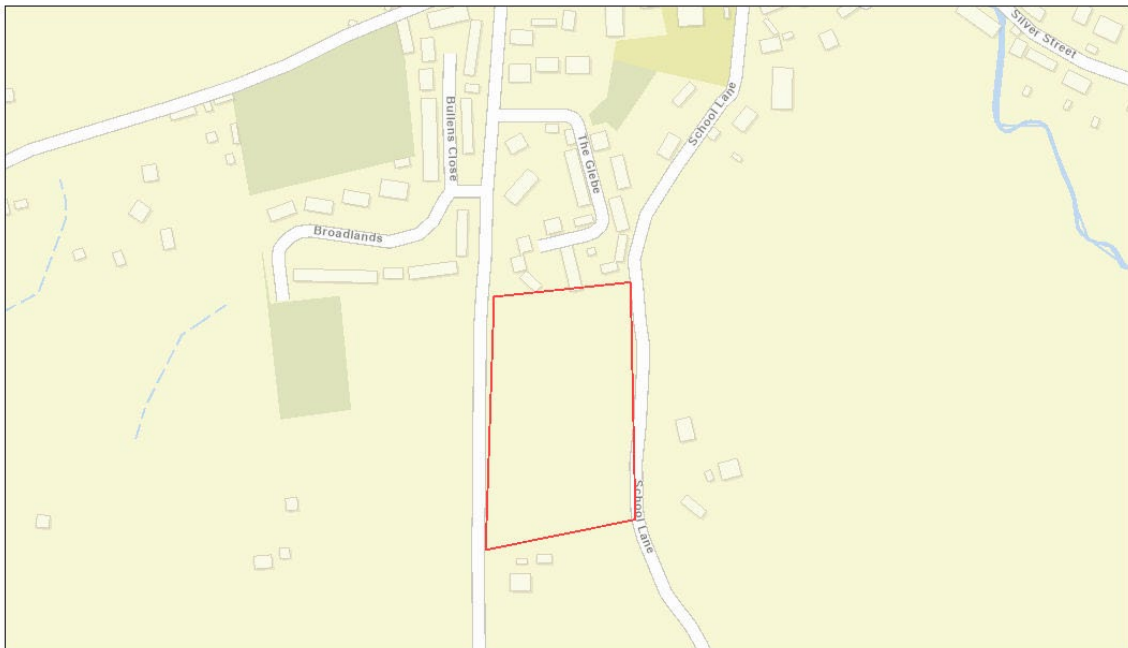
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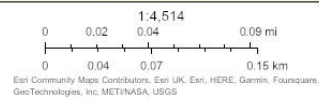
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C/TH/01



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Parish: Thorverton

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

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

Max Yield: 48

Min Yield: 27

Promoter Yield: 35

HELAA Assessed Yield: 27

Site description: Greenfield site nearly level (1.9% slope percentage) agricultural land bordering the Thorverton settlement boundary to the N of the site. Site is situated between two narrow lanes, School Lane to the E and an unnamed narrow road to the W. Site is bounded by hedgerows and trees with a TPO area adjacent to the N border. This site has one landowner. There are restrictive covenants on site. These may need to be investigated further. The promoter identifies there is an existing gated agricultural access from the unnamed road into the NW corner of the site. DCC Highways suggest highway improvements will be required. Due to the constraints of the site including access, the HELAA Panel suggested the site was achievable for the minimum 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 very 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. Highway improvements would be required. Footway/cycleway connection would be required to local services and bus stops. Because of the comments above DCC Highways suggest a lower figure may be acceptable. There is a PRoW along the S border with access to another PRoW on the other side of the narrow road to the W, approx. 50m. The closest bus stop is approx. 100m N. Closest train station is Newton St Cyres approx. 5.1km SW. Closest services and facilities are available within Thorverton 400m N.

Natural Environment: Site falls within a Greater Crested Newt consultation zone. Although the promoter suggests the site is outside of the Greater Crested Newt Consultation Zone, when considering the updated Greater Crested Newt Consultation Zone in 2025 the site would appear within the boundaries of this zone. Beavers are present in catchment. There is a TPO area adjacent to the N border. Devon County ecology specialists identify the site as reseeded arable field

dominated by improved grassland of negligible ecological value bordered by hedges and several well-spaced trees. The surrounding boundary hedges and trees 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 ecological 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 promoter identifies various ecological surveys will need to be carried out to ascertain the presence or absence of protected species.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. With the Southern half of the site under Groundwater Source Protection Zone III. The site is also 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: Listed building approx. 75m off site to the N. Devon County Council archaeology specialists identify the site has archaeological potential with finds of prehistoric archaeology in the area. There are also English Civil War finds to the S. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the nearest listed building is the Old Vicarage grade II approx. 75m N and visible from the site with some setting harm possible. Also the Thorverton Conservation Area edge is approx. 125m to the NE however there is little or no potential for setting harm in relation to the Conservation Area.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is nearly level (1.9% slope percentage) and surrounded with some hedgerow trees. The skyline is not distinctive and there are seemingly no natural landmarks, but there is potential for harming the setting of a grade II listed building. The site is likely to have a medium or medium-low sensitivity to housing given that development can be accommodated without significant change to the topographic character but could potentially harm grade II listed building. The site would also relate closely to the settlement.

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

Soils and contamination: Grade 1 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, Willand and surrounding areas. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (1.9% slope percentage)

Open Space and Recreation: The following areas are available within walking distance. Allotments <100m W. Thorverton Millennium Green Local Green Space <400m NE. Recreation grounds <400m NW.

Potential Constraints to Delivery: Access. Highway improvements required. Water quality and drainage, assessment of groundwater risk and surface water flow. Potential heritage impact. Education Infrastructure. Grade 1 ALC. Restrictive covenants on site. Potential landscape impact. May lead to increased traffic levels in an AQMA.

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	2	-	-	-
Max	25	23	-	-	-
HELAA	25	2	-	-	-

Settlement: Thorverton

Site Reference and Name: C/TH/02(i) Land forming part of Lynch Farm (west of Cleaves Close)

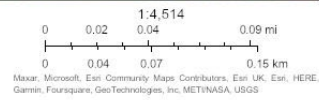
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C/TH/02(i)



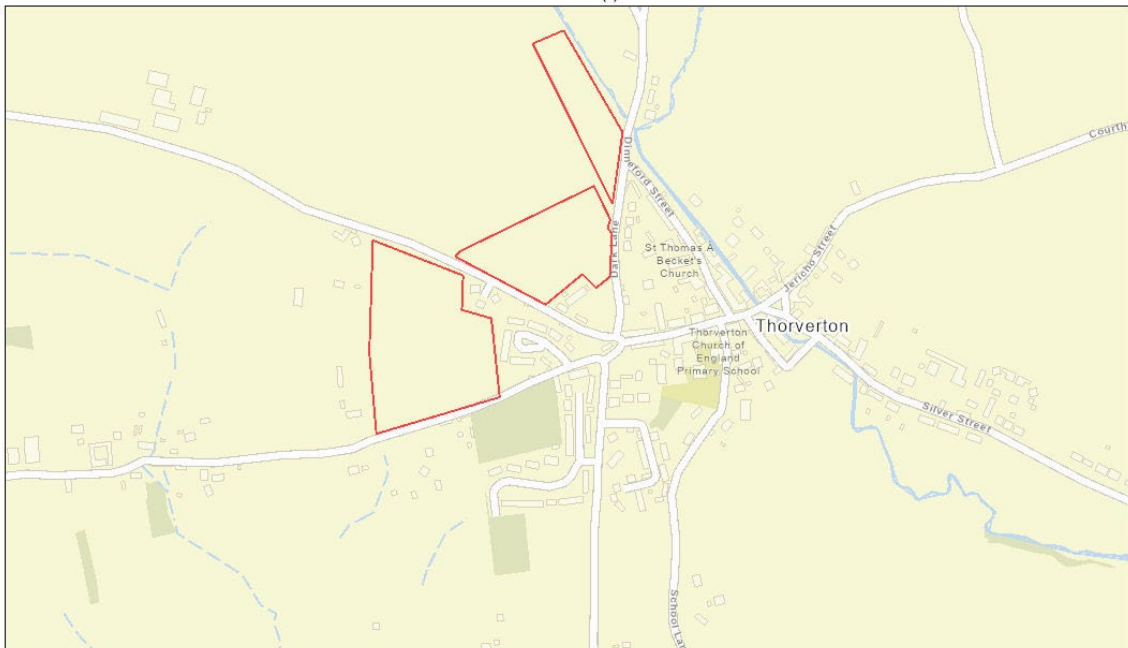
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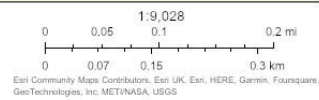
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C/TH/02(i)



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Parish: Thorverton

Site submitted for: C/TH/02(i) Homes for sale, affordable homes

Site description: This forms one of three sites submitted via the same original submission. The three sites are not adjoined but are in close proximity. As the sites are not adjoined they have been assessed separately under C/TH/02(i), C/TH/02(ii) and C/TH/02(iii). In the latest update received from the promoter, this site (C/TH/02(i)) was being promoted separately from the other two sites in the original submission. The promoter identifies the site as available for housing; they also mention potential provision for community uses to go alongside the proposed residential development such as areas of open space and a community centre. An update from the promoter for this particular site no longer mentions the site being available for residential institution and mixed use (commercial). Therefore as C/TH/02(i) is no longer available for these uses a HELAA report for such uses is not provided for this site area. The site is greenfield agricultural land, nearly level/very gently sloping (2% slope percentage). There are narrow roads to the S and N of the site with low hedges. The eastern border touches the settlement boundary of Thorverton. The western side is bordered by trees and the southern border faces a Grade II listed building with the Thorverton Conservation area approx. 100m to the E. This site has one landowner. The landowners are also landowners of sites C/TH/02(ii), C/TH/02(iii), C/TH/03, C/TH/05, C/TH/06, C/TH/07. The HELAA Panel assessed this site to have greater access constraints than C/TH/01 however concluded the site would be achievable for 20-30 units.

Site Area: Whole 3.55ha | Gross 3.55ha | Net 2.13ha

Max Yield: 75

Min Yield: 43

Promoter Yield: up to 92

HELAA Assessed Yield: 20-30 (Mid Point 25)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: There are no PRoWs on site, the closest is <150m to the W of the Southern border. The closest bus stop is <250m SE. Closest train station is Newton St Cyres approx. 5km SW. Closest services and facilities are available within Thorverton 400m E. Devon County Council Highways identifies that access will be via very 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. Highway improvements would be required. Footway/cycleway connection would be required to local services and bus stops. DCC Highways note that access from the Northern side would be preferred. Because of the comments above DCC Highways suggest that development would be acceptable however on a smaller scale. The promoter suggests that access can be provided onto Lynch Road. They suggest that engineers have designed an appropriate access with the required visibility splays. Additional pedestrian access may also be possible into Thorverton Village via Cleaves Close to the East.

Natural Environment: Site partially falls within Greater Crested Newt consultation zone to the East of the site. Beavers are present in catchment. Legally protected species (butterfly) recorded just outside of the W boundary. Japanese knotweed, an invasive species has also been reported just outside the SW corner of the site. There is also a priority habitat <100m from the SW border of the site. Devon County ecology specialists identify the site is an agricultural field dominated by improved grassland of negligible ecological value bordered by hedges with trees. The surrounding boundary hedges and trees 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 ecological 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. The site is also within a 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. The promoter states that utilities searches have been commissioned that show that the site is well served by existing utility networks, including mains foul drainage connection.

Heritage and Archaeology: Listed building just outside the Southern border. Devon County Council archaeology specialists identify the site has archaeological potential with Neolithic and Bronze Age settlement evidence identified in the field to the N. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes there may be setting harm potential to the west edge of Thorverton and Higher Danseller Grade II listed building on the S edge of the lane to the south. Also the Thorverton Conservation Area edge is approx. 100m to the E however there is little or no potential for setting harm in relation to the Conservation Area as there is housing development in between.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe

Lowlands. The site is likely to have a medium-low sensitivity to housing. The site is a greenfield site separated from the open countryside by development and roads. The site is nearly level/very gently sloping (2% slope percentage) and can accommodate development without significant change to the topographic character however there is potential harm to the setting of a Grade II listed building on the S boundary.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line cross the site to the NW.

Soils and contamination: Grade 1 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, Willand and surrounding areas. 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/very gently sloping (2% slope percentage).

Open Space and Recreation: The following areas are available within walking distance. Allotments 0.25mi S. Thorverton Millennium Green Local Green Space <480m E. Recreation ground across the road to the S.

Potential Constraints to Delivery: Access. Highway improvements required. Water quality and drainage, assessment of groundwater risk and surface water flow. Potential heritage impacts. Education infrastructure. Grade 1 ALC. Potential landscape impact. May lead to increased traffic levels in an AQMA. 11KV 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	25	18	-	-	-
Max	25	50	-	-	-
Promoter	25	50	17	-	-
HELAA	25	-	-	-	-

Settlement: Thorverton

Site Reference and Name: C/TH/02(ii) Land forming part of Lynch Farm (north of Ivy Cottage)

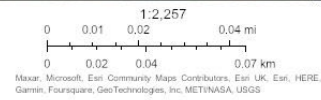
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C/TH/02(ii)



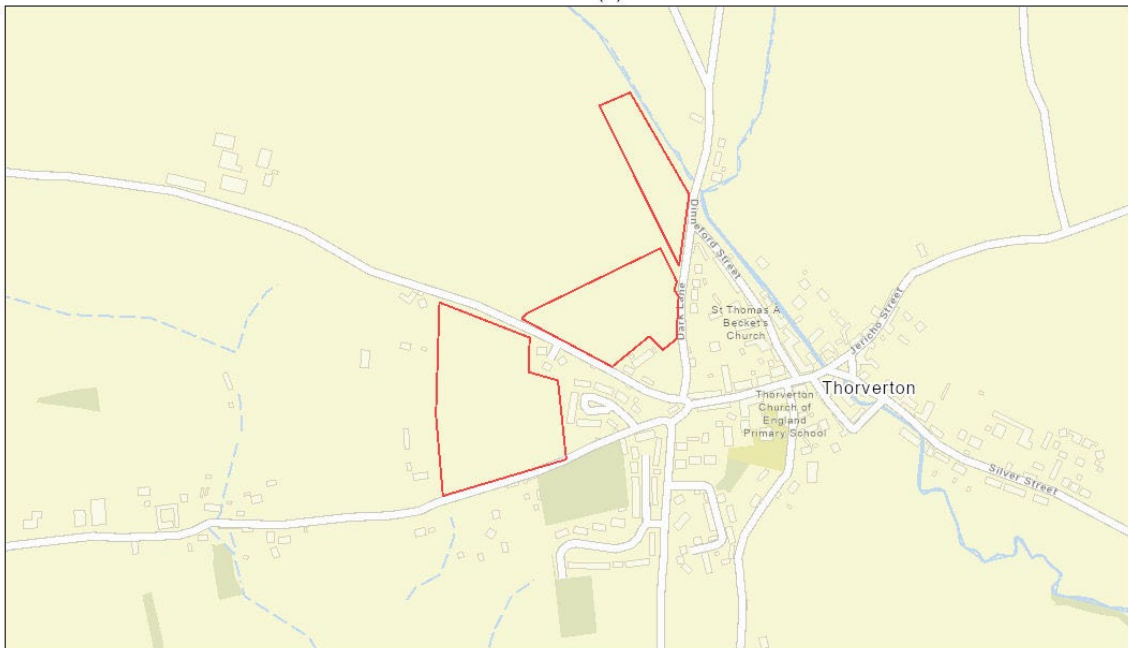
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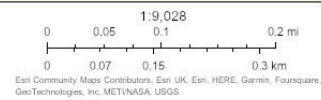
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Parish: Thorverton

Site submitted for: C/TH/02(ii)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people C/TH/02(ii)b residential institution, mixed use

Site description: Greenfield agricultural land, nearly level (1.9% slope percentage). This forms one of three sites submitted via the same original submission. The three sites are not adjoined but are in close proximity. As the sites are not adjoined they have been assessed separately under C/TH/02(i), C/TH/02(ii) and C/TH/02(iii). This site (C/TH/02ii) is just outside the settlement boundary to the NW of Thorverton and touches the Conservation area to its East and part its Southern boundary. Grade I and II listed buildings are <100m off the E boundary. The site is surrounded with dwellings to the E, S and W with no visible boundary to the N. There are legally protected species in the S of the site (bats). This site has one Landowner. The landowners are also landowners of sites C/TH/02(i), C/TH/02(iii), C/TH/03, C/TH/05, C/TH/06, C/TH/07. HELAA Panel assessed that due to the constraints of the site including access, the minimum yield was considered as achievable. The HELAA Panel identified that the site would unlikely be suitable for mixed use or residential institution with the scale of the site not appropriate for the land use proposed. DCC Social Care identifies that rural sites such as Thorverton they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities.

C/TH/02(ii)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 1.98ha | Gross 1.98ha | Net 1.58ha

Max Yield: 55

Min Yield: 32

HELAA Assessed Yield: 32

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 very narrow lanes with no footway or street lighting. Highway improvements would be required. 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. DCC Highways note that access would be preferred to be

from southern side. There is a PRoW on the southern edge. The closest bus stop is 240m S. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton <320m S.

Natural Environment: Site partially falls within Greater Crested Newt consultation zone to the East of the site. Beavers are present in catchment. There are legally protected species in the south of the site (bats). Devon County ecology specialists identify the site is part of a larger agricultural field dominated by improved grassland of negligible ecological value bordered by hedges. The surrounding boundary hedges 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 ecological 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. The site is also within a 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: The Conservation area is along the E border and a small part of the S border. Grade I and II listed buildings are <100m off the E boundary. Devon County Council archaeology specialists identify the site has archaeological potential with Neolithic and Bronze Age settlement evidence identified within this field. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site is to the NW of Thorverton village and Conservation Area onto Dark Lane, there is potential for harm to the setting of the Conservation Area due to proximity and topography. The Grade I listed church of St. Thomas of Canterbury and cemetery with listed walling to Dark Lane is 75m. E and development has potential for setting harm, due to proximity, topography and visibility.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium-low sensitivity to housing. The site is a greenfield site. The site is surrounded by development on three sides (E, S and W). The site is nearly level (1.9% slope percentage) and can accommodate development without significant change to the topographic character however there is potential harm to the setting of the Thorverton Conservation area and Grade I listed building to the E of the site.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site to the East.

Soils and contamination: Grade 2 agricultural land (1.75ha) and Grade 1 in the West (0.23ha) (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, Willand and surrounding areas. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Nearly level (1.9% slope percentage).

Open Space and Recreation: The following areas are available within walking distance. Allotments <600m S. Thorverton Millennium Green Local Green Space <400m SE. Recreation ground <300m S.

Potential Constraints to Delivery: Access, highway improvements required. Water quality and drainage, assessment of groundwater risk and surface water flow. Potential heritage impacts. Education infrastructure. Grade 1 and 2 ALC. Potential landscape impact. May lead to increased traffic levels in an AQMA. Legally protected species on site. 11KV 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	7	-	-	-
Max	25	30	-	-	-
HELAA	25	7	-	-	-

C/TH/02(ii)b Residential Institution, Mixed Use**Site Area:** Whole 1.98ha | Gross 1.98ha | Net 0.5-1.58ha**Max Yield:** 15,840 sqm**Min Yield:** 4,950 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 very narrow lanes with no footway or street lighting. Highway improvements would be required. 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. DCC Highways note that access would be preferred to be from southern side. There is a PRoW on the southern edge. The closest bus stop is 240m S. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton <320m.

Natural Environment: Site partially falls within Greater Crested Newt consultation zone to the East of the site. Beavers are present in catchment. There are legally protected species in the south of the site (bats). Devon County ecology specialists identify the site is part of a larger agricultural field dominated by improved grassland of negligible ecological value bordered by hedges. The surrounding boundary hedges 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 etc) on habitats and species. Site is of low strategic ecological 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. The site is also within a 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: The Conservation area is along the E border and a small part of the S border. Grade I and II listed buildings are <100m off the E boundary. Devon County Council archaeology specialists identify the site has archaeological potential with Neolithic and Bronze Age

settlement evidence identified within this field. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site is to the NW of Thorverton village and Conservation Area onto Dark Lane, there is potential for harm to the setting of the Conservation Area due to proximity and topography. The Grade I listed church of St. Thomas of Canterbury and cemetery with listed walling to Dark Lane is 75m. E and development has potential for setting harm, due to proximity, topography and visibility.

Landscape: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium sensitivity to commercial development. The site is a greenfield site. The site is surrounded by development on three sides (E, S and W). The site is nearly level (1.9% slope percentage) and can accommodate development without significant change to the topographic character however there is potential harm to the setting of the Thorverton Conservation area and Grade I listed building to the E of the site. Commercial development may also not relate well to the existing residential amenity.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site to the East.

Soils and contamination: Grade 2 agricultural land (1.75ha) and Grade 1 in the West (0.23ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Nearly level (1.9% slope percentage).

Economic Development: The following comments were made by the economic development officer. Development of the site would create more traffic through the village, unaware of demand for offices and no obvious access point.

Potential Constraints to Delivery: Access. Highway improvements required. Water quality and drainage, assessment of groundwater risk and surface water flow. Potential heritage impacts. Grade 1 and 2 ALC. Economic development demand questioned. Potential landscape impact. May lead to increased traffic levels in an AQMA. Legally protected species on site. 11KV 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.

Settlement: Thorverton

Site Reference and Name: C/TH/02(iii) Land forming part of Lynch Farm (west of Dinneford Bridge)

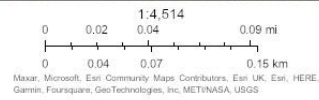
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C/TH/02(iii)



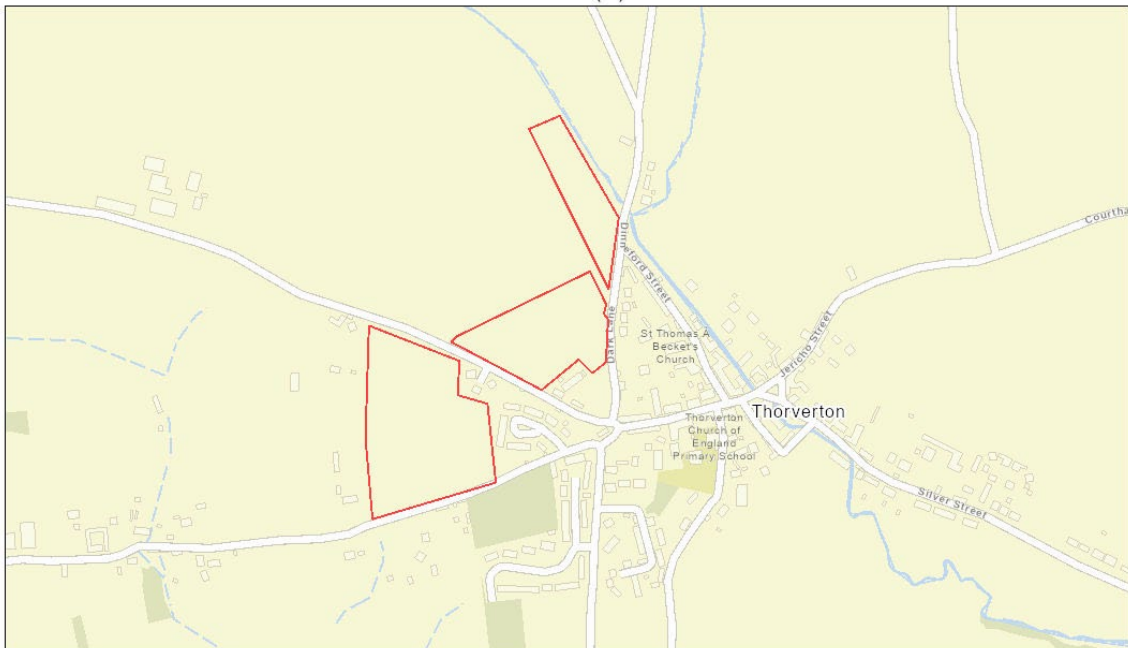
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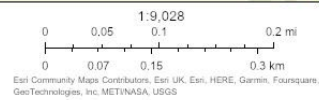
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C/TH/02(iii)



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Parish: Thorverton

Site submitted for: C/TH/02(iii)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people C/TH/02(iii)b residential institution, mixed use

Site description: Greenfield agricultural land, moderate slope (13.3% slope percentage). This forms one of three sites submitted via the same original submission. The three sites are not adjoined but are in close proximity. As the sites are not adjoined they have been assessed separately under C/TH/02(i), C/TH/02(ii) and C/TH/02(iii). This site (C/TH/02(iii)) is to the N of Thorverton just outside the settlement boundary and Thorverton Conservation area. The site is part of a larger field and is bordered by a hedge along its western boundary with a small watercourse along the eastern boundary. There are legally protected species on site (otters). A Grade II listed building sits <10m off the boundary across Dark Lane. This site has one landowner. The landowners are also landowners of sites C/TH/02(i), C/TH/02(ii), C/TH/03, C/TH/05, C/TH/06, C/TH/07. The HELAA Panel assessed the site as achievable however for the minimum yield due to the constraints identified in this Report. The HELAA Panel identified that the site would unlikely be suitable for mixed use or residential institution with the scale of the site not appropriate for the land use proposed. DCC Social Care identifies that rural sites such as Thorverton they would not support a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities.

C/TH/02(iii)a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

Site Area: Whole 1.13ha | Gross 1.11ha | Net 0.89ha

Max Yield: 31

Min Yield: 18

HELAA Assessed Yield: 18

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: FZ3 (0.02haNE border)

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via very narrow lanes with no footway or street lighting. Highway improvements would be required. 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 a

lower yield. There are no ProWs on site, the closest is approx. 120m S towards the village. The closest bus stop is 360m S. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton approx. 400m.

Natural Environment: Site partially falls within Greater Crested Newt consultation zone to the East of the site. Beavers are present in catchment. Legally protected species on site (otters). Devon County ecology specialists identify the site is part of a larger field dominated by improved species-poor pasture of negligible ecological value bordered by a hedge along its western boundary with a small watercourse along the eastern boundary. The boundary hedge could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedge is likely to provide bat foraging habitat. The small watercourse could periodically support otters. 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. There is the potential for pollution of the small watercourse during construction and operational phases which may impact on design. As the site lies alongside a watercourse, the site has important landscape connectivity value and is of high strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, tree and dark corridors. Pollution controls will be required for the small watercourse. 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 (0.01ha, NE border), FZ3 (0.02ha NE border), remainder FZ1 High groundwater vulnerability. The site is also within a drinking water safeguard zone (surface water). DCC flood risk management specialists note FZ2 and FZ3 is within the site boundary. There is also a high risk of flooding from surface water along the NE boundary (approx. 0.1ha). The National Planning Policy Framework must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability 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.

Heritage and Archaeology: Grade II listed building across Dark Lane (<10m off the boundary), the Thorverton Conservation area runs along the S border. Devon County Council archaeology specialists identify prehistoric stone artefacts have been found in this field with Neolithic and Bronze Age settlement evidence identified in the field to the SW. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site borders the village along the SE edge of the site, alongside Dark Lane/Dinneford Street and the Thorverton Conservation area. Site is opposite 'The Meads' Grade II listed building for which there is potential for setting harm. Also potential for harm to the setting of the Conservation Area. With regards to the Grade I Church of St Thomas of Canterbury, there is the low potential for harm to setting due to the proximity and topography of the site.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium sensitivity to housing. The site is a greenfield site with surrounding development and roads although it has no visible boundary to the N and NE. The E boundary is bordered by a small watercourse and the S by Dark Lane as well as Thorverton Conservation area and a Grade II listed building. Development of the site may potentially harm the setting of these heritage assets. The site is along on a moderate slope (13.3% slope percentage) and developing this site could result in an uncharacteristic settlement form.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site to the South.

Soils and contamination: Grade 2 agricultural land (0.45ha S) and Grade 3 (0.68ha N) (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, Willand and surrounding areas. 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 (13.3% slope percentage, SW-NE).

Open Space and Recreation: The following areas are available within walking distance. Allotments <600m S. Thorverton Millennium Green Local Green Space <500m SE. Recreation ground <400m SW.

Potential Constraints to Delivery: Access. Highway improvements required. High strategic ecological importance and potential pollution of small watercourse to the East. Flood risk, water quality and drainage. Potential impact on heritage assets. Education infrastructure. Grade 2 and potentially Grade 3a ALC. Topography. Potential landscape impact. May lead to increased traffic levels in an AQMA. Legally protected species on site. 11KV 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	1 st year	2 nd Year	3 rd Year	4 th Year	5 th Year
Min	18	-	-	-	-
Max	25	6	-	-	-
HELAA	18	-	-	-	-

C/TH/02(iii)b Residential institution, Mixed Use**Site Area:** Whole 1.13ha | Gross 1.13ha | Net 0.28ha-0.9ha**Max Yield:** 9,040 sqm**Min Yield:** 2,825 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None

Flood Zone 3b: FZ2 FZ3 (0.02haNE border) (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

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

Access: Devon County Council Highways identifies access will be via very narrow lanes with no footway or street lighting. Highway improvements would be required. 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 this site would not be suitable for employment development of this scale. There are no ProWs on site, the closest is approx. 120m S towards the village. The closest bus stop is 360m S. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton approx. 400m.

Natural Environment: Site partially falls within Greater Crested Newt consultation zone to the East of the site. Beavers are present in catchment. There are legally protected species on site (otters). Devon County ecology specialists identify the site is part of a larger field dominated by improved species-poor pasture of negligible ecological value bordered by a hedge along its western boundary with a small watercourse along the eastern boundary. The boundary hedge could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedge is likely to provide bat foraging habitat. The small watercourse could periodically support otters. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise etc) on habitats and species. There is the potential for pollution of the small watercourse during construction and operational phases which may impact on design. As the site lies alongside a watercourse, the site has important landscape connectivity value and is of high strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, tree and dark corridors. Pollution controls will be required for the small watercourse. 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 (0.01 ha NE border), FZ3 (0.02ha, NE border), remainder FZ1 High groundwater vulnerability. The site is also within a drinking water safeguard zone (surface water). DCC flood risk management specialists note FZ2 and FZ3 is within the site boundary. There is also a high risk of flooding from surface water along the NE boundary (approx. 0.1ha). The National Planning Policy Framework must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability 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.

Heritage and Archaeology: Grade II listed building across Dark Lane (<10m off the boundary), the Thorverton Conservation area runs along the S border. Devon County Council archaeology specialists identify prehistoric stone artefacts have been found in this field with Neolithic and Bronze Age settlement evidence identified in the field to the SW. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site borders the village along the SE edge of the site, alongside Dark Lane/Dinneford Street and the Thorverton Conservation area. Site is opposite 'The Meads' Grade II listed building for which there is potential for setting harm. Also potential for harm to the setting of the Conservation Area. With regards to the Grade I Church of St Thomas of Canterbury, there is the low potential for harm to setting due to the proximity and topography of the site.

Landscape: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium-high sensitivity to commercial development. The site is a greenfield site with surrounding development and roads although it has no visible boundary to the N and NE. The E boundary is bordered by a small watercourse and the S by Dark Lane as well as Thorverton Conservation area and a Grade II listed building. Development of the site may potentially harm the setting of these heritage assets. The site is along on a moderate slope (13.3% slope percentage) and developing this site could result in an uncharacteristic settlement form and commercial development may not relate well to the existing residential amenity.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site to the South.

Soils and contamination: Grade 2 agricultural land (0.45ha S) and Grade 3 (0.68ha N) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Moderate slope (13.3% slope percentage, SW-NE).

Economic Development: MDDC economic development specialists note developing the site would create more traffic through the village, they are unaware of any demand for offices and no obvious access point.

Potential Constraints to Delivery: Access. Highway improvements required. High strategic ecological importance and potential pollution of small watercourse to the East. Flood risk, water quality and drainage. Potential impact on heritage assets. Grade 2 and potentially Grade 3a ALC. Topography. Economic Development demand. Potential landscape impact. May lead to increased traffic levels in an AQMA. Legally protected species on site. 11KV overhead line

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 is provided as the HELAA Panel identified this site as unachievable for commercial development.

Settlement: Thorverton

Site Reference and Name: C/TH/03 Land east of Dinneford Street

Customer Reference Number: cx15x3p

C/TH/03



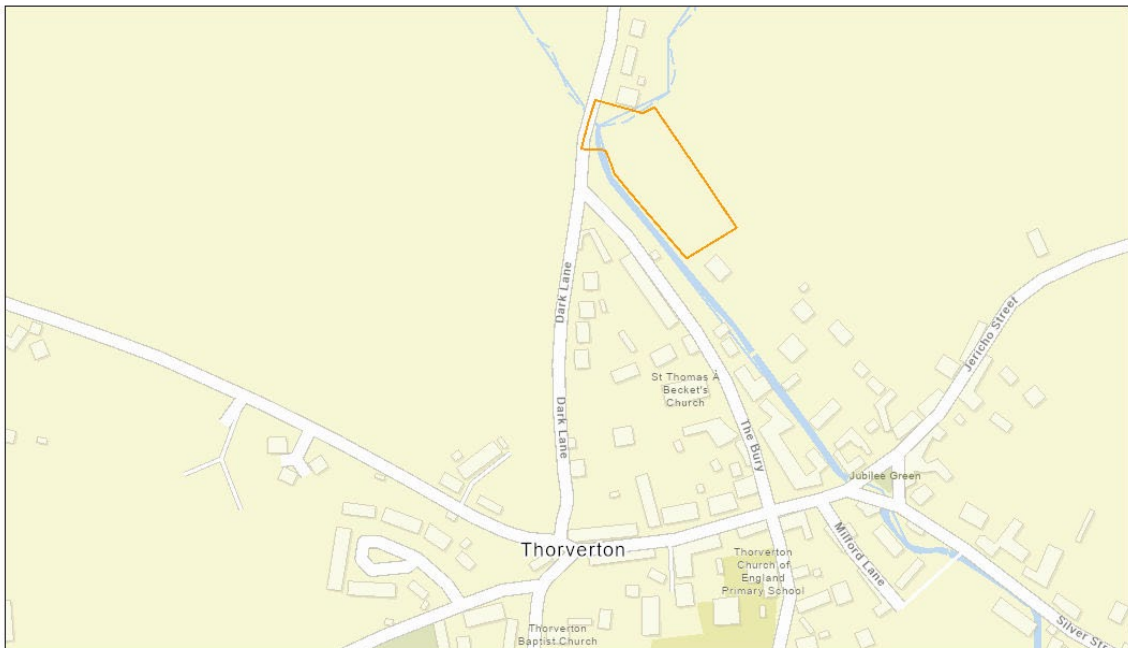
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Call for Sites_updated sites



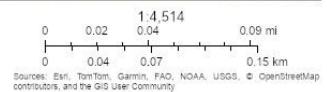
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C/TH/03



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Parish: Thorverton

Site submitted for: C/TH/03a Homes for sale, affordable homes C/TH/03b mixed use C/TH/03c Habitat Creation/Enhancement

Site description: Greenfield agricultural land sloping NE-SW with a moderate slope of 12% (slope percentage) to the N of Thorverton. The southern area of the site is less steep than the north. The SW of the site is within the Thorverton Conservation area and a Grade II listed building approx. 30m off the S boundary. Dinneford Street runs along the SW boundary. The site is bounded by trees on three sides apart from the NW boundary. A small watercourse runs along the NW, W and SW boundaries and there's approx. 0.1ha of FZ3 and 0.04ha of FZ2 along the same boundaries. One landowner. The landowners are also landowners of sites C/TH/02(i), C/TH/02(ii), C/TH/02(iii), C/TH/05, C/TH/06, C/TH/07. The HELAA Panel originally assessed the site to be unachievable for housing in particular due to the issue of access whereby the original site area did not adjoin any road and therefore appeared to be landlocked. An updated site area has been provided by the promoter which identifies a smaller site area, but which adjoins Dinneford Street to the West where it is anticipated by the promoter that access can be taken from. The site has also been promoted for a Habitat bank in the latest update. Based on comments from the HELAA Panel on C/TH/02(iii) which considers access in a similar area, it is suggested that the site may be achievable for the minimum yield for housing provided the constraints of the site including access can be resolved. However, it should be noted that the access from Dinneford Street would need to cross a watercourse and areas of flood risk. The HELAA Panel also previously found the site unachievable for commercial development, due to the constraints in the report including the level of demand for commercial development in Thorverton. Therefore, given these constraints would remain unchanged even if access was possible the site is still considered unachievable for commercial purposes. The site may be considered for habitat although the scale of 0.5ha unlikely to be suitable size to generate sufficient units to be viable over 30 years.

C/TH/03a Homes for sale, affordable homes

Site Area: Whole 0.54ha | Gross 0.44ha | Net 0.35ha

Max Yield: 12

Min Yield: 7

HELAA Assessed Yield: 7

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.1ha FZ3

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via very 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 site would not be suitable for development of this scale. Furthermore, to access this site from existing roads, the access would need to cross a watercourse and areas of flood risk. There are no ProWs on site, the closest is approx. 200m S towards the village. The closest bus stop is 430m S. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton <400m S.

Natural Environment: Site falls within Greater Crested Newt consultation zone. Beavers are present in catchment. There is a record of Japanese knotweed just off the southern and northern borders. Devon County ecology specialists identify the site is a field dominated by improved species-poor pasture of negligible ecological value bordered by hedges and trees. A small watercourse is along the boundary of the site. The boundary hedges and trees 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. The small watercourse could periodically support otters. 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. There is the potential for pollution of the small watercourse during construction and operational phases which may impact on design. As the site lies alongside a watercourse, the site has important landscape connectivity value and is of high strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Pollution controls will be required for the small watercourse. 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: 0.1ha FZ3 and 0.04ha FZ2 along the N, W and SW boundaries. Medium-High groundwater vulnerability. The site is also within a drinking water safeguard zone (surface water). DCC flood risk management specialists note an extensive area of FZ2 and FZ3 is within the site boundary. There is also a high risk of flooding from surface water in the SW part of the site and along the NW boundary (approx. 0.55ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The National Planning Policy Framework must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site.

Heritage and Archaeology: The Thorverton Conservation area covers almost half of the site to the S. There is a Grade II listed building approx. 30m off the southern boundary. Devon County Council archaeology specialists identify there is archaeological potential for prehistoric settlement activity with flint tool scatters to the E and W and settlement enclosures to the E. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site is rising land to the E of Dinneford Street and includes the NE edge of the Thorverton Conservation area over the S part of the site. The Meads Listed Building is on the opposite side of Dinneford Street opposite the site. There is potential for direct harm to the character and appearance of the Thorverton Conservation Area and setting and harm to The Meads Listed Building. The land rising away from Dinneford Street adds to the setting harm potential.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium sensitivity to housing. The site is sloping down towards south, surrounded by hedges with many hedgerow trees, particularly in the S and NW of the site where it borders houses. Housing development can be accommodated without significant change to the topographic character. The site would relate well to the settlement, however, due to the rising landform the site could potentially contribute to Thorverton's countryside setting. Development of the site could also harm the Thorverton Conservation Area and setting of The Meads listed building.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site.

Soils and contamination: Grade 2 agricultural land (0.31ha S) and Grade 3 (0.91ha N) (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, Willand and surrounding areas. 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 (12% slope percentage, NE-SW), the SW part of the site is less steep than NE.

Open Space and Recreation: The following areas are available within walking distance. Allotments <800m S. Thorverton Millennium Green Local Green Space 330m SE. Recreation ground 400m SW.

Potential Constraints to Delivery: Access. High strategic ecological importance and potential pollution of small watercourse to the West. Flood risk, water quality and drainage. Potential impact on heritage assets. Education infrastructure. Grade 2 and potentially Grade 3a ALC. Topography. 11KV overhead line. Potential landscape impact. May lead to increased traffic levels in an AQMA.

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	1 st year	2 nd Year	3 rd Year	4 th Year	5 th Year
Min	7	-	-	-	-
Max	12	-	-	-	-
HELAA	7	-	-	-	-

C/TH/03b Mixed Use**Site Area:** Whole 0.54ha | Gross 0.54ha | Net 0.14ha-0.44ha**Max Yield:** 4,320 sqm**Min Yield:** 1,350 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.1ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).**Stage B****Land Status:** Greenfield agricultural land.**Access:** Devon County Council Highways identifies access will be via very 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 site would not be suitable for employment of this scale. Furthermore, to access this site from existing roads, the access would need to cross a watercourse and areas of flood risk. There are no ProWs on site, the closest is approx. 200m S towards the village. The closest bus stop is 430m S. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton <400m S.**Natural Environment:** Site falls within Greater Crested Newt consultation zone. Beavers are present in catchment. There is a record of Japanese knotweed on the site, just off the southern and northern borders. Devon County ecology specialists identify the site is a field dominated by improved species-poor pasture of negligible ecological value bordered by hedges and trees. A small watercourse is along the boundary of the site. The boundary hedges and trees 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. The small watercourse could periodically support otters. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise etc) on habitats and species. There is the potential for pollution of the small watercourse during construction and operational phases which may impact on design. As the site lies alongside a watercourse, the site has important landscape connectivity value and is of high strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Pollution controls will be required for the small watercourse. 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: 0.1ha FZ3 and 0.04ha FZ2 along the N, W and SW boundaries. Medium-High groundwater vulnerability. The site is also within a drinking water safeguard zone (surface water). DCC flood risk management specialists note an extensive area of FZ2 and FZ3 is within the site boundary. There is also a high risk of flooding from surface water in the SW part of the site and along the NW boundary (approx. 0.55ha). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. The National Planning Policy Framework must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may further affect the density/viability of the site.

Heritage and Archaeology: The Thorverton Conservation area covers almost half of the site to the S. There is a Grade II listed building approx. 30m off the southern boundary. Devon County Council archaeology specialists identify there is archaeological potential for prehistoric settlement activity with flint tool scatters to the E and W and settlement enclosures to the E. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site is rising land to the E of Dinneford Street and includes the NE edge of the Thorverton Conservation area over the S part of the site. The Meads Listed Building is on the opposite side of Dinneford Street opposite the site. There is potential for direct harm to the character and appearance of the Thorverton Conservation Area and setting and harm to The Meads Listed Building. The land rising away from Dinneford Street adds to the setting harm potential.

Landscape: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium-high sensitivity to commercial development. The site is sloping down towards south, surrounded by hedges with many hedgerow trees, particularly in the S and NW of the site where it borders houses. Employment development would not relate well to existing adjacent land uses and there is potential harm to nearby residential amenity and the countryside setting of Thorverton. Commercial buildings can be larger and taller than residential and may have a negative impact on valued local views. Development of the site could also harm the Thorverton Conservation Area and setting of The Meads listed building.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site.

Soils and contamination: Grade 2 agricultural land (0.31ha S) and Grade 3 (0.91ha N) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Moderate slope (12% slope percentage, NE-SW), the SW part of the site is less steep than NE.

Economic Development: Economic Development specialists identify that development of this site would create more traffic through the village and they are unaware of any demand for offices.

Potential Constraints to Delivery: Access. High strategic ecological importance and potential pollution of small watercourse to the West. Flood risk, water quality and drainage. Grade 2 and potentially Grade 3a ALC. Topography. Economic Development demand. 11KV overhead line. Potential landscape impact. May lead to increased traffic levels in an AQMA.

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/TH/03c Habitat Creation/Enhancement**Site Area:** Whole 0.54ha | Gross 0.54ha | Net 0.54ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.1ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Greenfield agricultural land.**Access:** Potential access from Dinneford Street.**Natural Environment:** Site falls within Greater Crested Newt consultation zone. Beavers are present in catchment. There is a record of Japanese knotweed on the site, just off the southern and northern borders. Devon County ecology specialists identify the site is a field dominated by improved species-poor pasture of negligible ecological value bordered by hedges and trees. A small watercourse is along the boundary of the site. The boundary hedges and trees 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. The small watercourse could periodically support otters. As the site lies alongside a watercourse, the site has important landscape connectivity value and is of high strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Pollution controls will be required for the small watercourse. DCC advise that depending on the grassland habitat type and condition, biodiversity units could be generated, however, 0.54ha is unlikely to be a suitable size to generate sufficient units to be viable over 30 years**Flood Risk, Water Quality and Drainage:** 0.1ha FZ3 and 0.04ha FZ2 along the N, W and SW boundaries. Medium-High groundwater vulnerability. The site is also within a drinking water safeguard zone (surface water). DCC flood risk management specialists note an extensive area of FZ2 and FZ3 is within the site boundary. There is also a high risk of flooding from surface water in the SW part of the site and along the NW boundary (approx. 0.55ha).**Heritage and Archaeology:** The Thorverton Conservation area covers almost half of the site to the S. There is a Grade II listed building approx. 30m off the southern boundary. Devon County Council archaeology specialists identify there is archaeological potential for prehistoric settlement activity with flint tool scatters to the E and W and settlement enclosures to the E.**Landscape:** There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeol, Culm and Exe Lowlands.**Health and Safety related constraints:** None identified. No comments from consultees.

Soils and contamination: Grade 2 agricultural land (0.31ha S) and Grade 3 (0.91ha N) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Moderate slope (12% slope percentage, NE-SW), the SW part of the site is less steep than NE.

Potential Constraints to Delivery: Natural environment, scale of 0.54ha unlikely to be suitable size to generate sufficient units to be viable over 30 years.

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

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

Settlement: Thorverton

Site Reference and Name: C/TH/04 The Paddock

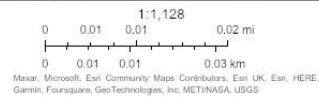
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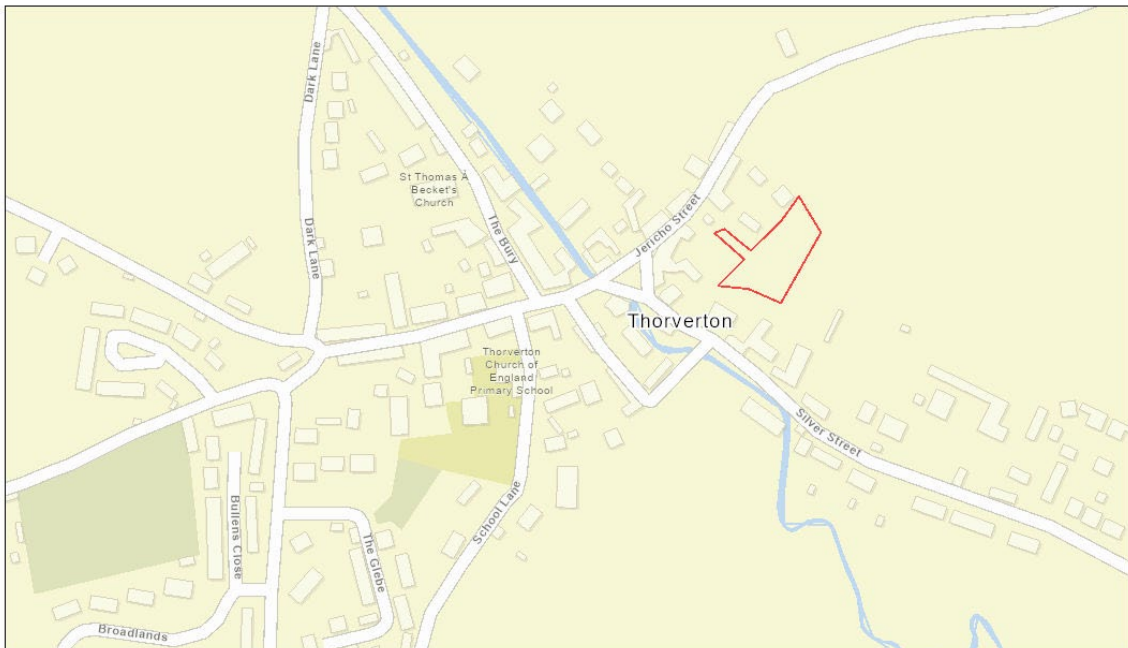
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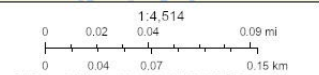
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Parish: Thorverton

Site Area: Whole 0.25ha | Gross 0.25ha | Net 0.25ha

Site description: Greenfield site located to the edge of Thorverton settlement to the NE with existing housing to the W and S of the site. The site is within the Thorverton Conservation area and a number of Grade II listed buildings are less than 30m off the S and W boundaries. The boundaries consist of hedgerows and trees, with significant trees located along the N boundary. The site slopes down NE-SW (gentle slope, 8.5% slope percentage) and is within walking distance to Thorverton village centre. In the latest update from the promoter the site has been withdrawn and is no longer available for development therefore no further HELAA report is provided.

Settlement: Thorverton

Site Reference and Name: C/TH/05 Land south of Colaton Lane

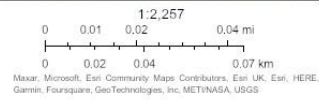
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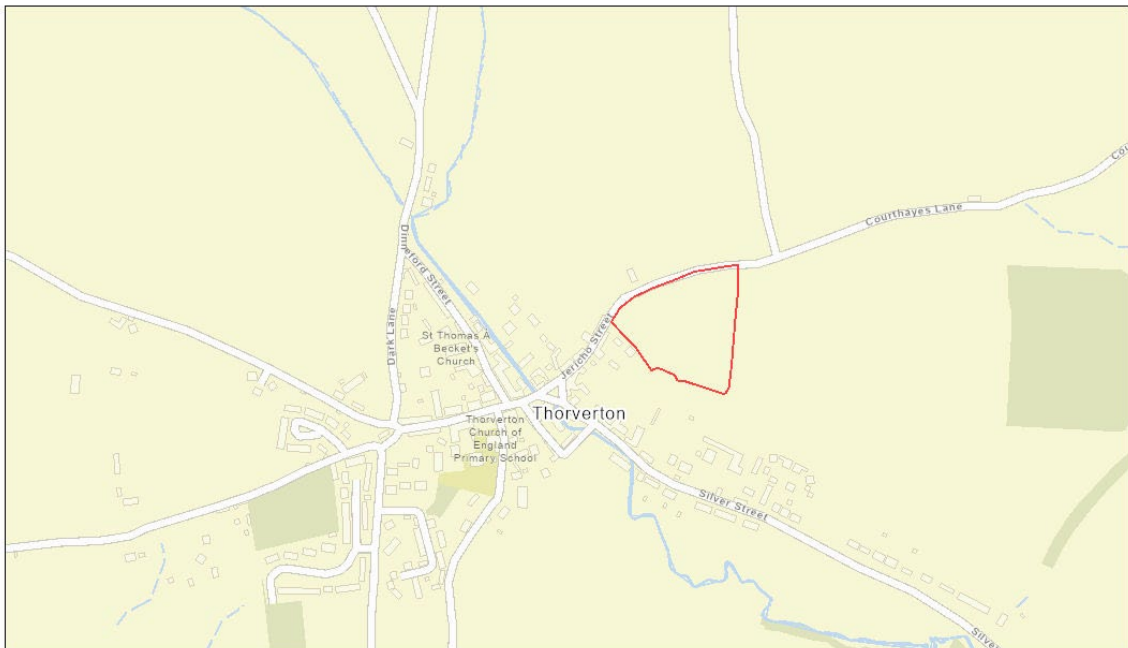
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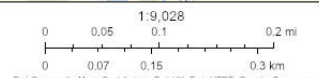
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C/TH/05



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Parish: Thorverton

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

Site description: Greenfield agricultural land to the NE of Thorverton just outside the Thorverton Conservation Area. The site is very gently sloping (3.8% slope percentage) toward Thorverton settlement. Jericho Street/Colaton Lane runs along the N border with low hedges and the E boundary runs alongside a dirt road/track. In the SW the site borders the settlement boundary and Conservation Area with trees along the rest of the SW border. This site has one landowner. The landowners of this site are also landowners of C/TH/02(i), C/TH/02(ii), C/TH/02(iii), C/TH/03, C/TH/06, C/TH/07. The HELAA Panel assessed the site as possibly achievable for a smaller a yield of 5-10 with highway improvements required to the N of the site. The site was originally submitted for mixed use as well as housing, in the latest update from the promoter mixed use (commercial) was no longer promoted therefore only a HELAA report for the consideration of the site for housing is provided as the site is no longer available for a commercial use.

C/TH/05a Homes for sale, affordable homes, homes for older people

Site Area: Whole 2.12ha | Gross 2.12ha | Net 1.27ha

Max Yield: 45

Min Yield: 25

Promoter Yield: 39-44

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 a very narrow lane with no passing places. 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 a lower yield. The HELAA Panel also note highway improvements would be required to the N of the site. The promoter suggests access could be provided to the site from Colaton Lane. There are no ProWs on site, the closest is approx. 170m W. The closest bus stop is 630m SE. Closest train station is Newton St Cyres approx. 5.6km SW. Closest services and facilities are available within Thorverton approx. 200m W.

Natural Environment: Site falls within a Greater Crested Newt consultation zone. Beavers are present in catchment. Legally protected species (bats) are found just across Jericho Street to the N. Devon County ecology specialists identify the site is a field dominated by improved species-poor pasture bordered by hedges. The boundary hedges 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 ecological 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. The site is also within a 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: The Thorverton Conservation area borders the site to the S. There are two Grade II listed building across Jericho Street from the site (<50m W). Devon County Council archaeology specialists identify there is potential for prehistoric settlement evidence given enclosures to the E and W and for medieval settlement given proximity to the historic core. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site borders the N edge of the Conservation area on slight rising land to the N of the village. The site is important as a green edge to the village and Conservation Area and there is potential for low level harm to the setting of the Conservation Area but no immediate Listed Building setting harm.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium/medium-low sensitivity to housing. The site has surrounding development and roads to the West and North to the East is open Countryside. There are hedgerows on the N and SW borders with a few hedgerow trees. The site may contribute to the countryside setting of Thorverton.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line crosses the site.

Soils and contamination: Grade 2 agricultural land. 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, Willand and surrounding areas. 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 (3.8% slope percentage).

Open Space and Recreation: The following areas are available within walking distance. Allotments <800m SW. Thorverton Millennium Green Local Green Space 300m S. Recreation ground 500m W.

Potential Constraints to Delivery: Access. Water quality and drainage. Potential impact on heritage assets. Education infrastructure. Grade 2 ALC. 11KV overhead line. Potential landscape impact. May lead to increased traffic levels in an AQMA.

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	25	-	-	-	-
Max	25	20	-	-	-
HELAA	7	-	-	-	-

Settlement: Thorverton

Site Reference and Name: C/TH/06 Land north of Silver Street

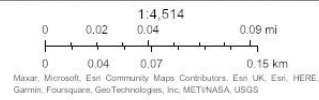
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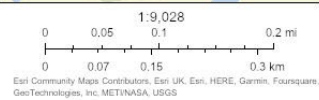
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C/TH/06



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Parish: Thorverton

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

Site description: Greenfield agricultural land sloping N-S towards Silver Street. The site is to the East of Thorverton, with the southern part of the site gently sloping (5.8% slope percentage) with the northern part moderately sloping (14.3% slope percentage). The S and W of the site borders houses with the southern border also touching Silver Street. The W border is also the edge of the Thorverton Conservation Area. Agricultural land lies to the E, N and NW of the site. There are hedgerows and legally protected species (otter) may be found on site. This site has one landowner. The landowners of this site are also landowners of C/TH/02(i), C/TH/02(ii), C/TH/02(iii), C/TH/03, C/TH/05, C/TH/07. The HELAA Panel consider the site achievable for a lower yield of 50 dwellings for the size of the existing village. Long term there is the potential for up to 100 dwellings in a phased development. In the latest update from the promoter a smaller area within the previously submitted area was promoted, however the promoter still identifies the availability of the wider land therefore the larger original submission has been included in this assessment for the purposes of the HELAA. In the latest update from the promoter mixed use (commercial) was no longer promoted therefore only a HELAA report for the consideration of the site for housing is provided as the site is no longer available for a commercial use. Although during the HELAA Panel, the Panel suggested the site may have scope for mixed use regarding community facilities.

C/TH/06a Homes for sale, affordable homes, homes for private rent, homes for older people

Site Area: Whole 9ha | Gross 9ha | Net 5.4ha

Max Yield: 189

Min Yield: 108

HELAA Assessed Yield: 50-100 (50 given comments from Panel with regard to the existing village and 100 dwellings would be long term)

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 footway/cycleway connection would be required to local services and bus stops. DCC Highways suggest this site would not be suitable for development of this scale (original min/max yields), a lower figure may be acceptable. There are no ProWs on site, the closest is at Thorverton Millennium 400m W. The closest bus stops are on Silver

Street adjacent the site. Closest train station is Newton St Cyres approx. 5.7mi. SW. Closest services and facilities are available within Thorverton approx. 500m NW.

Natural Environment: Site falls within a Greater Crested Newt consultation zone. Beavers are present in catchment. Legally protected species have been identified on site (otter). There are priority habitats just outside the E border with woodland and forest nature areas adjoining the eastern part of the N boundary. The coastal and floodplain grazing marsh strategic nature area falls within the E and S borders. Devon County ecology specialists identify the site is a large field dominated by improved species-poor pasture bordered by hedges and scrub on the eastern boundary. The 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 ecological importance. Mitigation suggested includes protecting and enhancing hedges, scrub 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. The site is also within a 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: The Thorverton Conservation area borders the site to the W. Devon County Council archaeology specialists identify there is archaeological potential with probable prehistoric settlement enclosure to W and scatter of stone tool to N. Also there is a probable leat or water meadow within the field. Mitigation suggested includes pre-determination evaluation to inform layout and mitigation. MDDC Conservation Officer notes the site borders the E edge of the Conservation area on the N side of Silver Street and E side of new housing development at Barton Court Close and to the rear of 20th Century development of Silver Street, important as a green edge to the village and Conservation Area. Development in this location would be visible from within the Conservation Area and within its immediate setting. There is potential for low level harm to the setting of the Conservation Area but no immediate Listed Building setting harm.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium sensitivity to housing development as development of the site may impact sensitive and memorable views. The site is greenfield site, moderately sloping just outside of the settlement area. Memorable and sensitive views are possible and the site may contribute to the countryside setting of Thorverton. Impacts are likely to be greater to the N, with

possible medium-low sensitivity in the S given the lower slope percentage. There is a need for further assessment on possible sensitive views.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead lines cross the site.

Soils and contamination: Grade 2 (6.3ha) agricultural land in the W, Grade 4 (2.7ha) in the E. 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, Willand and surrounding areas. 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 rises from S to N. The southern part of the site has a gentle slope (5.8% slope percentage) and the northern part is moderately sloping (14.3% slope percentage).

Open Space and Recreation: The following areas are available within walking distance. Allotments <1km W. Thorverton Millennium Green Local Green Space 400m W. Recreation ground 800m W.

Potential Constraints to Delivery: Access. Water quality and drainage. Potential impact on heritage assets. Education infrastructure. Grade 2 ALC. 11KV overhead lines. May lead to increased traffic levels in an AQMA. Topography. Potential 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: 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	33	-	-
Max	25	50	50	50	14
HELAA	25	25	-	-	-

Settlement: Thorverton

Site Reference and Name: C/TH/07 Land south of Silver Street

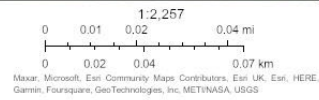
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C/TH/07



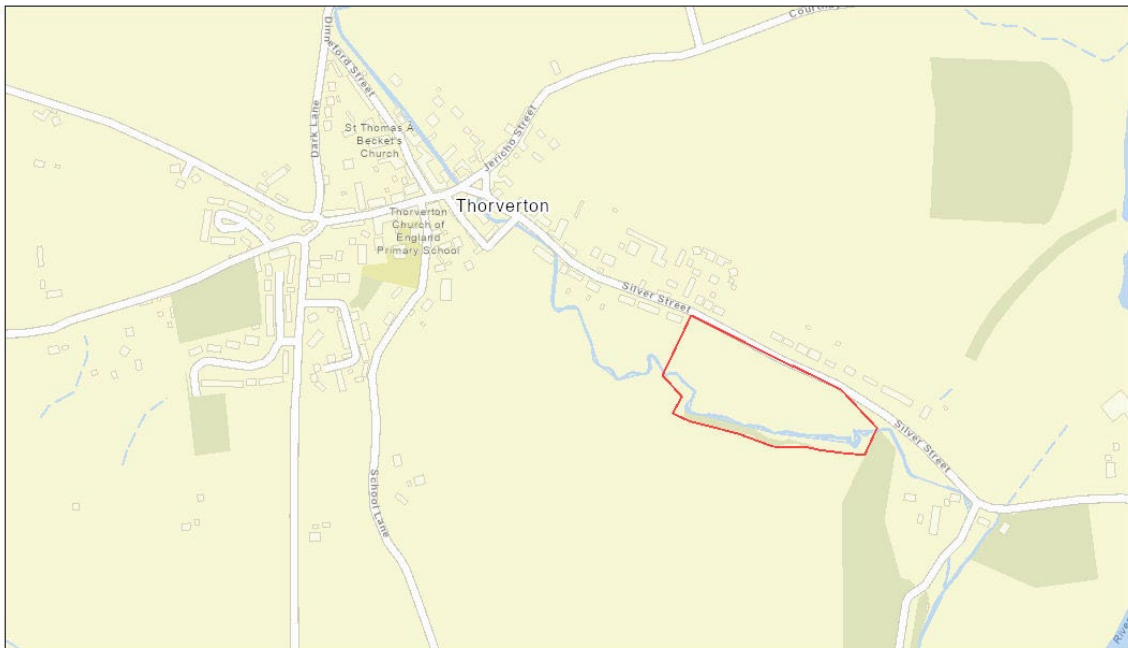
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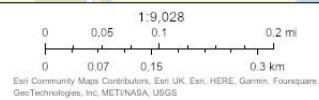
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Parish: Thorverton

Site submitted for: C/TH/07 Homes for sale, custom and self-build homes and affordable homes

Site description: Greenfield land to the E of Thorverton. The site slopes gently (6% slope percentage) towards the small watercourse to the S which is flanked by trees. Silver Street forms the N border of the site. The site also borders Thorverton Conservation area. The site is within walking distance to Thorverton village centre. A watercourse runs along the S of the site and the site falls within a coastal and floodplain grazing marsh strategic nature area. This site has one landowner. The landowners of this site are also landowners of C/TH/02(i), C/TH/02(ii), C/TH/02(iii), C/TH/03, C/TH/05, C/TH/06. The HELAA Panel assessed the site to be achievable for a yield of 25-30 dwelling with a crossing required onto the other side of Silver Street. In the latest update from the promoter, mixed use (commercial) was no longer promoted therefore only a HELAA report for the consideration of the site for housing is provided as the site is no longer available for a commercial use. The promoter also suggests that the site could provide connections into Thorverton Millenium Green and recognises the part of the site is within FZ2 and FZ3 however suggests that no built development would be proposed in the area at risk to flooding.

C/TH/07 Homes for sale, affordable homes, homes for private rent, homes for older people

Site Area: Whole 3.20ha | Gross 2.63ha | Net 1.58ha

Max Yield: 55

Min Yield: 32

HELAA Assessed Yield: 25-30 (Mid point 27)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: FZ3 0.57ha (S).

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies footway/cycleway connection would be required to local services and bus stops. The HELAA Panel assessed development of the site would require a crossing onto the other side of Silver Street. There are no ProWs on site, the closest is at Thorverton Millennium Green which borders the site to the W. The closest bus stops are on Silver Street adjacent the site to the N. Closest train station is Newton St Cyres approx. 5.7km SW. Closest services and facilities are available within Thorverton approx. 500m NW.

Natural Environment: Site falls within a Greater Crested Newt consultation zone. Beavers are present in catchment. There are three legally protected species <200m off the W border (greenfinch, lackey moth, slow-worm). The site falls within a coastal and floodplain grazing marsh strategic

nature area. Devon County ecology specialists identify the site is a field dominated by improved species-poor rough pasture of negligible ecological value bordered by hedges and trees. A small watercourse lined with trees and scrub runs through the southern portion of the site which may qualify as wet woodland priority habitat. The boundary hedges and trees 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. Pollution of the small watercourse is possible during the construction and operational phases. Site is of high strategic ecological importance given the site lies alongside a watercourse, the site has important landscape connectivity value. Mitigation suggested includes protecting and enhancing hedges and dark corridors. Licences and compensation may be required if offences cannot be avoided. Pollution controls for aquatic species associated with the watercourse. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ2 (0.14ha S), FZ3 (0.57haS). High groundwater vulnerability. The site is also within a drinking water safeguard zone (surface water). There is also risk of flooding from surface water (low-high) along the S boundary (0.5ha). DCC flood risk management specialists identify there is an extensive area of FZ2 and 3 within the site boundary. The NPPF must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The site should place any SuDS outside of the mapped floodplain which may affect the density/viability 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.

Heritage and Archaeology: The Thorverton Conservation area borders the site to the W. Devon County Council archaeology specialists identify there is some potential for prehistoric archaeology. There is also a post medieval mill lead and possible mill site. Mitigation suggested includes staged programme of archaeological recording by condition. MDDC Conservation Officer notes the site borders the E edge of Thorverton Conservation area on the S side of Silver Street and adjacent to the E side of the late 19th century development to the S of Silver Street forming the important green edge to the village and Conservation area. There is potential for low level harm to the setting of Thorverton Conservation Area but no immediate listed building setting harm.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. Majority of the site falls within the Sparsely settled farmed valley floors (2.76ha) landscape character type, while the SW and NW corners are within the Lowland plains (0.44ha). The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is likely to have a medium sensitivity to housing development due to irregular settlement form if the entire site was developed. The site is gently sloping towards Silver Street (NE boundary) with low hedgerows along Silver Street and reduced tranquillity due to the

road. A watercourse runs along the S border and is screened by riparian vegetation. If only the N part of the site was development the sensitivity impact would be medium-low, it could also strengthen the connection of the already developed area of the settlement.

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

Soils and contamination: Grade 2 (2.48ha) agricultural land in the N and E, Grade 1 (0.72ha) in the SW. 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, Willand and surrounding areas. 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: Gently sloping (6% slope percentage).

Open Space and Recreation: The following areas are available within walking distance. Allotments <1km W. The site borders Thorverton Millennium Green Local Green Space. Recreation ground <800m W.

Potential Constraints to Delivery: Access. High Strategic ecological importance. Flood risk, water quality and drainage. Potential impact on heritage assets. Education infrastructure. Grade 1 and 2 ALC. Potential landscape impact. May lead to increased traffic levels in an AQMA.

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	7	-	-	-
Max	25	25	5	-	-
HELAA	25	2	-	-	-

Settlement: Thorverton


Site Reference and Name: C/TH/08 Land to the West of Leonard Square

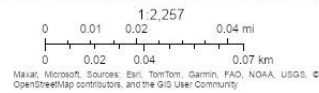
Customer Reference Number: CTH08

C/TH/08



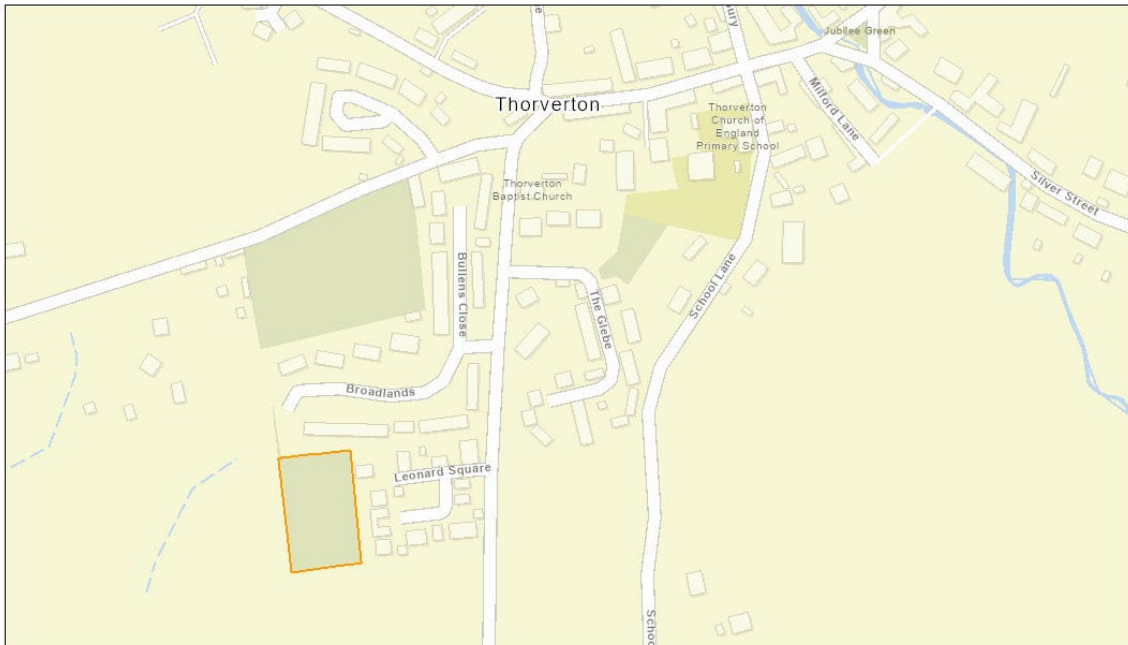
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 Call for Sites 2025




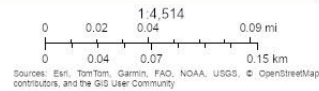
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C/TH/08



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 Call for Sites 2025



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Parish: Thorverton

Site Area: Whole 0.41ha | Gross 0.41ha | Net 0.31ha

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

Max Yield: 11

Min Yield: 7

Promoter Yield: 6-10 (Mid-point yield 8)

HELAA Assessed Yield: None

Site description: The site is currently used as allotments. Development of the site would require the relocation of the existing allotments. The promoter has identified that an alternative and improved open space provision would be provided on another parcel of land within or adjoining the village. The site is very gently sloping (2.5% slope percentage). Existing development lies to the N and E of the site and fields lie to the W and S. It is unclear how access would be achieved to the site. The promoter suggests access could be achieved via Leonard Square or the existing access at Broadlands, however this suggests access would require third party private land agreements. The site is bounded by hedgerows and trees. Single land ownership. The HELAA Panel currently identify the site as unachievable currently due access improvements which would require third-party agreement.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Allotments.

Access: It is unclear how to access the site. The promoter suggests access could be achieved via Leonard Square or the existing access at Broadlands, however this suggests access requiring third party private land to achieve access. 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. Closest train station is Newton St Cyres approx. 5km SW. DCC Highways identifies that the site is accessed via Leonard Square and Broadlands, neither of which are highway maintainable at public expense, creating uncertainty about securing a suitable, adoptable access without third-party agreements. The Broadlands access is particularly constrained by garages and narrow width, making it unsuitable for additional traffic. Any development must demonstrate a safe, compliant vehicular access in accordance with highway standards and provide continuous, well-lit pedestrian and cycle links to local services, Thorverton village centre (350m away), and the nearest bus stop (140m northeast). A Transport Assessment will be required to evaluate traffic impacts on local junctions and the wider network. Construction traffic management must also be planned to minimise disruption and maintain safety during development.

Natural Environment: The site is currently used as allotments. Hedges and trees border the site. There is existing development to the East and North of the site. The site falls within a Greater Crested Newts consultation zone and in an area where there are beavers present in catchment. A priority habitat (traditional orchard) falls just outside the site area to the West (15m). The surrounding boundary hedges and trees 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. 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. DCC ecology specialists noted that the potential for protected species and habitat protection on site should not pose constraints that would significantly influence use of the site and type of development possible. It is likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: FZ1. The site is within a Drinking Water Safeguarding Zone (Surface Water). The site is approximately 28m NW of a groundwater source protection zone. The SW corner of the site approx. one quarter of the site area is within a medium-high groundwater vulnerability area. The remainder of the site is within a high groundwater vulnerability area. 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. No further comments were provided from DCC Local Lead Flood Authority.

Heritage and Archaeology: The closest Listed buildings are to NW and NE of the site approx. 140m. Also the Thorverton Conservation Area lies approx. 200m NE. The MDDC Conservation Officer raises no objection to the site due distance and intervening development. The DCC Historic Environment and Archaeology specialist identifies that, given the potential for below-ground archaeological deposits linked to nearby prehistoric or Roman features, any planning application be supported by a programme of archaeological work to assess potential impacts and inform the Local Planning Authority's decision.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. As the site is currently allotments is it not typical of the landscape character type. The site is edge of settlement with existing residential development to the N and E of the site. The site is very gently sloping (2.5% slope percentage) and is likely to have a low sensitivity to development of the site.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV overhead line touches the SE boundary.

Soils and contamination: Grade 1 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, Willand and surrounding areas. 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 (2.5% slope percentage)

Open Space and Recreation: The site is currently used as allotments. Development of the site would require the relocation of the allotments. The promoter has identified that an alternative and improved open space provision would be provided on another parcel of land within or adjoining the village. Existing open space and recreation facilities are available within Thorverton approx. 85m N.

Potential Constraints to Delivery: Access. Water quality and drainage, assessment of groundwater risk and surface water flow. Education Infrastructure. Grade 1 ALC. Relocation of allotments required. May lead to increased traffic levels in an AQMA. 11KV 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 identify the site to be unachievable at this time no build out rate is provided.

Settlement: Thorverton


Site Reference and Name: C/TH/09 Land adjoining Thorverton Millenium Green

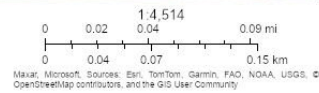
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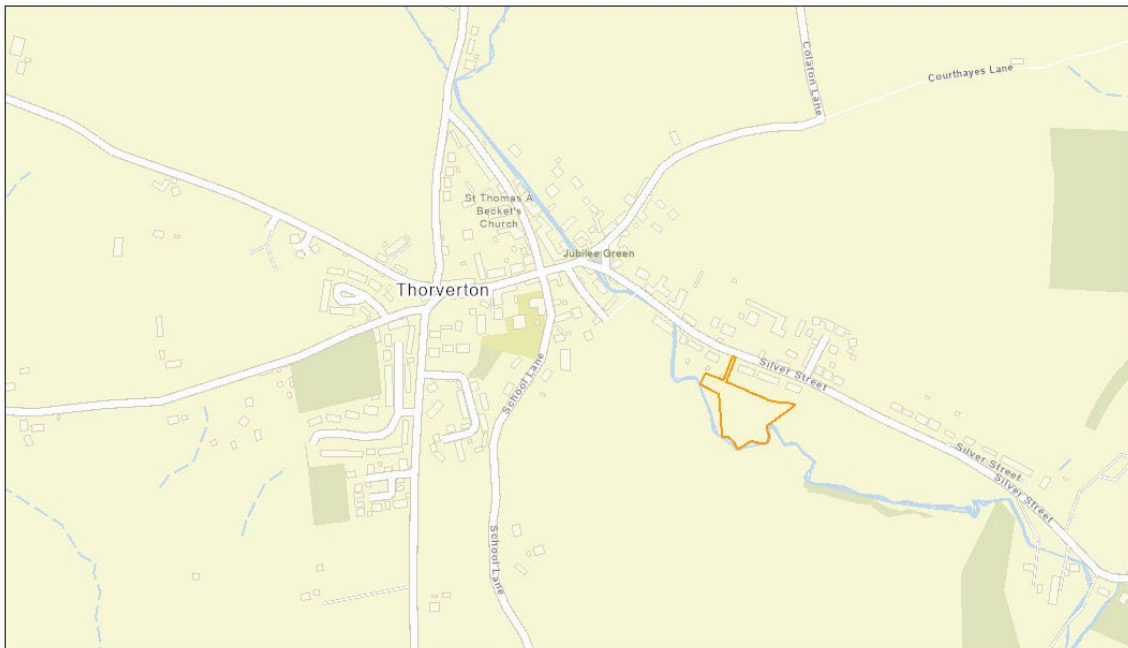
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Mapat: Microsoft. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

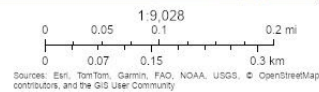
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Parish: Thorverton

Site Area: Whole 0.64ha | Gross 0.55ha | Net 0.44ha

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

Max Yield: 15

Min Yield: 9

Promoter Yield: 10

HELAA Assessed Yield: None

Site description: The site is currently a greenfield site adjoining Thorverton Millenium Green to the South of the site. A tributary to the River Exe runs along the southern border of the site and the southern border has heavy tree coverage. Existing development and Thorverton Conservation area lie to the North. The promoter suggests access would be via Silver Street using an existing agricultural access. It is noted that there is a TPO (oak) to the NW of the site close to where the agricultural track meets the remainder of the site area. The site is moderately sloping (13.6% slope percentage). Single land ownership. The HELAA Panel identified the site as currently unachievable as improvements of access would require obtainment of third-party land which includes residential gardens.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.09ha.

Stage B

Land Status: Greenfield land.

Access: The promoter identifies access would be via Silver Street using existing agricultural access. It is noted there is a TPO (oak) to the NW of the site close to where the agricultural track meets the remainder of the site area. 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. Closest train station is Newton St Cyres approx. 5.6km SW. DCC Highways identifies that the proposed site is accessed from Silver Street via an existing agricultural track, which raises concerns about its width, visibility, and compliance with highway design standards for safe two-way movement. Opportunities to widen the access or add passing places may be limited by third-party land and a nearby Tree Preservation Order (TPO). Visibility splays at the Silver Street junction must meet Manual for Streets requirements. The site's moderate slope (13.6%) could also affect access gradients and visibility safety for vehicles and pedestrians. Development must include safe, continuous, and well-lit pedestrian and cycle routes to local facilities and bus stops, ensuring

accessibility for all users. The nearest bus stop is about 140m northeast along silver street, and services are within Thorverton approx. 300m northwest. A Transport Assessment is likely required to evaluate the cumulative impacts on the local highway network.

Natural Environment: The site is currently a greenfield site adjoining Thorverton Millennium green (a Local Green Space) to the South of the site. MDDC's arboriculture specialist identifies that, the development on the site is viewed as low arboriculture risk subject to control measures. The southern border follows a tributary to the River Exe and has heavy tree coverage. There is existing residential development to the north. The site falls within a Greater Crested Newts consultation zone and falls within an area where there are beavers present in catchment. Legally protected species and rare species (greenfinch, slow-worm and protected moths) have been identified in the vicinity with the closest 23m from the Southern border of the site. A TPO (oak) lies to the NW of the site. The trees lined borders 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. Mitigation suggested includes protecting and enhancing trees 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 possible policy or legal showstoppers relating to ecology or possible significant wildlife constraints. DCC ecology advises on suitability uncertainty due to potential constraints of buffering the river corridor and uncertainty of ecological value.

Flood Risk, Water Quality and Drainage: 0.09ha of the Southern portion of the site that borders the tributary to the River Exe falls within FZ3. There are also areas to the NW corner and running through the centre of the site that are identified as FZ2 in total approx. 0.13ha. The site is within a Drinking Water Safeguarding Zone (Surface Water). The site is within a medium-high groundwater vulnerability area. 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. DCC Local Lead Flood Authority noted the Flood Zones associated with site, advising that above-ground storage features should not be located within Flood Zones 2 or 3.

Heritage and Archaeology: Thorverton Conservation area borders the site to the north and lies over the agricultural track identified as the access point for the site. The closest listed building is to the N of the site approx. 50m opposite the promoters suggested site entrance, a Grade II listing. The DCC Historic Environment and Archaeology specialist identifies that the site area has archaeological potential due to its location on the edge of the historic settlement core and evidence of prehistoric activity nearby. 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 identifies that the site has historically remained open land, part of the rural setting to the Conservation Area. The buildings immediately adjacent to the site, south of Silver Street, are approximately nineteenth century in date and make a positive contribution to the Conservation Area. These should be considered Non-Designated Heritage Assets due to their architectural and historic interest. There are views between the dwellings across the site and to the wider rural landscape which contributes to the character of the area. The development of the site

would result in harm to the setting and significance of the Conservation Area, including the setting of the historic buildings adjacent to the site through the loss of the open and verdant rural setting. The harm would be less than substantial in terms of the Framework and there would be harm to several Non-Designated Heritage Assets.

Education Infrastructure: The closest schools to the site are Thorverton CofE Primary School and Queen Elizabeth's. DCC education note Thorverton Primary School is on a very constrained site and cannot be expanded but can support moderate levels of housing development. The area feeds into Crediton, so there will be home to school transport implications. With regard to the Crediton secondary school, there is a wish to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. 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: There are no protected landscapes in close proximity. The site falls within two landscape character types. The Eastern portion within the Sparsely settled farmed valley floors and the Western portion the Lowland plains landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site has development bordering to the north and has a heavily treed southern boundary along the tributary that runs to the River Exe. The site has some quality of the landscape character types with irregular field boundaries and vegetated floodplain edge. The site is moderately sloping (13.9%). There is potential that its rural character adjacent the Millenium Green is valued for contributing to the countryside setting of Silverton. The site is likely to have a medium-low sensitivity to development of the site.

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

Soils and contamination: The southern portion and majority of the site is Grade 1 agricultural land (0.35ha) and the northern portion is Grade 2 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, Willand and surrounding areas. 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 (13.6% slope percentage)

Open Space and Recreation: The site is adjacent Thorverton Millenium Green a designated Local Green Space. The promoter suggests that the site could provide connections to Thorverton Millenium Green.

Potential Constraints to Delivery: Natural Environment. Access. Flood risk, water quality and drainage, assessment of groundwater risk. Heritage. Education Infrastructure. Grade 1 and 2 ALC. May lead to increased traffic levels in an AQMA.

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 identify the site as currently unachievable, no build out rate is provided.