



Strategic Commercial Land Availability Assessment

Sites for consideration by the Panel

June 2014

Schedule of sites:

Central area: Tiverton, Bampton
Eastern area: Cullompton, Junction 27, Hemyock, Kentisbeare, Sampford Peverell,
Uffculme, Willand
Western area: Crediton, Bow

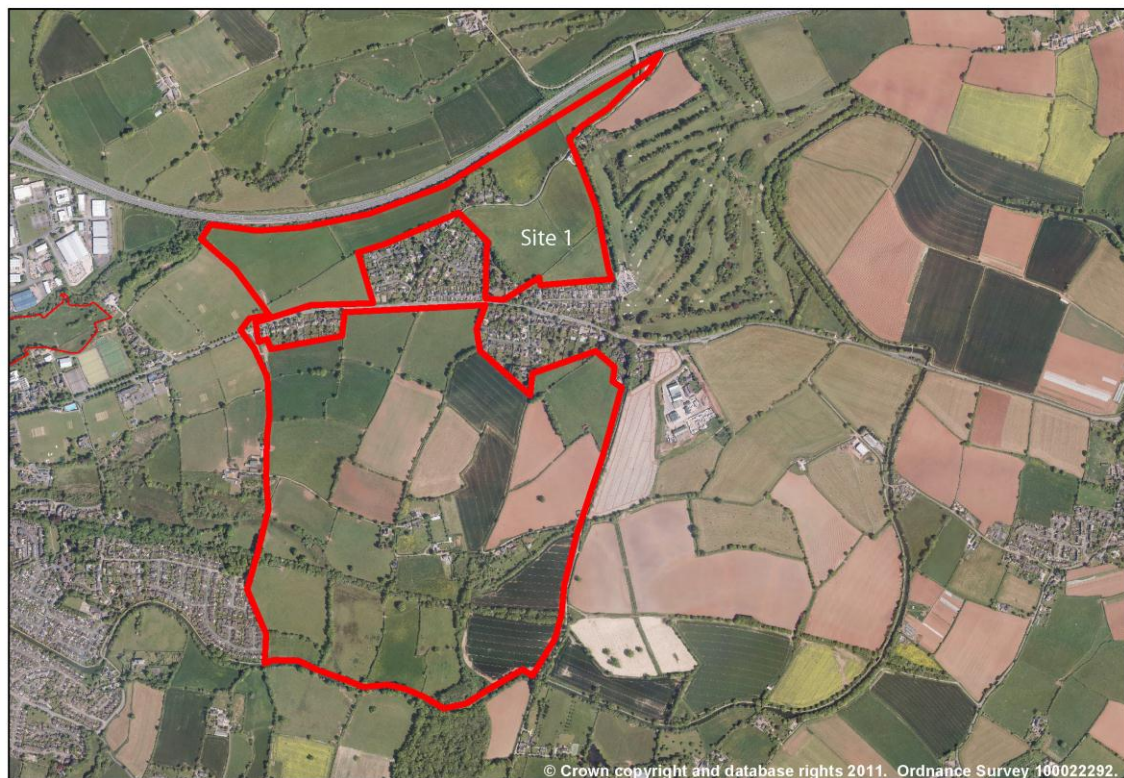
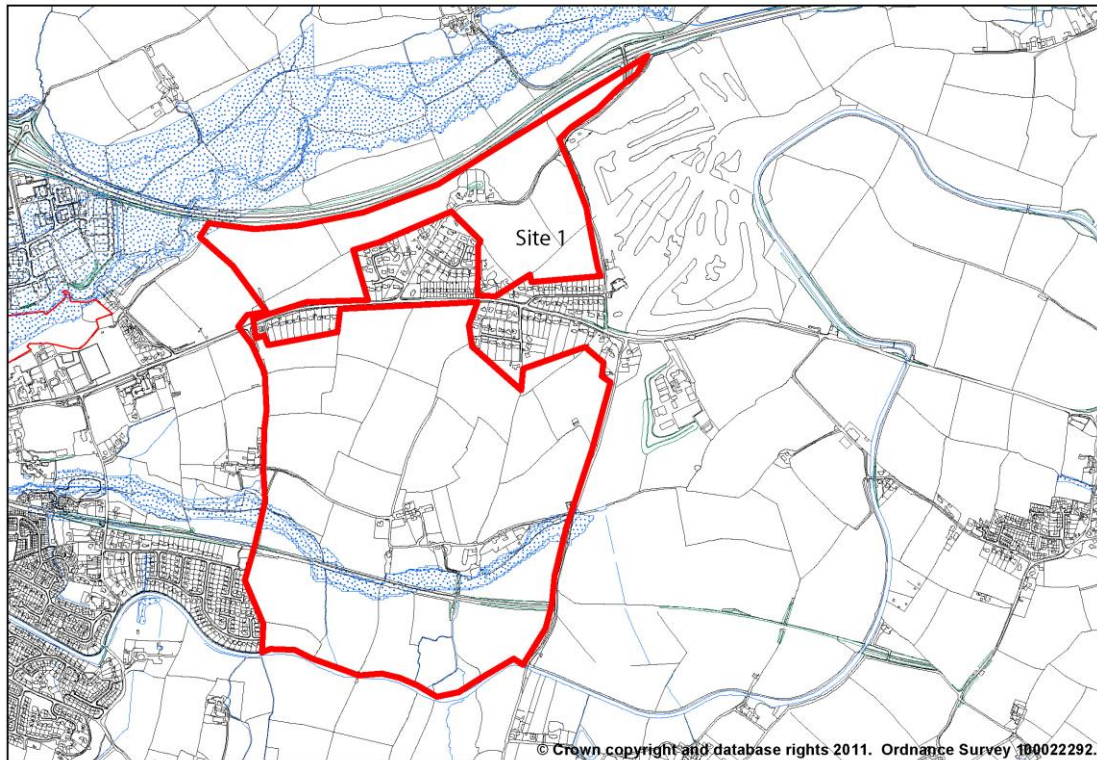
Tiverton

Settlement: Tiverton

Site Reference and Site Name: Site 1, Tiverton Eastern Urban Extension

Allocation Reference: AL/TIV/1

SHLAA Reference: Tiverton 1



Parish: Tiverton

Site Area: 153ha mixed use (152.5ha developable land outside the floodplain – 98.3%)

Floor space: 30,000 sq.m (B1, A1-A4, C2)

2014 Proposed Site Allocation Policy Criteria:

- **1500 dwellings**
- **30,000 sqm of commercial floorspace**
- **Affordable housing subject to viability assessment including at least five pitches for gypsies and travellers**
- **New junction on to A361 and traffic calming of Blundells Road**
- **Neighbourhood centre and school to be provided**
- **47ha of green infrastructure**
- **Conformity with masterplan**

The panel in 2013 considered the site deliverable with 10,000-20,000 square metres deliverable within five years, in view of progress on masterplanning. Since then the masterplan has been adopted, with 30,000 sqm employment. Employment includes B1a and B1c uses in the northwest corner of the site, a local centre which will include some retail uses, and care facilities for older people on the existing NHS site at Post Hill.

A planning application for 330 dwellings on the north east part of the site is awaiting determination. An application for a care facility on the north east part of the site was also recently submitted. An outline planning application on the remainder of 'Area A' (Phase 1) is due to be submitted shortly.

SCLAA Site Appraisal

Site Description

The site is located on the edge of the settlement of Tiverton and will result in a large urban extension to the town. It is bounded by Tiverton to the west, the A361 to the north, the Grand Western Canal to the south and consists mainly of agricultural land set within a broad valley which extends eastwards from Tiverton. A low hill (Post Hill) sits in the north of the site, the land falling generally away from this feature. The area contains pockets of housing and other development, school playing fields, and a wetland area known as Tidcombe Fen which is also a SSSI. A network of hedges divides the site into fields in a variety of shapes and sizes. There are a large number of mature hedges acting as boundaries, some of which contain mature trees. The land rises from the north to the south and contains some Scheduled Ancient Monuments.

Site Suitability

Stage A

Strategic Policy

Within existing settlement boundary.

Biodiversity and Heritage

6.91ha of site part of Tidcombe Fen (which forms part of the allocated green infrastructure within the site). The site contains two listed buildings which are located towards the south. There is one Long Barrow located in the north of the site (Scheduled Ancient Monument). The canal is a conservation area, County Wildlife Site and Local Nature Reserve.

Flood Risk

Mostly Flood zone 1	152.5 (98.3% N)
Flood zone 2 and 3	2.7ha (1.7% S)

A number of small streams running through the site following field boundaries.

The Grand Western Canal runs along the southern boundary of the site.

An ordinary watercourse is within the site /on the site boundary. 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.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a greater than 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment. In December 2008 the fields flooded as a result of heavy rainfall within the site boundary.

Stage B

Impact on Historic, Cultural and Built Environment

This area occupies an area of high archaeological potential. Limited archaeological geophysical survey and evaluative excavations have already been undertaken across this area and demonstrated the presence of prehistoric activity.

Further more extensive archaeological investigation will be required in support of any Environmental Impact Assessment (EIA) or planning application to allow the significance of the heritage asset to be understood as well as the impact of the proposed development upon it. The results of these stages of archaeological work would allow the significance of the heritage asset to be understood as well as the impact of the proposed development upon it and enable an informed and reasonable planning decision to be made.

If further information on the impact of the development upon the archaeological resource is not submitted in support of any planning application, the Historic Environment Team would recommend that the application was either not validated or was refused on the basis of insufficient information on the heritage asset.

The southern part of the proposed development lies adjacent to the Grand Western Canal Conservation Area and this area also contains several listed buildings - designated heritage assets. Any planning application for the development of this area must include a consideration of the impact of the development upon the settings of these designated heritage assets. English Heritage should be consulted for any comments they may have upon the setting of the Long Barrows, both Scheduled Ancient Monuments.

This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. These archaeological investigations are on-going to inform development proposals here and need to be completed to support any planning application for development here.

Impact on Biodiversity

A number of important trees are in the centre of the site within the area which is contaminated. Records of common doormice nests, badger setts, otters and water voles within the site. A small triangular parcel of land to the south east of the current dwellings is a Traditional Orchard Priority Habitat.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The existing areas of urban development and the relatively gentle slopes within the site mean that there is some capacity to absorb development without affecting this character. However, Policy AL/TIV/3 notes that "clearly the development of a site of this scale will have an impact on the character of the area. The incorporation of appropriate strategic landscaping and tree planting will act to mitigate this, and should be designed to support high quality green infrastructure area and wildlife corridors."

Mineral Resources

No issues

Air Quality

Site will need to be included in the Low Emission Strategy for the Eastern Urban Extension area.

Policy AL/TIV/5 states that the Eastern Urban Extension will be required to implement a Carbon Reduction and Low Emission Strategy. Measures to minimise the overall carbon footprint of the development, make provision for sources of decentralised on-site renewable or low-carbon energy in accordance with Policy AL/IN/6 and ensure that the impact of the site on air quality is acceptable, such as:

- Renewable and low carbon energy generation to provide a significant proportion of the site's energy use;
- Measures to ensure that residents, employees and businesses are encouraged to travel in the most sustainable fashion, including travel plans, information, car clubs, lift sharing and infrastructure for low emission vehicles;
- Measures to encourage the sustainable treatment of waste;
- Measures to manage the impacts of construction.
- Off-site tree planting;
- Energy improvements to existing buildings;
- Other measures to capture or mitigate carbon emissions and air quality impacts from the development.

Access to Public Transport

Policy AL/TIV/2 states that as part of the Eastern Urban Extension, the following transport infrastructure will be provided:

- Traffic calming and environmental enhancement of Blundells Road between Heathcoat Way and Tidcombe Lane, including closure to through-traffic other than cycles and buses;
- Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development, creating an attractive, permeable network for non-car modes travelling within, into and out of the area;
- Cycle and pedestrian links to the Railway Walk, Grand Western Canal and nearby public rights of way;
- Implementation of Travel Plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts.
- Bus service enhancements between the main residential areas of Tiverton and the employment areas within the Eastern Urban Extension;
- Bus service enhancements between Exeter, Tiverton Bus Station, the Eastern Urban Extension and Tiverton Parkway Station;
- New and improved off-site pedestrian and cycle links including improvements to a wider green infrastructure network.

This fits well with other developments in the area and providing sufficient overall funding is obtained for public transport improvements, should be well served.

Access to Services/Facilities

Policy AL/TIV/4 states that as part of the Eastern Urban Extension, the following community infrastructure will be provided:

- One site of 1.9 hectares for a primary school at no cost to the Local Education Authority;
- A site of 2.0 hectares for a shopping and community centre, of which 1.0 hectares will be for community buildings at no cost to the provider.
- Construction cost for one primary school of 420 places;
- An appropriate proportion of the construction cost of a secondary school, if necessary;
- Construction cost of appropriate community facilities and buildings including youth and children provision and a community hall.

Land Status

Greenfield	Grade 1	103.97ha (67% NE)
	Grade 2	1.4ha (0.9% S)
	Grade 3	41.5ha (28.7% SW)
	Grade 4	0.8ha (0.5% NW)
	Unclassified agricultural land	7.53ha (4.9% W)

These agricultural land grade areas are taken from national mapping originally prepared by MAFF. A local report by DEFRA in the 1990s indicated a lower proportion of Grade 1 land and can be supplied on request.

Constraints to Delivery

Contaminated Land – Hospital 1.33ha (0.9% centre of site). The site is constrained by the access from Post Hill and the provision of infrastructure. There are also multiple landowners.

Source Protection Zone

Not applicable.

Open Space and Recreation

Policy AL/TIV/3 states that as part of the Eastern Urban Extension, the following environmental protection and enhancement measures will be implemented:

- Measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside;
- Transfer of 47 hectares of land on the western and southern edges of the urban extension (including Tidcombe Lane Fen and its catchment and land adjoining the Grand Western Canal) for strategic Green Infrastructure;
- Areas of equipped and laid out public open space, totalling 2 hectares of children's play, 8 hectares of sports pitches and 2 hectares of allotments;
- A strategic landscaping and tree planting scheme to mitigate landscape impact, enhance biodiversity and the character of development and capture carbon;
- Measures to protect and enhance the biodiversity of Tidcombe Lane Fen Site of Special Scientific Interest, including management of the Fen and its catchment and designation as a Local Nature Reserve;
- Laying out and management of strategic green infrastructure for an appropriate mix of parkland, open space, local nature reserve and landscaping.

Infrastructure Capacity

Policy AL/TIV/2 states that enhancements to M5 Junction 27 will be provided if necessary.

The Highways Agency states that M5 junctions 27 and 28 both experience congestion at peak times. Without improvement it would not be possible for new developments coming forward through the planning system to demonstrate compliance with the Agency's policy "The Strategic Road Network and the Delivery of Sustainable Development". The policy requirement is that mitigation is required where adequate capacity is not available at the time of opening of the development. This applies to any development that was forecast to

result in traffic flow increases of 30 or more two way vehicles movements per hour at a junction on the SRN.

The Highways Agency does not have any planned works at M5 J27 or J28. We are aware however that Devon County Council has proposals for both junctions, to be funded through the Pinch Point programme. The Agency is generally content with the proposals for J27 and is in discussion regarding the J28 scheme in order to confirm deliverability and the adequacy of the scheme in terms of the Core Strategy. Devon County Council has undertaken additional technical assessment work.

Highway Access

Policy AL/TIV/2 states that as part of the Eastern Urban Extension, the following transport infrastructure will be provided:

- Provision of a new junction to the A361 and road links into the site;
- Provision of a new access road linking the site to Heathcoat Way;

Masterplanning work has determined a lower quantum of development than the policy target, and Devon County Council has confirmed that the link to Heathcoat Way will not be required for this amount of development.

Pedestrian and Cycle Links

Policy AL/TIV/2 states that as part of the Eastern Urban Extension, the following transport infrastructure will be provided:

- Traffic calming and environmental enhancement of Blundells Road between Heathcoat Way and Tidcombe Lane, including closure to through-traffic other than cycles and buses;
- Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development, creating an attractive, permeable network for non-car modes travelling within, into and out of the area;
- Cycle and pedestrian links to the Railway Walk, Grand Western Canal and nearby public rights of way;
- New and improved off-site pedestrian and cycle links including improvements to a wider green infrastructure network.

Compatibility

The site is compatible apart from the close proximity to the A361. The site should comprise of mixed density and reflect the character and density of existing dwellings. Masterplanning work suggests that employment should be located in the north-western part of the site.

Site Availability

Is the site immediately available for development? Yes (see below)

Soonest date available (if currently unavailable): N/a

Is it currently being marketed: No

Ownership issues:

Landowners estimated development time: 13 years (based on adopted Masterplan)

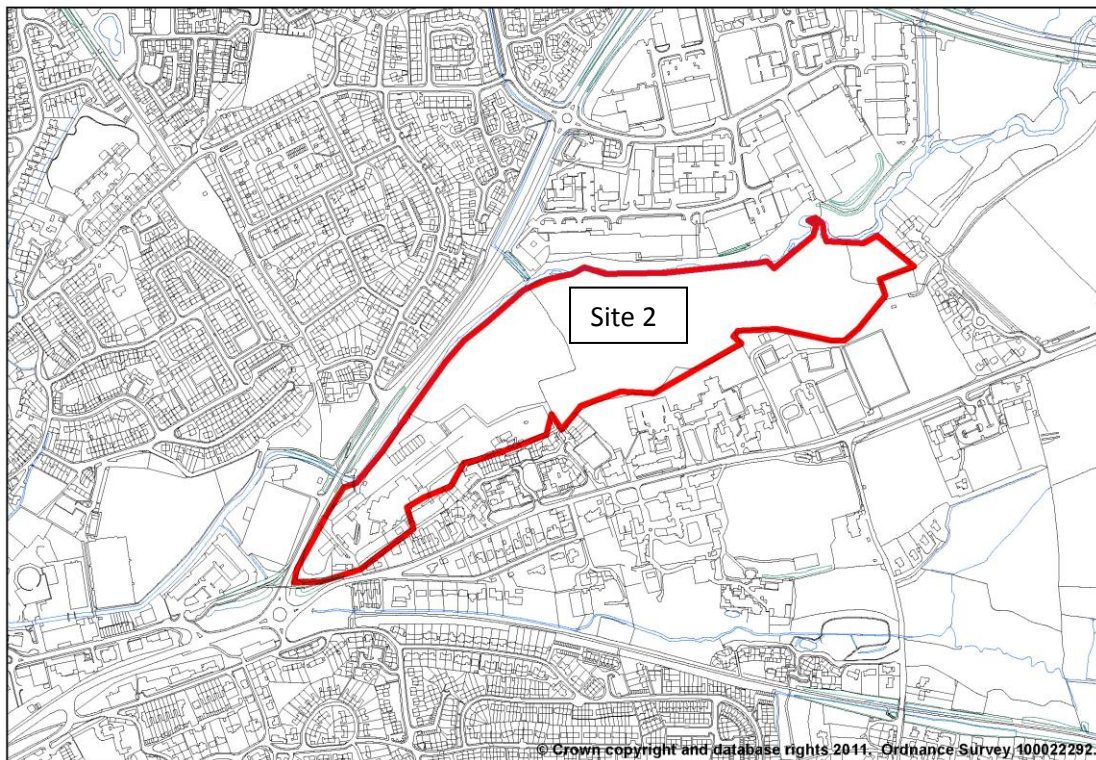
Was it considered achievable by the SCLAA Panel? Yes

Settlement: Tiverton

Site Reference and Site Name: Site 2, Blundell's School

Allocation Reference: AL/TIV/9

SHLAA Reference: Tiverton 3



Parish: Tiverton

Site Area: 14ha mixed use (2.1ha developable land outside floodplain – 15.9%)

Floor space: 7,000 sq.m (B1, possibly B2)

SCLAA Site Appraisal

Site Description

The site is located within the settlement of Tiverton and is within walking distance of the town centre. The site comprises a number of elements including a scrap yard, former poultry-handling factory, petrol filling station and greenfield land towards the east. The access to the site is located close to a busy roundabout and adjacent to the River Lowman which often floods. Residential properties form the south eastern boundary. The site is currently allocated for a mixed use comprising 200 dwellings and 7000 square metres of employment floorspace.

Site Suitability

Stage A

Strategic Policy

Within the existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSIs

Flood Risk

Flood zone 1	2.1ha (15.9% SE)
Flood zone 2	1.6ha (12.1% NW)
Flood zone 3	8.5ha (64.4% NW)

Policy AL/TIV/9 states land north of Blundells School is allocated for mixed use development subject to the following:

- Appropriate land shaping to raise areas for development above flood zone 3, including an allowance for the effects of climate change, and to create additional floodplain to compensate for the loss of floodplain.

An ordinary watercourse is on the site boundary. 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.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a greater than 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to

assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment. In December 2000 a commercial property flooded within the site boundary within the site boundary.

Stage B

Impact on Historic, Cultural and Built Environment

There is minimal impact on the historical, cultural or built environment; development on this site may improve the built environment of the area.

Impact on Biodiversity

There are a number of mature trees on the site. The site is adjacent to a Deciduous Woodland Priority Habitat on the western side of the site, which is between the site and Heathcoat Way. Records of otters within the site and adjacent a Grade II Listed building on the north east boundary.

Impact on Landscape Character

This site lies in an area of archaeological potential with regard to known prehistoric activity in the wider landscape. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

There is minimal impact on the landscape character and development would probably improve the current unattractive site.

Minerals Resources

No issues

Air Quality

The western end of Blundells Road has existing air quality issues. The allocation policy required the provision of a junction on to Heathcoat Way to reduce traffic using Blundells Road. An air quality assessment is required with any application.

Access to Public Transport

Policy AL/TIV/9 states land north of Blundells School is allocated for mixed use development subject to the following:

- Provision and enhancement of cycle and pedestrian links in the area;
- Implementation of transport plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts.

There is a bus stop close to the site. The site is within walking distance of Tiverton Town Centre. The site is adjacent to improved services, but access to Blundells Road is unclear and may involve some circuitous routes.

Access to services/facilities

The site is within walking distance of Tiverton Town Centre.

Land Status

Brownfield		4.6ha (22.5% W)
Greenfield	Grade 4	8.6ha (77.5% E)

Constraints to Delivery

0.7ha within contaminated land (food processing). The access to the site is close to a bus roundabout and the site is prone to flooding. The site is in multiple ownerships and the scrapyards owners have stated that they would need to be located to a site in relative close proximity given their established business links within the immediate area.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Infrastructure Capacity

No issues.

Highway Access

Policy AL/TIV/9 states land north of Blundells School is allocated for mixed use development subject to the following:

- Provision of a junction on Heathcoat Way and road access through the site as shown on the proposals map with sufficient capacity to form part of a link road as required in policy AL/ TIV/2 [Tiverton Eastern Urban Extension].

Masterplanning work for the urban extension has shown that a lower amount of development than the policy target is likely to be delivered. Devon County Council has indicated that the link to Heathcoat Way would not be required at this reduced amount.

Pedestrian and Cycle Links

Policy AL/TIV/9 states land north of Blundells School is allocated for mixed use development subject to the following:

- Provision and enhancement of cycle and pedestrian links in the area.

Compatibility

There are potential issues with locating employment adjacent to housing, though existing and former uses of the site have the same compatibility issue. B1 floorspace would cause the least problems.

Site Availability

Is the site immediately available for development?

Partly. The scrapyards are only available if an alternative site can be found in the near vicinity. The school land and former poultry factory have been confirmed available.

Soonest date available (if currently unavailable):

Unknown

Is it currently being marketed:

No

Any ownership constraints:

Landowners estimated development time:

2-4 years

Was it considered achievable by the SHLAA Panel?

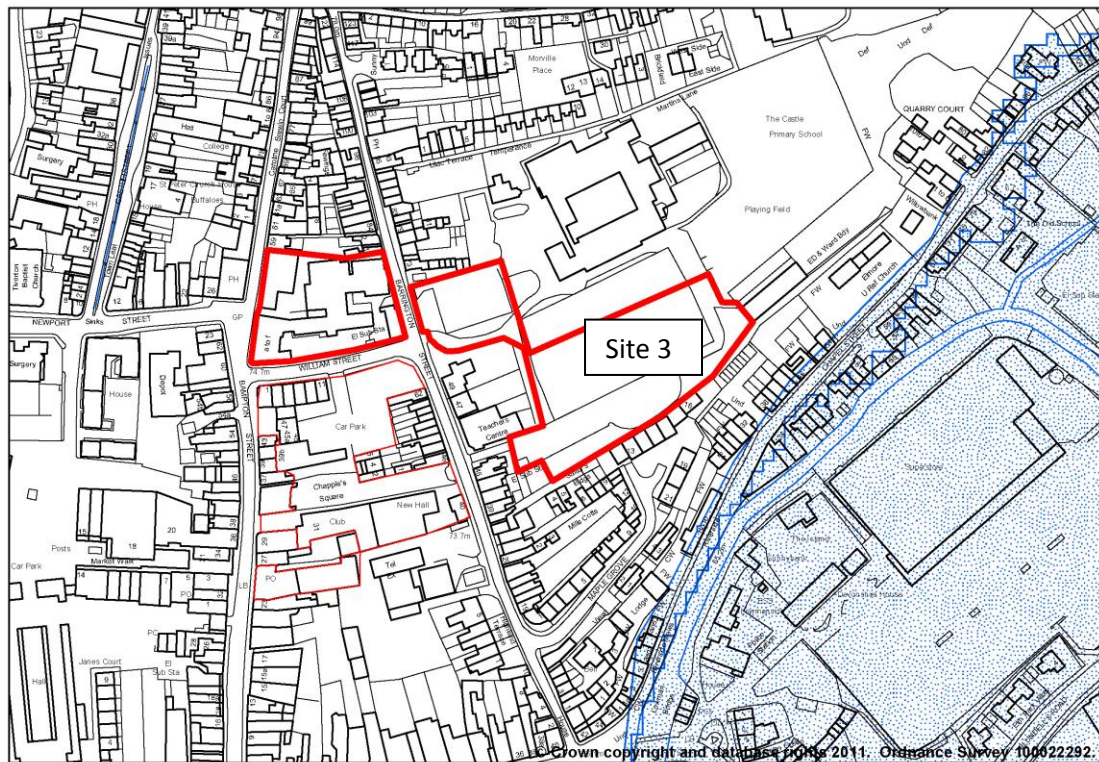
No

Settlement: Tiverton

Site Reference and Site Name: Site 3, William Street

Allocation Reference: AL/TIV/13 – part of site built with 247.6m² retail

SHLAA Reference: Tiverton 5



Parish: Tiverton

Site Area: 0.6ha (all outside floodplain)

Floorspace: 1000 sq.m

Site description

The site is located close to the centre of Tiverton, and is part of the grounds of Castle Primary School. There are a number of mature trees located within the site. The site was allocated in 2010 for 45 dwellings and 1000 square metres of employment space (part of a wider site that included the former district hospital). Planning permission for two retail units and 25 dwellings has been granted on the former hospital element; nothing has yet come forward on the school site.

Site Suitability

Stage A

Strategic Policy

Within existing settlement boundary.

Biodiversity and Heritage

Majority of the site lies within the Tiverton conservation area. There is one Listed building within the site in the north west corner, and another adjacent to it, just outside the boundary of the site. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

The Flood Map for Surface Water shows a medium risk of flooding from surface water on the site boundary. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information. Groundwater flooding maps show a 25-75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

The site lies in an area of archaeological potential. Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.

Part of site within Tiverton Conservation Area 0.1ha.

Policy AL/TIV/13 states land at William Street is allocated for mixed use development, and requires the following:

- Archaeological investigation and appropriate mitigation;
- Beneficial reuse of the Listed Building;

- Appropriate reuse of the Grade II Listed 57 Bampton Street and protection of its setting.

The former hospital has now been demolished. Remaining land at Castle School is considered to have little historic significance, excluding the school buildings.

Impact on Biodiversity

Records of Common Pipistrelle Bats within close proximity to the site.

Impact on Landscape Character

Limited, as the site is within Tiverton.

Minerals Resources

No issues.

Air Quality

No issues.

Access to Public Transport

The site is located closely to bus stops and the bus station.

Access to services/facilities

There is good access to facilities and services as it is close to Tiverton town centre.

Land Status

Brownfield

Constraints to Delivery

There is substandard access to the school site. Multiple landowners.

Source Protection Zone

No applicable.

Open Space and Recreation

A loss, as this site incorporates part of the Castle Primary School playground.

Infrastructure Capacity

No issues.

Highway Access

The existing access is substandard and opportunities to improve this are limited.

Pedestrian and Cycle Links

There are good pedestrian links and cycle links to the town centre.

Compatibility

The site would be compatible due to its location within Tiverton.

Site Availability

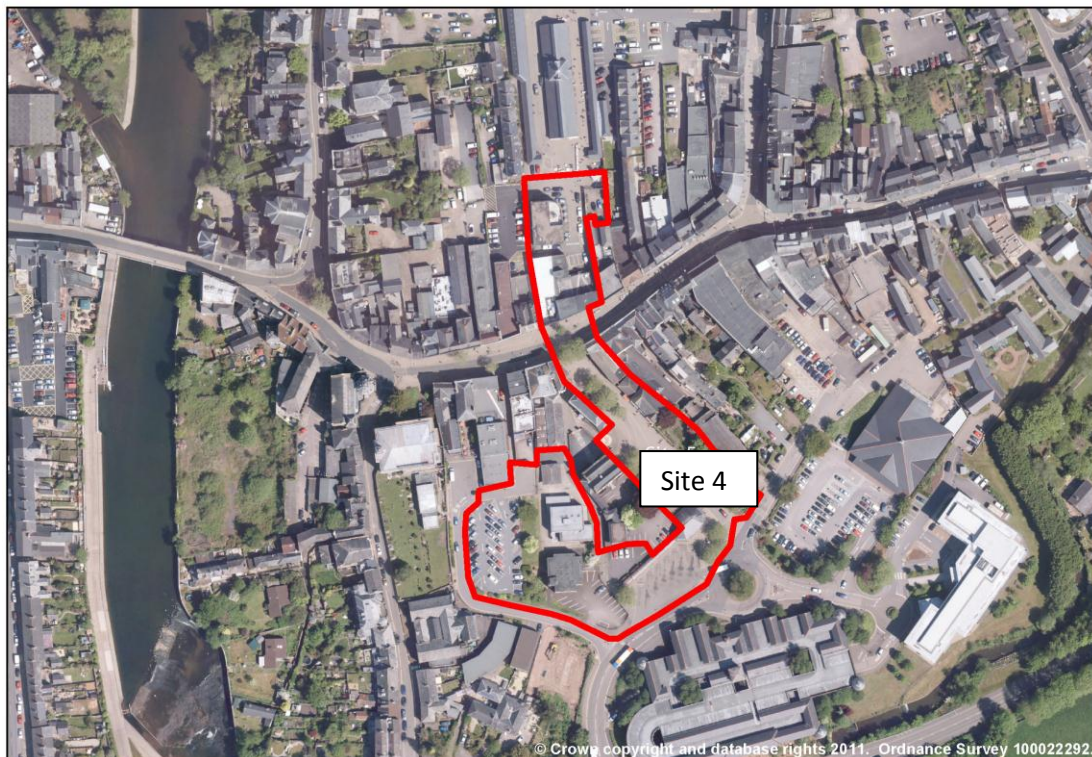
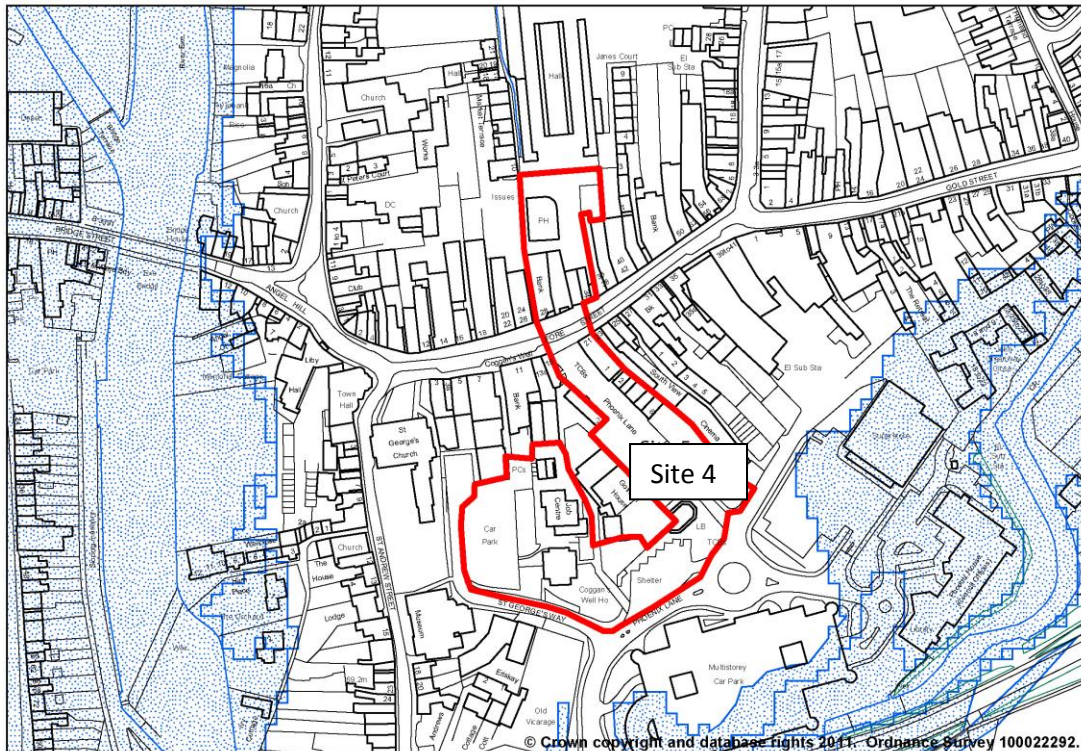
Is the site immediately available for development?	No
Soonest date available (if currently unavailable):	Unknown
The school site is in multiple ownership, and redevelopment depends on obtaining grant monies from central government, and other schools in the county are currently being given priority)	
Is it currently being marketed:	No
Multiple ownerships:	
Landowners estimated development time:	Unknown
Was it considered achievable by the SHLAA Panel?	No

Settlement: Tiverton

Site Reference and Site Name: Site 4, Phoenix Lane

Allocation Reference: AL/TIV/19

SHLAA Reference: Tiverton site 18



Parish: Tiverton

Site Area: 1.1ha (0.3ha allocated) (all outside floodplain)

Floorspace: 8,000 sq.m (A1-A5, C1, D1-D2)

2014 Proposed Site Allocation Policy Criteria

- 60 dwellings
- 20-25% affordable housing
- 8,000 mixed commercial floorspace including retail, office and leisure uses
- Redesign and enhancement of the bus station including taxi ranks
- Improved pedestrian access between Phoenix Lane and the pannier market
- Outstanding design
- Retention or relocation of war memorial
- Adequate parking

The SHLAA panel considered the site achievable in 2013 for 66 dwellings but with a year 11 start given availability and viability concerns. However, the SCLAA Panel considered the site could come forward in years 5-10, so the Local Plan development trajectory is likely to assume a year 6 start date. This is supported by the fact that further land availability information has come to light, with a significant part of the land area confirmed available by MDDC, DCC and a further single landowner. Masterplanning work is in its early stages.

SCLAA Site Appraisal

Site Description

This is a town centre regeneration site which is being proposed for a mixed use of housing and approximately 9,300 sqm. gross commercial floorspace comprising retail, office and leisure uses. The site covers four distinct areas; a car parking area including offices to the south west of the site, the Tiverton bus station to the south of the site, the Phoenix Lane pedestrian walk to the south east of the site and shop fronts along Fore Street to the north. The majority of the site is bordered by existing buildings or roads. The south of the site is close to a multi-storey car park. The market to the northern edge of the site is a notable feature. The northwest corner of the western section of the site is alongside the Tiverton Museum. Part of the south east of the site is amenity green space which includes a war memorial. 0.3ha of the site is currently allocated for a mixed use redevelopment of 2,400 sq.m commercial floorspace.

Site Suitability

Stage A

Strategic Policy

The site is within the settlement limit.

Biodiversity and Heritage

The site is within the conservation area, and contains a number of listed buildings. There are also a number of listed buildings in close proximity to the site. The site also includes a War Memorial. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

An ordinary watercourse is on the site boundary. 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.

Groundwater flooding maps show a 25-75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

A programme of archaeological investigation has already been undertaken here and, as such, the Historic Environment Team would not anticipate any archaeological impact.

The site is within the conservation area, and contains a number of listed buildings. There are also a number of listed buildings in close proximity to the site. The site also includes a War Memorial. The site lies within the historic core of Tiverton, the northern part lying within the putative Saxon core of the settlement. Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.

Impact on Biodiversity

Records show Common Pipistrelle bats being within the boundary of the site.

Impact on Landscape Character

This is a town centre site located within an existing built up area, with no anticipated impacts on landscape character.

Mineral Resources

No issues

Air Quality

No issues

Access to Public Transport

Town Centre site incorporating the present bus station. As improved services are envisaged we would need to be clear where the replacement bus station would be located and that it was of sufficient size to accommodate the improved services.

Access to Services/Facilities

This is a town centre location where there are a wide range of services.

Land Status

Brownfield

Constraints to Delivery

The majority of the site is gently sloping however the west section of the site, beyond the bus station has a steeper gradient. Development of this site would potentially require the relocation of the bus station and job centre. The site is in multiple ownership.

Source Protection Zone

Not applicable

Open Space and Recreation

Potential realignment or relocation of pedestrianized public space which includes a war memorial garden.

Infrastructure Capacity

Bus station must be retained. Suitable for retail, leisure, tourism and retirement options. Not industrial.

Highway Access

Accessible town centre site. Bus station must be retained.

Pedestrian and Cycle Links

Phoenix Lane pedestrianized walk currently provides access from Phoenix Lane to Fore Street. The far north of the site includes land which connects the Fore Street from the Market Walk to the market itself.

Compatibility

No concerns.

Site Availability

Is the site immediately available for development?

Partly. Numerous landowners, many who

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Landowners estimated development time:

Was it found achievable by the SHLAA Panel?

have not confirmed availability. However, DCC, MDCC and one other landowner control a significant area.

No

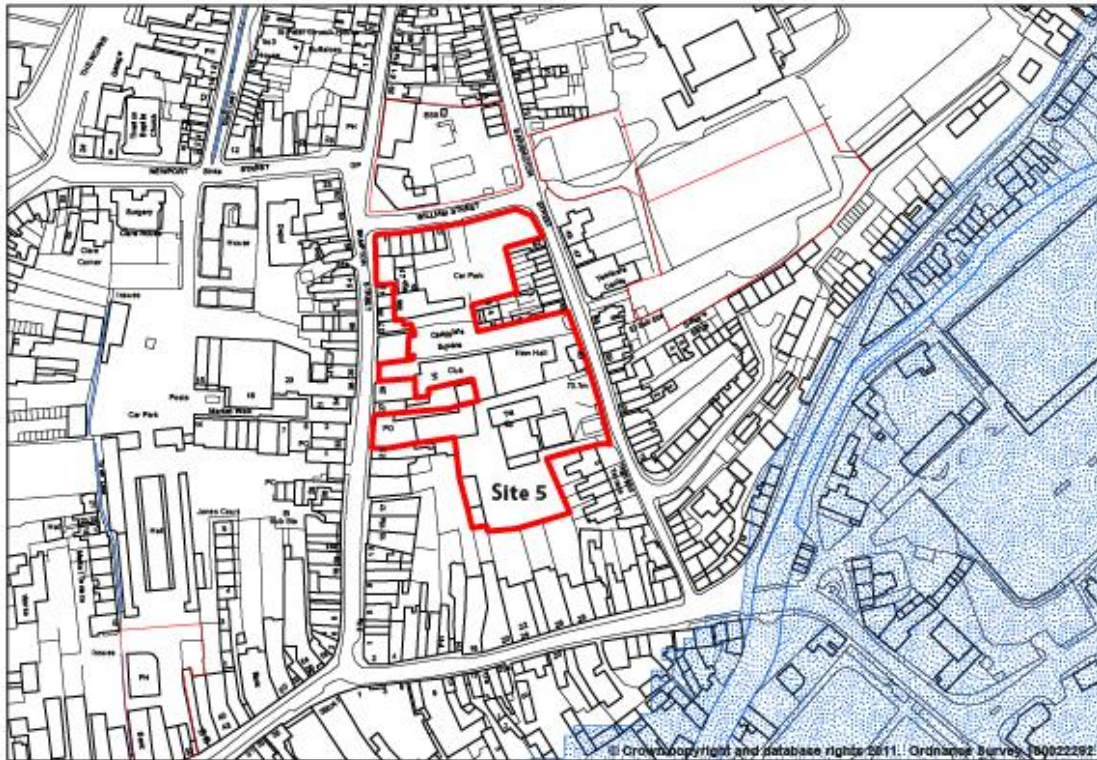
Unknown

Yes

Settlement: Tiverton

Site Reference and Site Name: Sites 5 and 6 (combined as Site 5), Bampton Street

Allocation Reference: AL/TIV/20



Parish: Tiverton

Site Area: 1ha (all outside floodplain)

Floor space: 9,300sqm

Site Description

This is a potential regeneration site, being located at the north end of the town centre. It currently comprises an open air car park, the New Hall, Constitutional Club, the Post Office depot (already allocated) and some shops and flats. The majority of the site is bordered by roads or existing buildings.

Site Suitability

Stage A

Strategic Policy

The site is within the settlement limit and within the conservation area.

Biodiversity and Heritage

Site lies within the Tiverton conservation area and is adjacent to a number of Listed buildings on the western boundary. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

The Flood Map for Surface Water shows a low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

The site lies within the historic core of Tiverton, the northern part lying within the putative Saxon core of the settlement.

Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.

The site is within the conservation area and is adjacent to a listed building. The site lies within the historic core of Tiverton, and just to the east of the putative Saxon core of the settlement. Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.

Impact on Biodiversity

Records show Common Pipistrelle bats within the site.

Impact on Landscape Character

Limited, as the site is within the settlement.

Mineral Resources

No issues

Air Quality

No issues

Access to Public Transport

Site is within the town centre and close to the bus station. However please note the bus station location may be subject to change if Phoenix Lane is redeveloped.

Access to Services/Facilities

Town centre site with access to all facilities

Land Status

Brownfield

Constraints to Delivery

Potential contaminated land from car workshop behind Post Office depot. Post Office depot would require relocation. Relocation of hall and Constitutional Club may also be required. The site is in multiple ownership.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No concerns.

Highway Access

Transport assessment required. Need to assess ability for delivers and HGV traffic to access. Retail, leisure and hotel uses preferable to industrial given location in proximity to school and high pedestrian activity.

Pedestrian and Cycle Links

Site can be accessed by pavements along Bampton Street and Barrington Street.

Compatibility

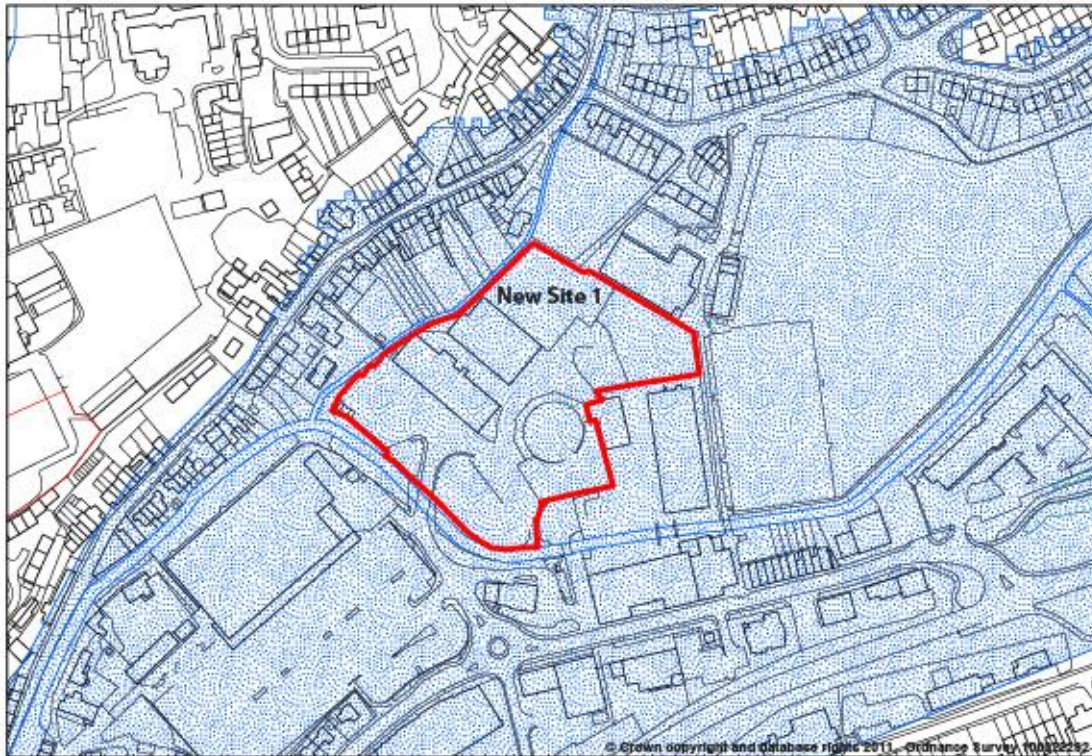
No issues.

Site Availability

Is the site immediately available for development?	No
Soonest date available (if currently unavailable):	Unlikely
Is the site currently being marketed?	No
Any ownership constraints?	Yes
Estimated development time:	N/A

Settlement: Tiverton

Site Reference and Site Name: New Site 1, Land at The Foundry



Parish: Tiverton

Site Area: 1.7ha (all site within floodplain)

Floorspace: 6,800 sqm (B1-B8, possibly A1-A4 subject to FRA and retail impact assessment)

SCLAA Site Appraisal

Site Description

This is an existing employment site adjacent to the Tesco store in Tiverton. It is already in employment use but at rather low density. The land and buildings are used for sawmill equipment manufacturing, agricultural and horticultural machinery distribution and repair, engineering supplies distribution, bare land storage of scaffolding and building materials, parking and temporary accommodation for a building contractor. The site is being promoted for a mix of B1-B8, hospitality, leisure and retail. It is entirely within Flood Zone 3.

Site Suitability

Stage A

Strategic Policy

The site is within the settlement boundary.

Biodiversity and Heritage

Main river on site boundary. The site is close to a number of Listed buildings. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 3

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a medium risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment. In December 2000 1 commercial property flooded within the site boundary.

Stage B

Impact on Historic, Cultural and Built Environment

The site lies within the historic core of Tiverton, and just to the east of the putative Saxon core of the settlement.

Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.

Impact on Biodiversity

None

Impact on Landscape Character

Limited, as the site is within the settlement.

Mineral Resources

No issues

Air Quality

No issues

Access to Public Transport

The site is adjacent to improved services on Blundells Road.

Access to Services/Facilities

This is an edge of town centre location where there is a wide range of services.

Land Status

Brownfield

Constraints to Delivery

Flood risk and retail impacts.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No concerns

Highway Access

The Highway Authority has no objections in principle and any development of the site will need to be accompanied by a Transport assessment taking into consideration both roundabouts at the entry to the site and its junctions with A396, Station road, Heathcoat way and should be accompanied by travel plans

Pedestrian and Cycle Links

There are existing pedestrian links.

Compatibility

Potential issue of competition with town centre uses, but no concerns about employment uses in this area in principle.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	
Is the site currently being marketed?	No
Landowners estimated development time:	Unknown

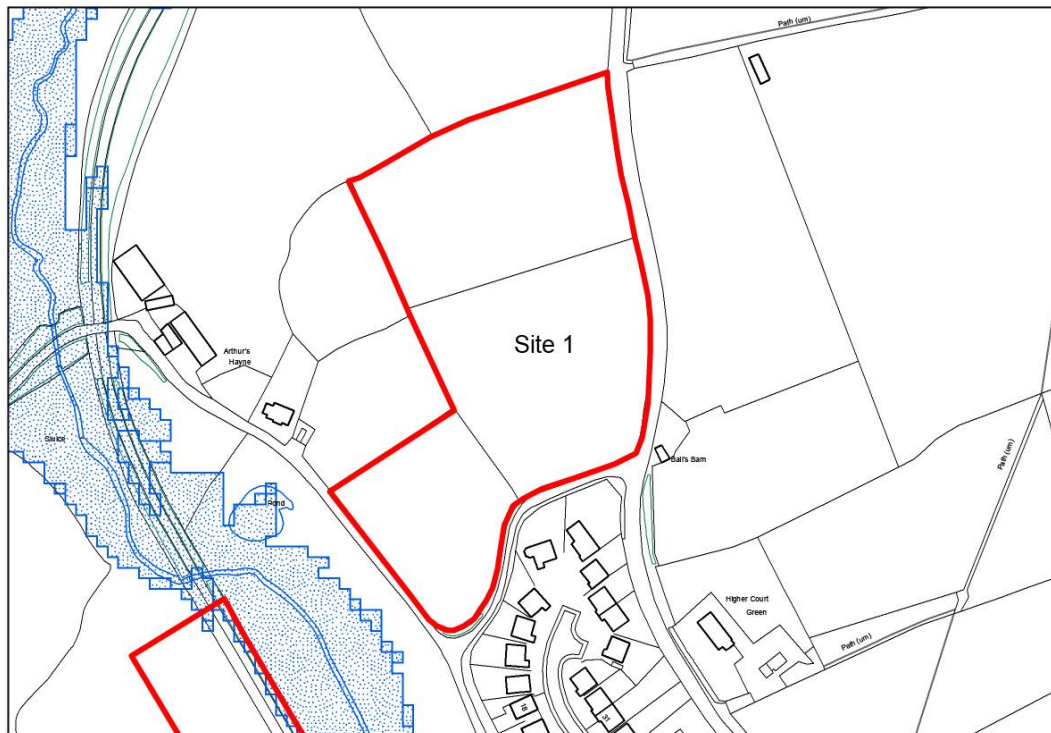
Bampton

Settlement: Bampton

Site Reference and Site Name: Site 1, Bouchier Close

Allocation Reference: AL/BA/2

SHLAA Reference: Bampton 1



Parish: Bampton

Site Area: 2.4ha mixed use (all outside floodplain)

Floor space: 4,000 sq.m

Site Description

This site adjoins the B3190 on the northern edge of Bampton and consists of three fields which slope gently up from southwest to northeast. The most south-westerly field slopes much more steeply. The site is defined by roadside hedges to its south and east, and hedgerows to the north and west. The site is allocated for mixed use, with 40 dwellings proposed and 4,000 square metres of employment floorspace. A planning application for 45 dwellings and 4,000 square metres of employment floorspace was refused in 2012.

Site Suitability

Stage A

Strategic Policy

Within existing settlement limit

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

The Flood Map for Surface Water shows a medium/low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps shows up to 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

No anticipated archaeological impact

Impact on Biodiversity

No designations, though the area is defined by Devon Biodiversity Record Centre as being of wildlife interest as a result of the site being comprised of 'semi-improved natural grassland/unimproved marshy grassland'.

Impact on Landscape Character

The site is located within the settlement limit though on the outskirts.

Mineral Resources

No issues

Air Quality

No issues

Access to Public Transport

Within walking distance of a regular bus service. There are limited bus services to Bampton, with no arrival from Tiverton between 0730 and 0900. Without some improvement access from outside Bampton would be heavily car dependent.

Access to Services/Facilities

Walking distance to various services/facilities.

Land Status

Greenfield.	Agricultural grade 3	1.1ha (73% E)
	Agricultural grade 4	0.4ha (27% W)

Constraints to Delivery

Parts of the site are steeply sloping and the northern part of the site is not immediately available.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

Part of the existing allocation is for 4000 square metres of employment space.

Infrastructure Capacity

No issues.

Highway Access

Site will require measures to discourage additional vehicular use of Frog Street. Site is only partially allocated and subject to renewed developer interest. Will require road widening, junction improvements and TRO.

Pedestrian and Cycle Links

Requires improvements to pedestrian links into the town centre. Site should provide improvements to cycling and pedestrian safety to the town centre along Frog Street.

Compatibility

Site adjoins residential development. No concerns, provided sensitive siting and type of employment.

Site Availability

Is the site immediately available for development?

In part. Most northerly field is not currently available

Soonest date available (if currently unavailable):

2019-2024 (northern field)

Is the site currently being marketed?

Lower fields are under option to
a developer

Landowners estimated development time:

2 years

Any ownership constraints:

Was it found achievable by the SHLAA panel?

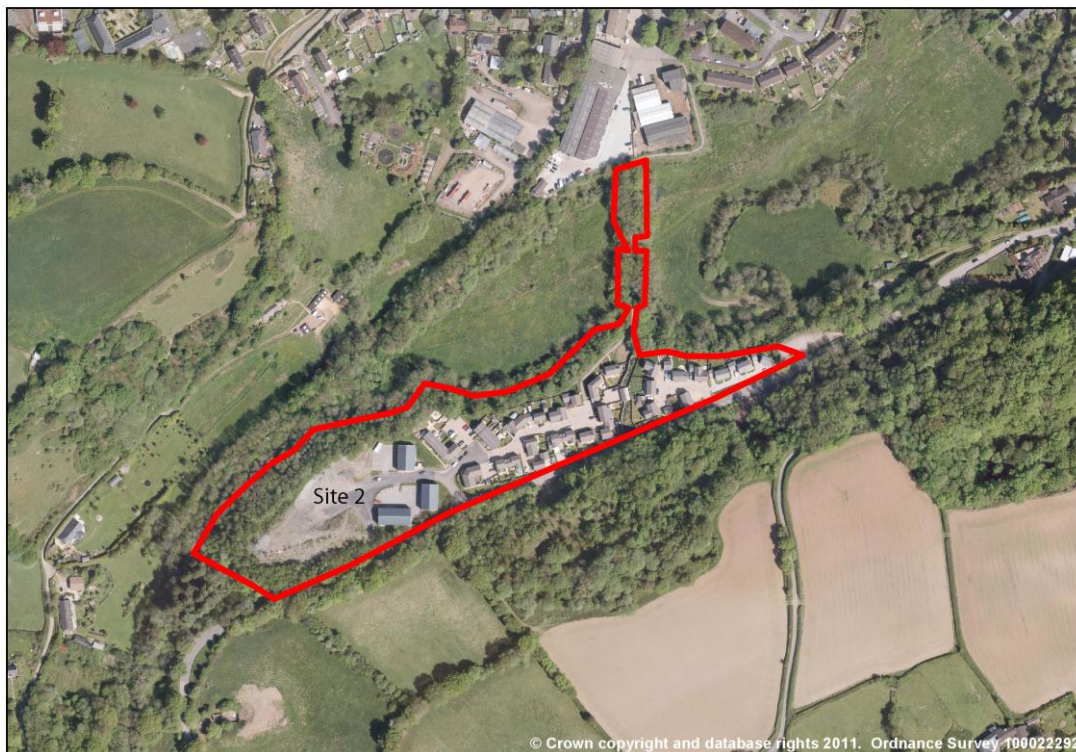
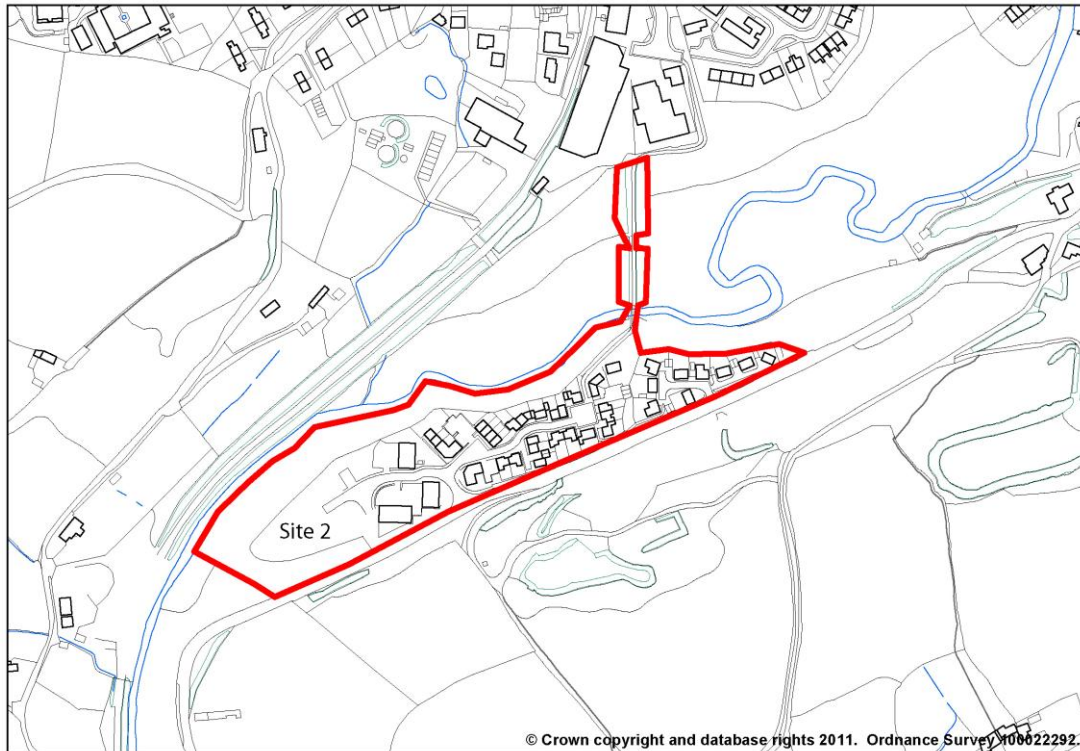
Yes

Settlement: Bampton

Site Reference and Site Name: Site 2, Bampton Stone Crushing Works

Allocation Reference: BA1

SHLAA Reference: Bampton 3



Parish: Bampton

Site Area: 3.4ha mixed use – 0.45ha employment (all outside floodplain)

Floor space: 1,000 sq.m

Site Description

The site is part of a larger allocation retained in the Local Plan (LP3). The majority of the site has been built out and the remainder of the site (0.45ha) is allocated for employment (B1, B2 or B8). The site is bounded by mature trees on two sides (north and west) and currently contains a large spoil heap within the middle of the site. There is existing access which services Woodland Close. A recent appeal decision has allowed mixed use development on the remaining employment part of the site, comprising 18 dwellings and 6 B1 units.

Site Suitability

Stage A

Strategic Policy

The site is located within the settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

A Main River is within the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. 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 Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show up to 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

No anticipated archaeological impact.

Impact on Biodiversity

Records show that the site is adjacent to the site of three types of different bat species, Pipistrelle, Noctule and Brown Long-Eared Bat. The south western part of the site is within a Deciduous Woodland Priority Habitat, and the habitat surrounds the site on nearly all sides, apart from a small section on the southern boundary.

Impact on Landscape Character

The site is within the settlement limit, and is screened from the surrounding area with vegetation.

Mineral Resources

The whole of the site is within a Mineral Consultation Zone.

Air Quality

No issues

Access to Public Transport

There are limited bus services to Bampton, with no arrival from Tiverton between 0730 and 0900. Without some improvement access from outside Bampton would be heavily car dependent.

Access to Services/Facilities

The site is reasonably remote from the main built up part of Bampton but connected by footpath to industrial units at the southern edge of the town.

Land Status

Greenfield Grade 4

Constraints to Delivery

The history of quarrying at the site highlights the possibility of the presence of contaminated land. Developing the site would require removal of the large spoil heap.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No concerns

Highway Access

Comments to follow

Pedestrian and Cycle Links

Pedestrian link to industrial area off Station Road.

Compatibility

No concerns.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Is the site currently being marketed?	No
Any ownership constraints?	
Estimated development time:	1-2 years
Was it found achievable by the SHLAA panel?	Yes

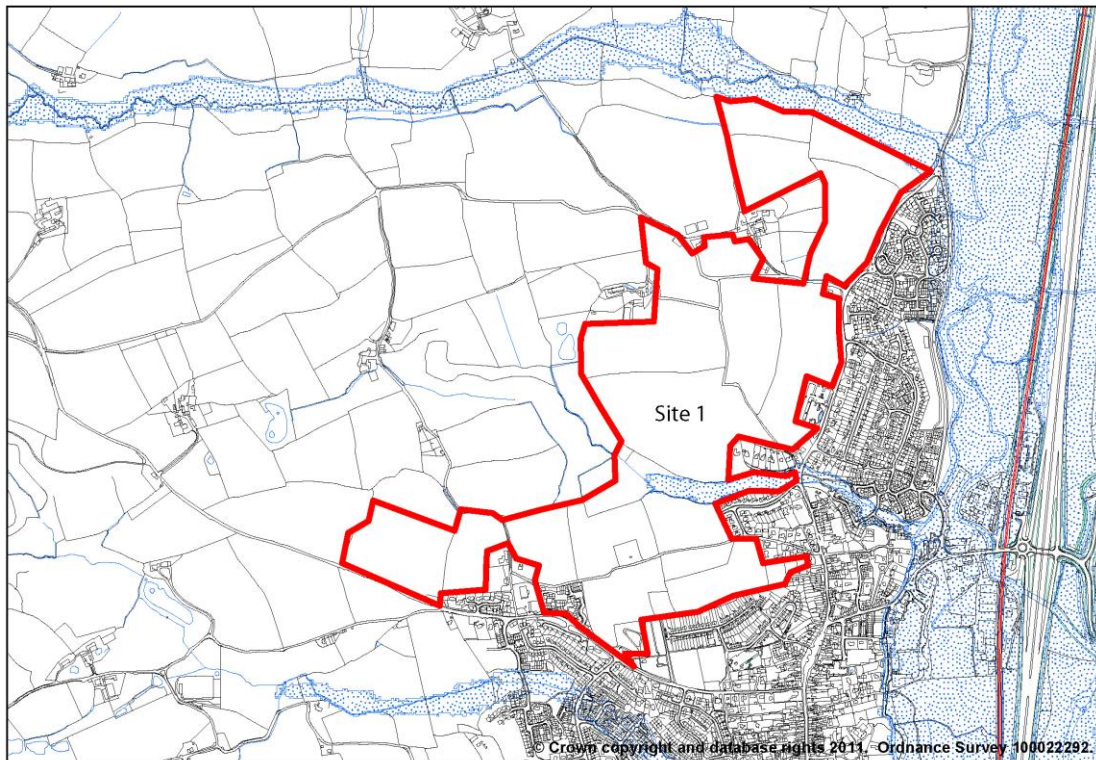
Cullompton

Settlement: Cullompton

Site Reference and Site Name: Site 1, North West Cullompton

Allocation Reference: AL/CU/1-7

SHLAA Reference: Cullompton 1



Parish: Cullompton

Site Area: 74.8ha mixed use (72ha developable land outside floodplain – 96%)

Floor space: 21,000 sqm (C1-C2, D1-D2)

2014 Proposed Site Allocation – Potential Policy Criteria

- **1150 dwellings of which 20-25% affordable including five gypsy and traveller pitches and a proportion of serviced self-build plots**
- **21,000 sqm C1-C2, D1-D2 or other suitable commercial floorspace**
- **A minimum of 28ha of green infrastructure**
- **Primary school**
- **Community facilities including community garden adjoining health centre**
- **Through route linking Tiverton Road to Willand Road**
- **Subject to masterplanning**

The site was considered by the SHLAA panel in 2013 to be deliverable. A year 4 start was identified reflecting the progress with masterplanning. To take account of likely phasing, the commercial element is expected to run a little behind the housing and start in year 6. While the original allocation included 40,000 sqm B1 employment, the Employment Land Review recommended a reduction to 10,000 sqm. With the majority of B use classes concentrated on the east side of Cullompton, different commercial uses on this site are now being considered, such as hospitality uses and care homes. The higher densities for these uses results in a higher floorspace but equivalent land take to 10,000 square metres B1.

The above quantum of development assumes that adjoining land at Growen Farm (New Site 1) and Rull Lane (New Site 2) are included to make a larger allocation at NW Cullompton, although only one of the new sites might be selected, the boundaries are not set and numbers are provisional.

SCLAA Site Appraisal

Site Description

This is a large strategic site adjacent to the northwest of the town. It is an allocated urban extension site with a target of 1100 dwellings and 40,000 sq.m employment floorspace. A large part of the site is identified as green infrastructure. The site is formed by a large number of agricultural fields, currently used for a mixture of arable farming and grazing. The northern portion of the site consists of land on the fairly gentle western and southern slopes of Rull Hill. The southern end of the site wraps around the steeper northern and western slopes of St Andrews Hill, its southern edge formed by hedgerows and development. The site extends westward along Tiverton Road. Adjoining sites at Growen Farm and Rull Lane have been submitted through SHLAA and are also now being considered for commercial uses (see New Sites 1 and 2).

Site Suitability

Stage A

Strategic Policy

Allocated site within the settlement limit.

Biodiversity and Heritage

The site is adjacent to a number of Listed buildings and a Scheduled Ancient Monument. No European wildlife sites or SSSI designations.

Flood Risk

Flood Zone 1	72ha (96%)
Flood zone 2 and 3	2ha (3% central and east part of site)
Floodplain	0.8ha (1% central and west part of site, connected to flood zone 2 and 3)

The northern boundary of site adjacent to flood plain.

An ordinary watercourse is within the site /on the site boundary. 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.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

The site adjoins a Roman fort on St Andrew's Hill (a scheduled ancient monument). There are a number of listed buildings within the cemetery and farmyards adjoining the site. The site lies in an area of high archaeological potential to the north of the Roman fort at St Andrew's Hill and contains evidence of prehistoric activity identified through aerial photography and find spots of flint tools. Any planning application for development here must be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it.

Recent archaeological investigations in this area have demonstrated the presence of extensive and significant prehistoric and Romano-British sites. The HER notes the presence of prehistoric enclosures and funerary monuments within this area – identified by aerial photography – as well as the find spot of a Saxon metal object and prehistoric flint tools.

The site of the Roman hill fort should be excluded from any consideration for development. IN addition, any development in proximity to the Scheduled Monument will need to consider and mitigate any impact upon the setting of the monument.

If further information on the impact of the development upon the archaeological resource is not submitted in support of any planning application, the Historic Environment Team would recommend that the application was either not validated or was refused on the basis of insufficient information on the heritage assets. This would be in accordance with paragraph 128 of the National Planning Policy Framework (2012).

Impact on Biodiversity

There are a number of TPOs on important trees and hedgerows within the site, along field boundaries.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. The northern part of the site is more elevated and open, while the southern area is a smaller-scale, more intimate landscape. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. However, the visibility from elsewhere varies across the site. The more elevated parts of the site (such as St Andrews Hill and Rull Hill) are more sensitive to development because of their visibility in the landscape (particularly on north and west facing slopes). Other parts of the site are relatively contained by the topography and development in these locations would have only a medium impact.

Minerals Resources

None.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Policy AL/CU/1 states the development will be subject to a Carbon Reduction and Low Emissions Strategy at the expense of all new development on the site. This is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable.

Access to Public Transport

Policy AL/CU/1 requires the provision of bus, pedestrian and cycle routes at appropriate locations throughout the development. It also requires bus service enhancements within, into and out of, the site and enhancements between Cullompton, Exeter, Tiverton Parkway and Tiverton.

This area has the same inherent difficulty as the housing proposal - that access to the existing Town Centre bus stops in the Bull Ring would require use of Tiverton Road, which is

less than ideal for buses and through services would be required to turn extending journey times. See previous comments on the West of Cullompton development.

Access to services/facilities

Part of the site is close to St. Andrew's Primary School but will require an additional school to be built (the policy requires a 210 place primary school, and provision for an additional 52 places at the new primary school for early years education). There is a medical centre located adjacent to the east side of the northern element of the site.

Land Status

Greenfield Grade 1 56.8ha (76% northern and southern parts)
 Grade 4 18ha (24% central part of the site)

Constraints to Delivery

The topography of the site would result in the need for sensitively located development. Rull Lane is only a single carriageway which would not be suitable for large volumes of traffic.

Source Protection Zone

Not applicable.

Open Space and Recreation

Policy AL/CU/3 sets out environmental protection and enhancement measures which includes 28ha of green infrastructure, laid out to include a mix of parkland, open space, landscaping and a potential local nature reserve. Also required are areas of equipped and laid out public open space totalling 0.7ha of equipped children's play, 2.8ha of sports pitches and 0.7ha of allotments.

Infrastructure Capacity

The site is of sufficient scale for infrastructure improvements within and outside of the site. The Highways Agency has lifted a holding direction on an existing major development site within Cullompton as J28 improvements are now programmed which will cater for all current allocated sites. Mitigation is required where adequate capacity is not available at the time of opening of the development. This applies to any development that is forecast to result in traffic flow increases of 30 or more two way vehicle movements per hour at a junction on the SRN.

Highway Access

There are no vehicular links other than from North West distributor road (a policy requirement linking Tiverton Road and Willand Road). Site not suitable for industrial uses but some scope for retirement village and small scale local retail.

Pedestrian and Cycle Links

A number of rights of way/bridleways running through the site.

Compatibility

Employment development would need to be carefully sited to reduce impacts to housing and landscape character. The Employment Land Review (2013) recommends the reduction

of the employment element to 10,000 sq.m (B1 use). Alternative commercial uses may be more compatible with housing.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Not known

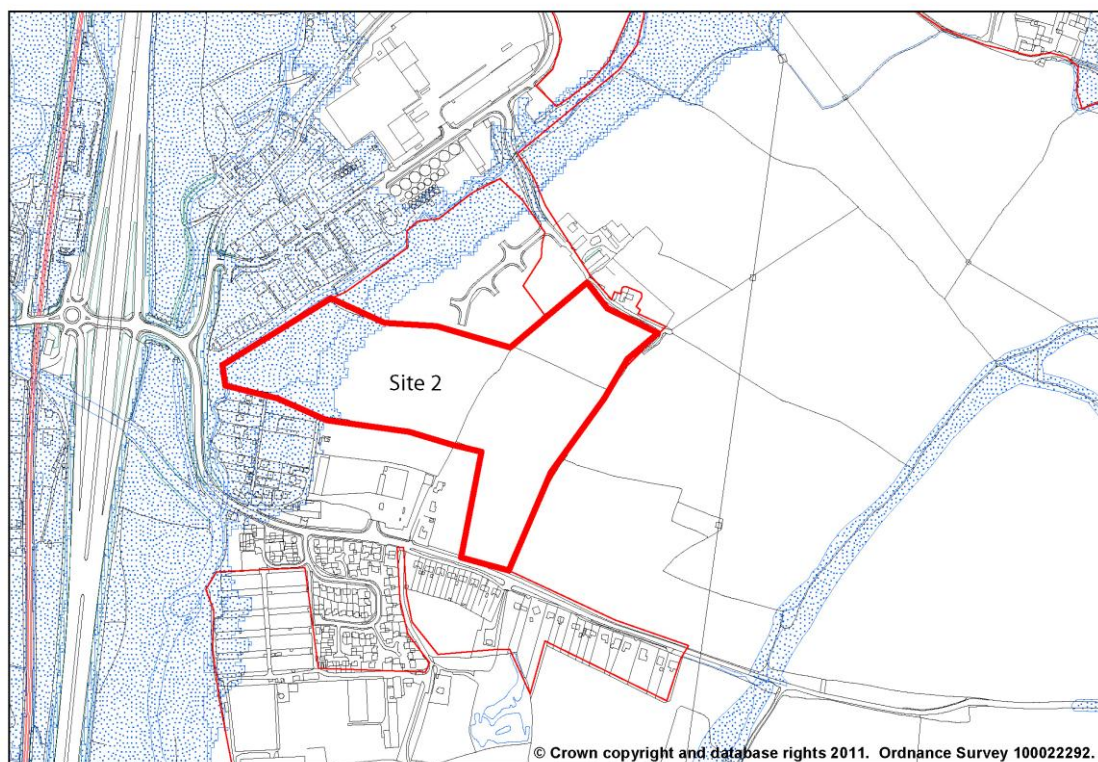
Landowners development time estimate:

2-7 years

Settlement: Cullompton

Site Reference and Site Name: Site 2, Week Farm

Allocation Reference: AL/CU/13



Parish: Cullompton

Site Area: 10.7ha (8.7ha developable land outside floodplain – 81%)

Floor space: 15,000 sq.m (B2, B8)

2014 Proposed Site Allocation – Potential Policy Criteria

- 15,000 sqm B2-B8 floorspace
- Vehicular link from Kingsmill employment area to Honiton Road
- Improvements to J28 prior to commencement
- SUDs
- Archaeological investigation
- 2 hectares green infrastructure in flood plain
- Protection and enhancement of public right of way

The site was considered by the SCLAA panel in 2013 to be deliverable, as large sites in this location can compete with sites in Exeter and are attractive to developers. A year 10 start date was assumed but improvements to J28 are now programmed which will cater for existing site allocations, so there is no longer a barrier to delivery.

SCLAA Site Appraisal

Site Description

The site is allocated for employment, currently used as an agricultural field. It slopes gently from the east to the west and is visible from the surrounding landscape. The perimeter is covered by hedgerows, and the site is bounded by employment land on two sides and residential on one side.

Site Suitability

Stage A

Strategic Policy

Most of the site (8.5ha) is located within the settlement boundary, while the western portion (land within the floodplain) is outside of the settlement boundary (2.2ha).

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 8.7ha (east)

Flood zone 2 2ha (west)

Flood zone 3 1.4ha (east)

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard there to be potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this site should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National Policy on planning and the historic environment.

Impact on Biodiversity

Records suggest the site is adjacent to otters in the western part on the River Culm and its tributaries.

Impact on Landscape Character

The site is visible from the far ridge to the east and west. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to Services/Facilities

Good access to town's facilities by car but no pedestrian access to land west of the motorway junction.

Land Status

Greenfield	Grade 1	5.4ha east
	Grade 3	2.8ha north
	Grade 4	2.5ha west

Constraints to Delivery

Highways Agency holding direction on significant development until improvements have been made to J28. Adjoining land was allocated in a previous Local Plan and is serviced land, readily available for development. Existing policy requirement for a vehicular link from Kingsmill employment area to Honiton Road.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

Issues with J28 capacity. There are planned improvement works to be completed shortly. Further works may be required if this site came forward. Policy requirement that no development commence until necessary improvement works to J28 have been completed.

Highway Access

There is potential access onto the site via Honiton Road, and Saunders Way through the existing adjoining serviced employment land.

Pedestrian and Cycle Links

Poor links to town centre.

Compatibility

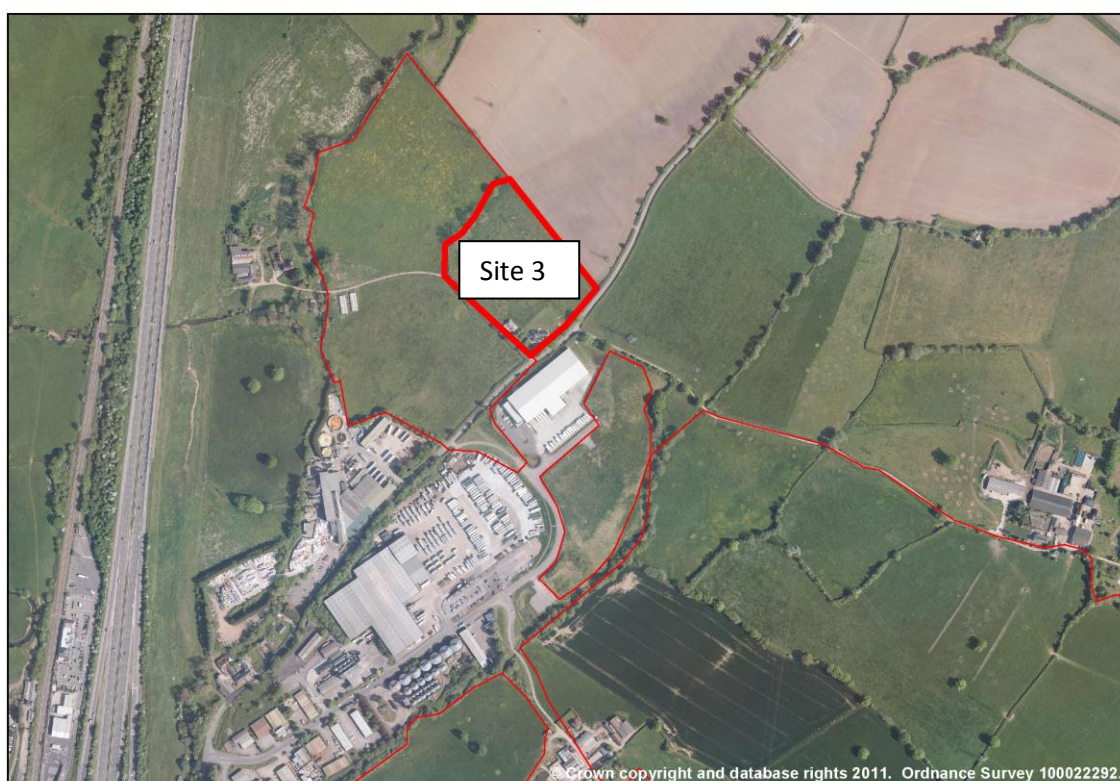
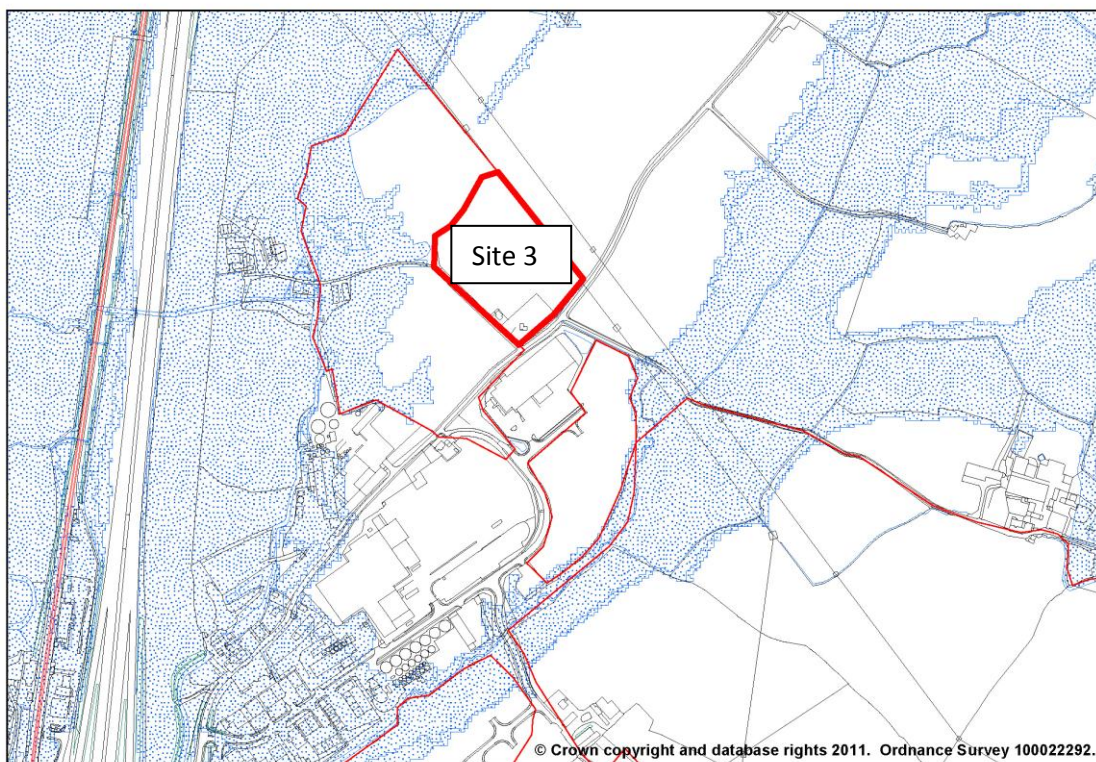
The site is bounded by employment land on two sides which would suggest this site is suitable for employment.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	
Is the site currently being marketed?	No
Any ownership constraints?	3 landowners

Settlement: Cullompton

Site Reference and Site Name: Site 3, Land adj Venndale, NW Long Moor Road



Parish: Cullompton

Site Area: 2.9ha (all outside floodplain)

Floor space: 10,150 sq.m

Site Description

The site is currently used as an agricultural field which is edged by hedgerows and several mature trees. The site contains a dwelling, sheds and a paddock in the south corner. It is outside the settlement limit in the countryside, but bounds existing employment land.

Site Suitability

Stage A

Strategic Policy

The site is located on the edge of the settlement with an adjacent boundary to the south.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

An ordinary watercourse is on the site boundary. 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.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 50 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeoenvironmental deposits.

The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.

Impact on Biodiversity

1ha of the site is within the Unconfirmed Wildlife Site of coastal and floodplain grazing marsh in a thin strip along the eastern boundary. The site is also adjacent to a grassland Priority Habitat.

Impact on Landscape Character

The site is flat and can only be viewed from very distant ridgelines. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to Services/Facilities

Access to main part of Cullompton via J28

Land Status

Greenfield Grade 3

Constraints to Delivery

The site contains overhead power lines.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Infrastructure Capacity

Capacity issues at J28 though improvement works are already planned.

Highway Access

No comment.

Pedestrian and Cycle Links

Poor pedestrian links to town centre.

Compatibility

The site is adjacent with employment land and there is residential use on site.

Site Availability

Is the site immediately available for development?

No response to enquiry

Soonest date available (if currently unavailable):

Unknown

Is the site currently being marketed?

Unknown

Any ownership constraints?

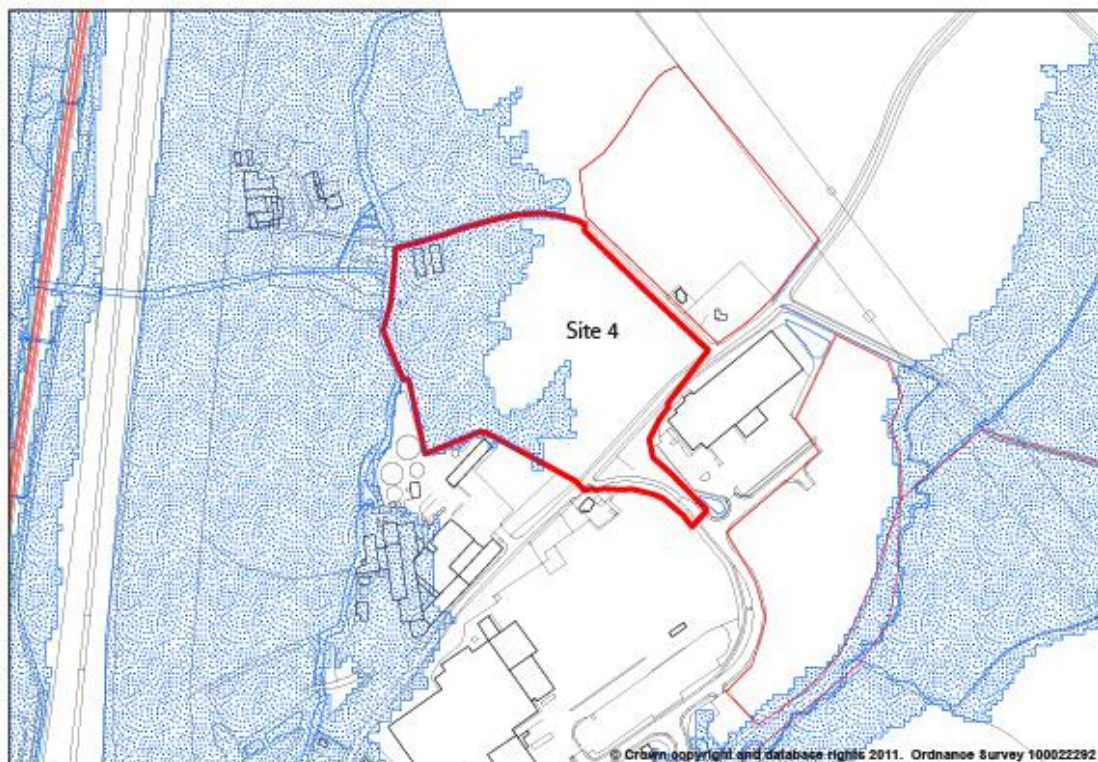
Unknown

Estimated development time:

Unknown

Settlement: Cullompton

Site Reference and Site Name: Site 4, North West Kingsmill Industrial Estate



Parish: Cullompton

Site Area: 4.4ha (2.5ha developable land excluding floodplain – 57%)

Floor space: 9,000 sq.m (B2, B8)

2014 Proposed Site Allocation – Potential Policy Criteria

- **9,000 sqm B2-B8 floorspace**
- **Improvements to J28 prior to commencement**
- **SUDs**
- **Green infrastructure in flood plain**
- **Archaeological investigation**

Like the Week Farm site, this site is considered deliverable due to its location and ability to compete with sites in Exeter. It was allocated in a previous Local Plan and is being actively promoted for re-allocation. However, J28 improvements are a prerequisite to development so a year 10 start is assumed. The existing programme of works to J28 does not take account of this development.

SCLAA Site Appraisal

Site Description

The site adjoins Site 3. It is flat and contains a track to Venn Farm, and there is potential access into Kingsmill Industrial Estate. There are a number of mature trees along the edge of the River Culm and some overhead power lines pass near the edge of the site.

Site Suitability

Stage A

Strategic Policy

The southern part of the site is within the settlement limit (4.5ha).

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 5.6ha east (only this area should be considered developable)

Flood zone 2 5.2ha northwest

Flood zone 3 0.9ha northwest

Functional floodplain 0.9ha north

An ordinary watercourse is within the site boundary. 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.

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 50 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeoenvironmental deposits.

The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.

Impact on Biodiversity

0.5ha in the north of the site is an unconfirmed wildlife site and a coastal and floodplain grazing marsh. The site is in close proximity to a Priority Habitat.

Impact on Landscape Character

The site is flat and can be viewed from the west. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to Services/Facilities

Vehicular access to town services/facilities across J28

Land Status

Greenfield	Grade 3	9.9ha east
	Grade 4	0.9ha west

Constraints to Delivery

Capacity issues at J28 – improvement works planned.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Infrastructure Capacity

J28 capacity issues but improvement works are planned. Further development east of the motorway could require further investment in junction/road improvement.

Highway Access

No comment.

Pedestrian and Cycle Links

Poor links to town centre.

Compatibility

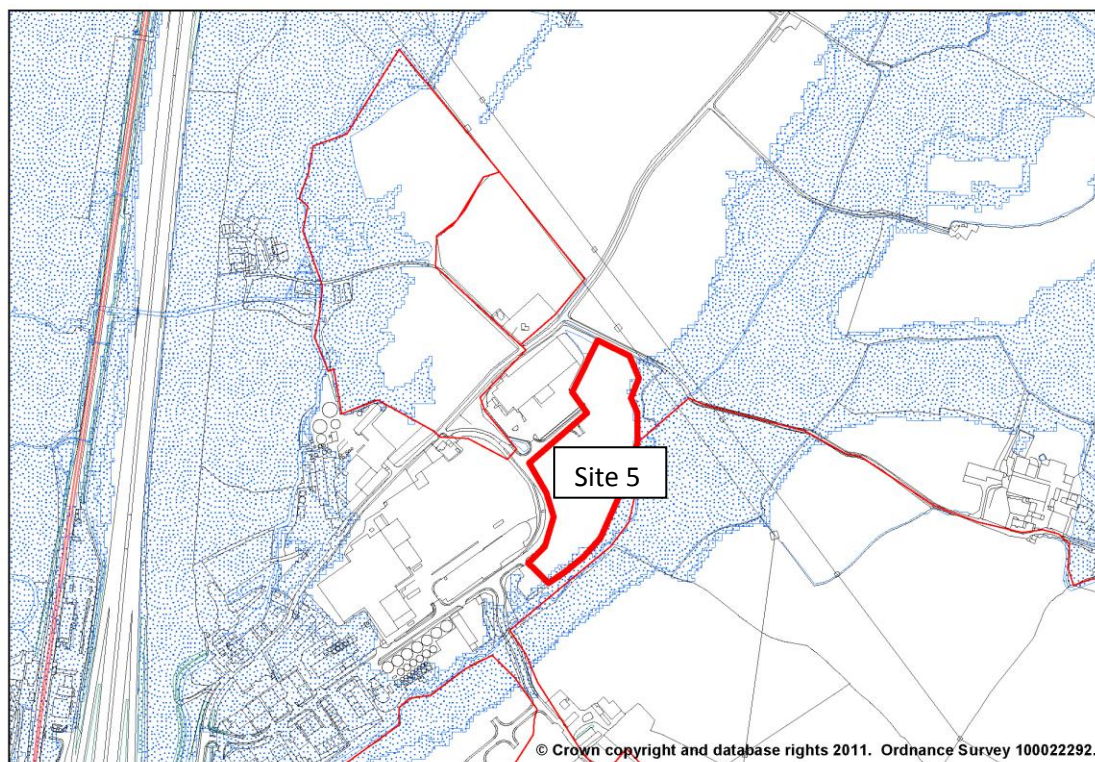
The site is adjacent to an industrial estate.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	
Is the site currently being marketed?	Unknown
Any ownership constraints?	No
Estimated development time:	5 years

Settlement: Cullompton

Site Reference and Site Name: Site 5, NE part of Kingsmill Estate



Parish: Cullompton

Site Area: 3.3ha (all outside floodplain)

Floor space: 11,550 sq.m

Site Description

The site is currently scrubland, is flat, and has an access road into the site. There is a small car park in the south west corner of the site. This site has planning permission for B1, B2 and B8 uses, equating to 22,064 square metres of employment floorspace. One unit to the northwest (adjoining the site) has been built under a separate consent. Road access is in place but there are no serviced plots on the remaining land as yet.

Site Suitability

Stage A

Strategic Policy

The site is within the settlement boundary

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

An ordinary watercourse is on the site boundary. 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.

Flood Zone 3 is within the site boundary. 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 Flood Map for Surface Water shows a low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 50 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area of archaeological potential. Ground disturbance in this area may therefore expose archaeological deposits.

The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.

Impact on Biodiversity

Site is adjacent an unconfirmed wildlife site and in close proximity to a priority habitat.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.
View from the distant ridgeline to the east.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to Services/Facilities

Edge of Cullompton with vehicular access to town services/facilities across J28

Land Status

Greenfield Grade 3

Constraints to Delivery

Capacity issues at J28 – improvement works planned. Serviced land available at Week Farm (site 6) and this site may not come forward until that site has been completed.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

J28 capacity issues but improvement works are planned. Further development east of the motorway could require further investment in junction/road improvement.

Highway Access

No comment (see comments for East Cullompton)

Pedestrian and Cycle Links

Poor links to town west of J28

Compatibility

The site has planning permission for employment.

Site Availability

Is the site immediately available for development?

No response to enquiry

Soonest date available (if currently unavailable):

Unknown

Is the site currently being marketed?

Unknown

Any ownership constraints?

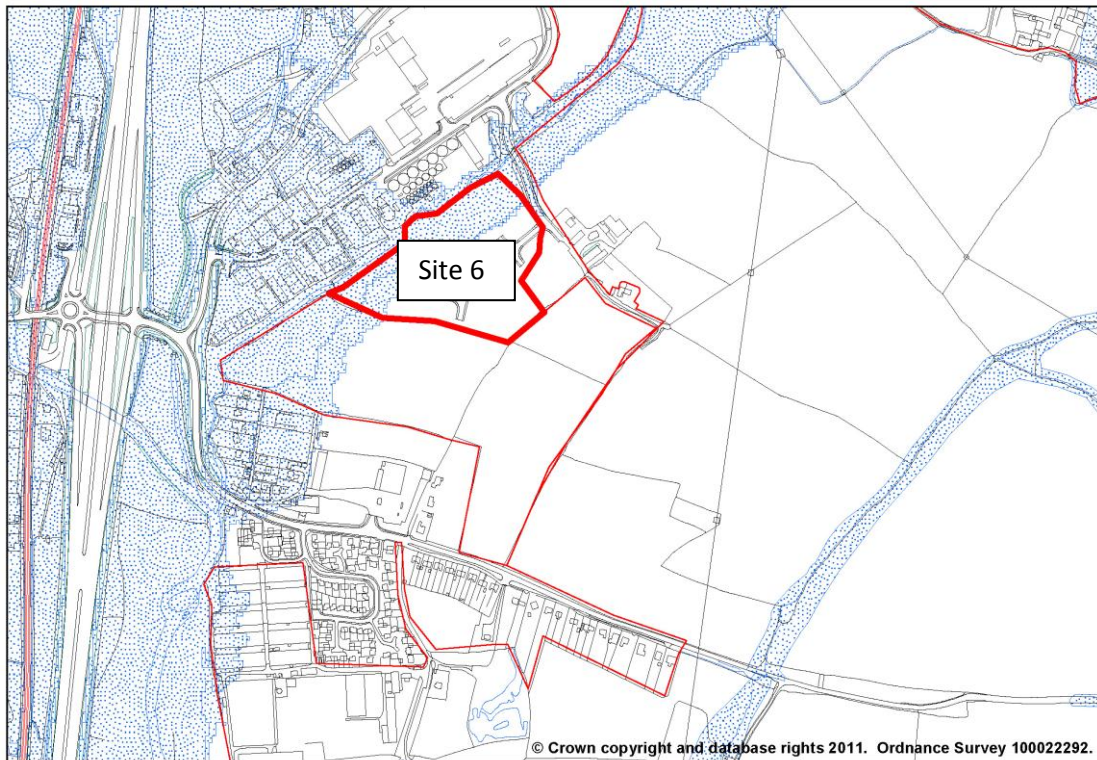
Unknown

Estimated development time:

Unknown

Settlement: Cullompton

Site Reference and Site Name: Site 6, Land between Kingsmill Industrial Estate and Week Farm



Parish: Cullompton

Site Area: 5.2ha (3.1ha developable land outside of floodplain – 60%)

Floor space: 14,178

Site Description

The site was a former allocated employment site and has planning permission for 14,178 square metres of B1, B2 and B8 floorspace. The access road and serviced plots have been provided. The site has access via Saunders Way over a new bridge. The site gently slopes from the north to the brook. There are hedgerows along the south boundary and mature trees along the brook. The site is adjacent to industrial land to the north and Venn Farm.

Site Suitability

Stage A

Strategic Policy

The site is within the settlement limit and has access to the Kingsmill Industrial Estate by a connecting road.

Biodiversity and Heritage

No European wildlife sites or SSSI designations

Flood Risk

Flood zone 1 3.1ha south (only this area should be considered developable)

Flood zone 2 2.1ha north

Flood zone 3 1.7ha north

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps shows up to 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeoenvironmental deposits.

The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.

Impact on Biodiversity

None

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to Services/Facilities

Vehicular access across J28.

Land Status

Greenfield	Grade 3	5.1ha east
	Grade 4	0.1ha west

Constraints to Delivery

None.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Infrastructure Capacity

Development on the site is permitted. Any subsequent applications for specific plots may be delayed until improvements to J28 have been completed.

Highway Access

The site has access via Saunders Way over a new bridge. The site has a new service road with street lighting.

Pedestrian and Cycle Links

Poor links to town centre over J28.

Compatibility

Site is in an established employment area.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Immediately

Is the site currently being marketed?

Yes

Any ownership constraints?

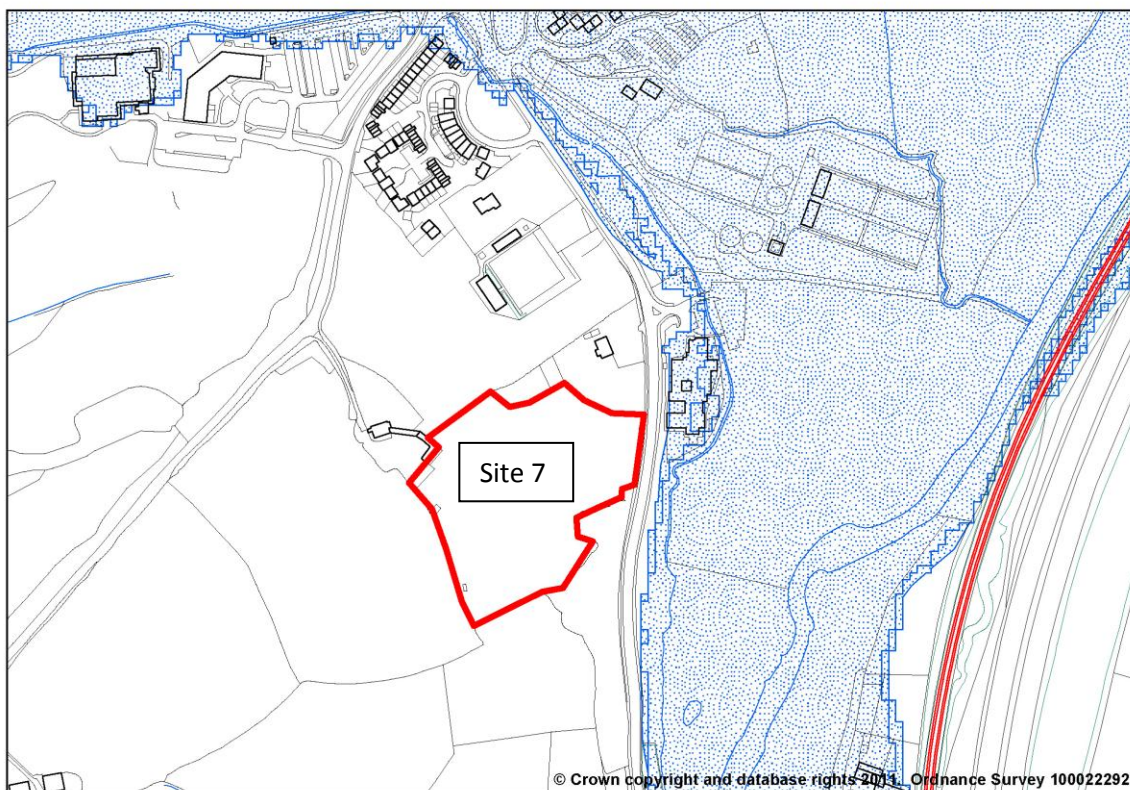
No

Estimated development time:

Unknown

Settlement: Cullompton

Site Reference and Site Name: Site 7, Land South of Springbourne, East of Exeter Road



Parish: Cullompton

Site Area: 1.7ha (outside of floodplain)

Floor space: 5,950 sq.m

Site Description

The site slopes steeply from the west to the east and contains a number of mature trees around the edge of the site. The site overlooks an adjacent property and is broken up into two agricultural fields. The site can be viewed from the west and the east and has a high visual impact.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement limit, with part of the northern boundary adjacent to the settlement. Part of the southern boundary is adjacent to contaminated land.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeoenvironmental deposits.

The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.

Impact on Biodiversity

Records show the site is in close proximity to Brown Long-Eared bats and otters and adjacent to an unconfirmed wildlife site and priority habitat. A deciduous woodland Priority Habitat is adjacent to the southern boundary of the site.

Impact on Landscape Character

This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to Services/Facilities

Edge of Cullompton with access to all services/facilities.

Land Status

Greenfield Grade 3

Constraints to Delivery

Landscape visual impact. Separation from built up edge of Cullompton. Some nearby residential land use.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss, the site is adjacent to the Cullompton Bowling Club.

Infrastructure Capacity

Comments to follow

Highway Access

No comment

Pedestrian and Cycle Links

No designated footpath/cycle path. Some distance to walk to town centre.

Compatibility

Not an employment area though there is a healthcare facility opposite. Residential and recreational uses in the vicinity.

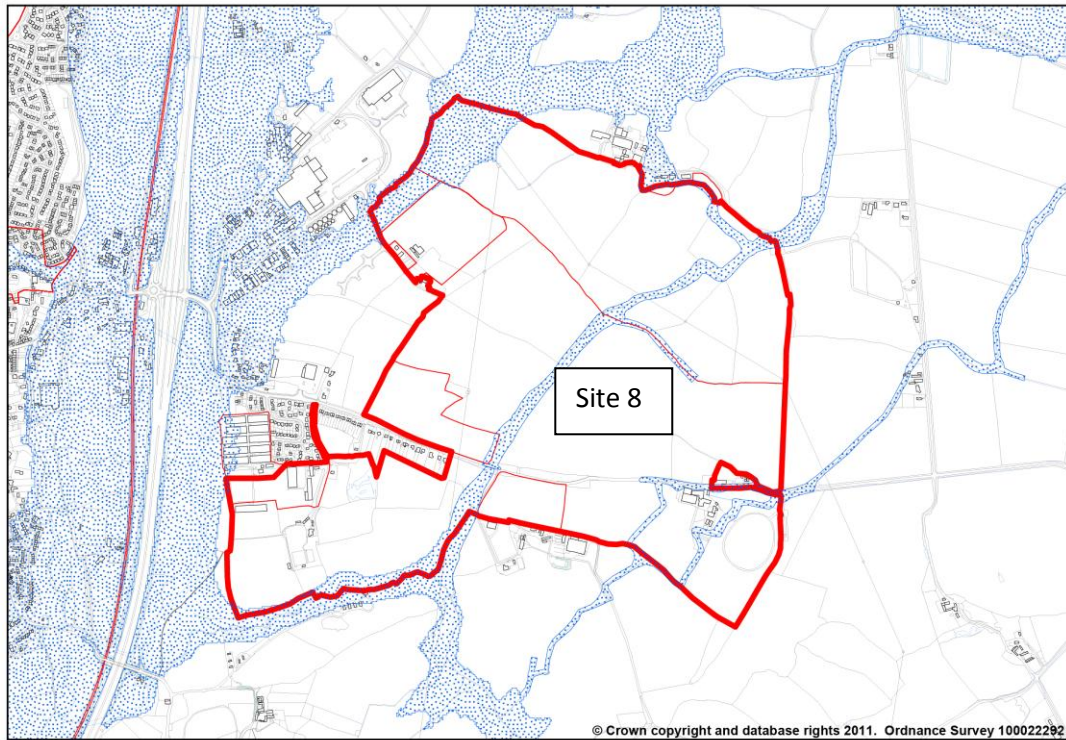
Site Availability

Is the site immediately available for development?	No (site submitted for housing)
Soonest date available (if currently unavailable):	N/A
Is the site currently being marketed?	N/A
Any ownership constraints?	N/A
Estimated development time:	N/A

Settlement: Cullompton

Site Reference and Site Name: Site 8, East Cullompton

SHLAA Reference: Cullompton 18



Parish: Cullompton

Site Area: 160ha (142.1ha not within floodplain – 88.8%)

Floorspace: 703,850 sq.m (630,700 excluding floodplain)

2014 Proposed Site Allocation – Potential Policy Criteria

- **2600 dwellings including a proportion of serviced self-build plots**
- **Affordable housing including gypsy and traveller pitches, subject to viability**
- **32,400 square metres of mixed commercial floorspace**
- **40ha strategic green infrastructure**
- **Transport improvements to Junction 28 of the M5**
- **Community facilities likely to include provision of primary school**
- **Subject to masterplanning**

This site was considered deliverable by the SCLAA and SHLAA panels but was noted as needing a long lead-in time due to infrastructure requirements. A strategic site of this size would be a priority for housing delivery, and with Masterplanning commencing immediately after the Local Plan's adoption this site is considered deliverable from Year 6. The site area has been reduced to 160ha as one landowner has pulled out.

Options for improving motorway junction capacity and access to the rest of Cullompton are being drawn up by Devon County Council. Costs are not yet known, but if the cost of highways infrastructure was estimated at £50m, this would equate to around £19,000 per dwelling. The site area may be excluded from CIL and other sources of funding sought to reduce the burden on development and bring the site forward. The employment part of the site may be reduced or delayed, given the proximity of other sites at Kingsmill Industrial Estate and the need to ensure viability.

SCLAA Site Appraisal

Site description

The site is large, and covers multiple agricultural fields and includes a number of hedgerows and mature trees. There are a number of streams included on the site, as well as Culm Nursery, a number of farms and roads. The site forms part of the gently rolling countryside. The site would be visible from the ridge lines to the east and west and would have a large visual impact due to the site size of the site.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement boundary, it is adjacent along part of the western boundary. There is 8.4ha of contaminated land located in the western side of the site.

Biodiversity and Heritage

The site is close to a number of Listed buildings. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1	142.1ha
Flood zone 2 and 3	17.9ha through the centre of the site and in the north west and east of the site

A number of ordinary watercourses are within the site boundary. 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.

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps shows a greater than 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred just outside of the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

A programme of archaeological work has already been undertaken within this site. No anticipated archaeological impact.

Impact of Biodiversity

1ha of the site is classed as an unclassified wildlife site close to the western edge of the site. The site is close to records of otter and kingfisher. The site is adjacent an area of Deciduous Woodland Priority Habitat on the eastern edge.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. A landscape and visual impact assessment is being carried out.

Minerals Resources

Not applicable

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and may require mitigation

Access to Public Transport

Site is remote from most existing bus services in the Town Centre. If residential development occurs in this area they may fit in with that. Site is also difficult to serve with the existing through public transport services.

Access to services/facilities

Access to rest of Cullompton across J28. Significant improvements to J28 likely to be required to improve access to services/facilities.

Land Status

Greenfield	Grade 1	63.2ha west
	Grade 3	131.2ha east
	Grade 4	6.7ha west

Constraints to Delivery

J28 capacity.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Infrastructure Capacity

Existing capacity issues at J28. A development of this size would have major infrastructure needs.

Highway Access

Access can be achieved and suitable junctions will need to be designed. Size of development would need considerable planning and design works.

Pedestrian and Cycle Links

Poor existing links to town centre.

Compatibility

Large strategic site which would require Masterplanning to ensure compatibility with existing land uses and landscape.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

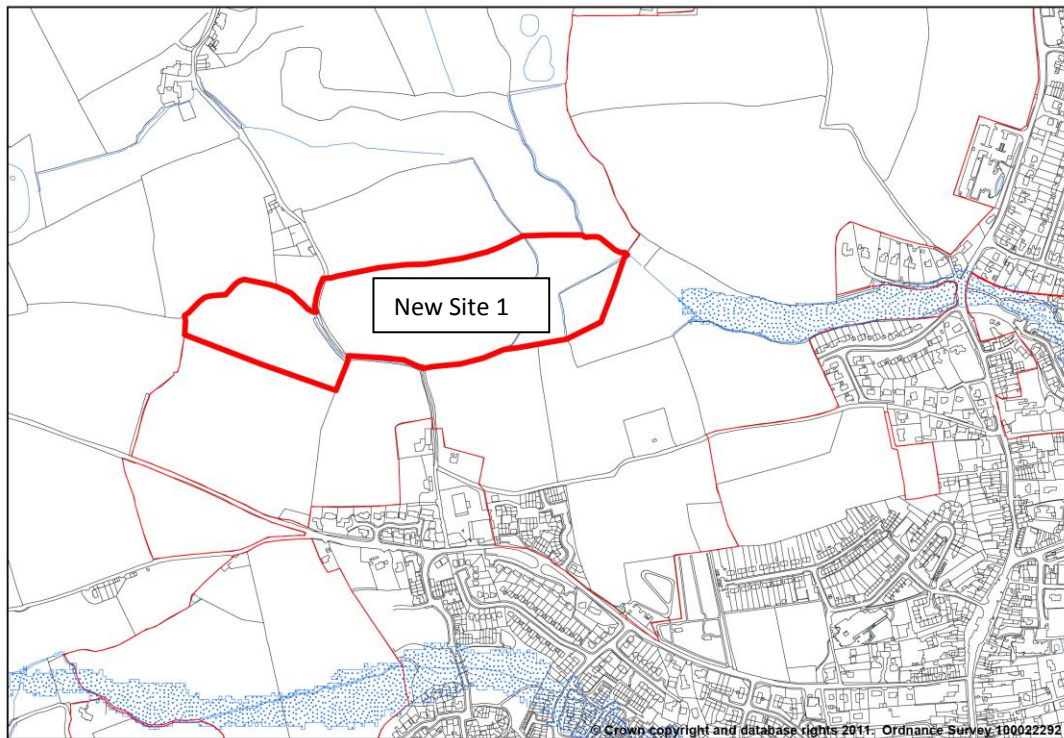
Is it currently being marketed?
Estimated development time:

No
13 years

Settlement: Cullompton

Site reference and name: New Site 1, Growen Farm

SHLAA Reference: Site 2



Parish: Cullompton

Site Area: 8.9ha (all of site outside floodplain)

Floor area: 21,000 sqm (C1-C2, D1-D2 – combined with Site 1 NW Cullompton)

2014 Potential Site Allocation

See Site 1 – NW Cullompton

This site has been submitted as an extension to the existing NW Cullompton allocation, but overall housing numbers would remain approximately the same as for the existing site, as early Masterplanning work at NW Cullompton indicates a lower quantum of development may be necessary. The area of the Growen Farm site has been reduced to 8.9ha and also now incorporates a pocket of land north of the existing south-westerly field of the allocated site, which has been confirmed available.

SCLAA Site Appraisal

Site description

The site is located to the west of the existing northwest extension land. The site is comprised of five fields bisected by a bridleway. There are two cottages and gardens within the site. The land falls gradually north to south and is interspersed with established trees and hedgerows. Mostly bounded by hedges though part of the northern boundary is open and was once a field boundary that has since been removed.

Site Suitability

Stage A

Strategic Policy

Outside settlement limit, southern boundary adjacent to settlement limit.

Biodiversity and Heritage

Listed building to the north of the site. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

An ordinary watercourse is within the site boundary. 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.

Flood Zone 3 is within the site boundary. 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 Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 50 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area of archaeological potential. Ground disturbance in this area may therefore expose archaeological deposits.

The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.

Impact on Biodiversity

The site is close to a wildlife interest site.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Developing the site would result in further expansion of Cullompton into the north west. The site is within a bowl, particularly eastern part, and as a result landscape impact could be lower than the west. Some views from Rull Lane to the north and from the bridleway. Little other impact as not visible from Tiverton Road.

Minerals Resources

None.

Air Quality

Will have an impact on Cullompton Air Quality Management area and require mitigation.

Access to Public Transport

The existing town bus only has guaranteed funding until 2015. This site also has the same difficulty as potential residential developments, in that serving the town centre stops requires use of Tiverton Road for bus access. There is no guarantee that a bus will be any closer to the development than the existing stops.

Access to services/facilities

Cullompton provides a reasonable range of services.

Land Status

Greenfield Grade 2

Constraints to Delivery

Contaminated land within the site – Quarry 0.1ha (0.5%).

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

The Highways Agency has lifted a holding direction an existing major development site within Cullompton in relation to capacity issues at J28, as improvement works are now programmed which will cater sufficiently for existing allocations in Cullompton. Mitigation is required where adequate capacity is not available at the time of opening of the development. This applies to any development that is forecast to result in traffic flow increases of 30 or more two way vehicles movements per hour at a junction on the SRN.

Highway Access

Tiverton Road/High Street issues. The full development of Site 1 (Northwest Cullompton) would provide alternative routes. New Site 1 should follow the complete development of Site 1. Access would need to be provided via Site 1.

Pedestrian and Cycle Links

Would need to be provided via Site 1. A bridleway runs north to south.

Compatibility

Land to the east of the bridleway would be compatible with North West Cullompton allocation (if built) but west of the bridleway has a poorer spatial relationship.

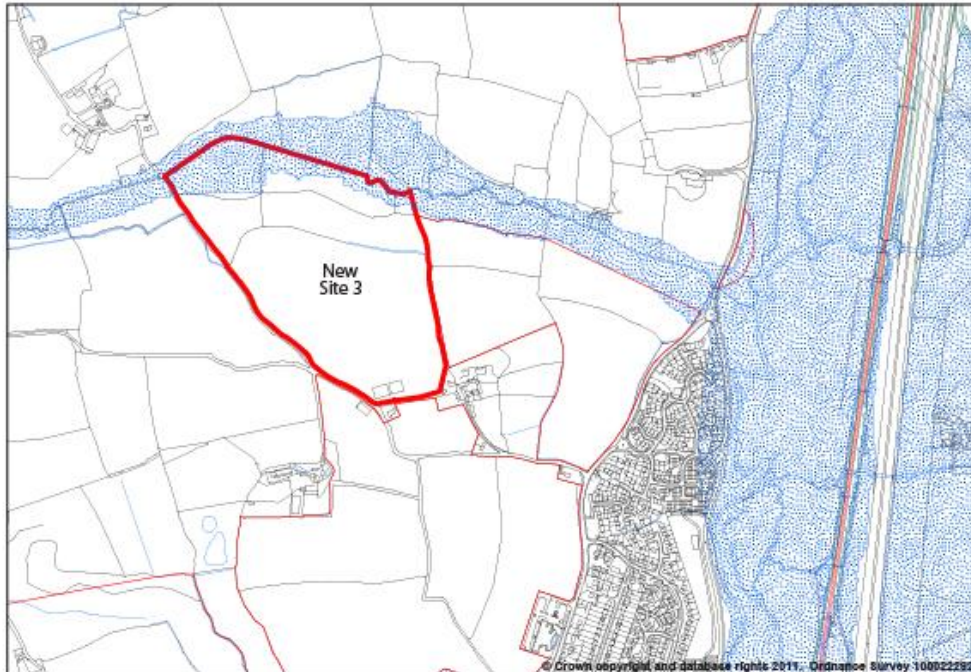
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	
Is the site currently being marketed?	No
Landowners estimated development time:	10 years

Settlement: Cullompton

Site Reference & Name: New Site 2, Emmett Land / Rull Farm

SHLAA reference: New Site 3, 'Emmett Land'



Parish: Cullompton

Site Area: 18.6 ha (15.8ha outside floodplain – 84.9%)

Floor area: 21,000 sqm (C1-C2, D1-D2 – combined with Site 1 NW Cullompton)

2014 Potential Site Allocation

See Site 1 – NW Cullompton

This site has been submitted as an extension to the existing NW Cullompton allocation, but overall housing numbers would remain approximately the same as currently allocated, as early Masterplanning work indicates that a lower quantum of development on the allocated site may be necessary. This new site would encroach considerably further into the countryside along a country lane and would extend Cullompton in a direction not compatible with its existing form. However, the location to the north of the town would not result in much additional traffic through the town centre and is considered acceptable for an accessibility point of view.

SCLAA Site Appraisal

Site description

This site lies to the north-west of Cullompton. It is currently in agricultural use (arable). It is currently separated from the built environment of Cullompton, however the sites eastern boundary borders land which forms part of the NW Cullompton allocation. As such, this site could be a potential extension to this allocation. The site comprises a large field bounded by hedgerows, with a farmhouse adjacent on the south-east boundary, whilst other isolated buildings are visible to the north. This is an elevated site, with the land sloping down towards the north. The site is currently accessed via Rull Lane which runs along the southern boundary.

Stage A - Site Suitability

Strategic Policy

The site lies adjacent to allocated, but undeveloped parts of Cullompton. It is outside the current settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

2.8 ha along the northern edge falls within flood zones 2 and 3, which is associated with a watercourse which runs west-east to the north of the site.

An ordinary watercourse is within the site boundary. 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.

Flood Zone 3 is within the site boundary. 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 Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show up to 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

The site is within an area where a current investigation is being commenced/progressed. It would be beneficial for the study to be referred to in the development of this site through liaison with the Devon County Council Flood Risk Management Team.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

No anticipated archaeological impact.

Impact on Biodiversity

The site is close to a listed building and a Priority habitat and site of wildlife interest to the north.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. This is an elevated site within the local landscape, which in this vicinity rises to the point where the site is located, with the field sloping down to the north from the south-east which is the highest point. The landscape is undulating and only isolated dwellings are visible, most being located in the northerly direction. Modern

development or parts of Cullompton are not currently visible from the site, though this may change once the allocated site of NW Cullompton begins to be built out. Within the current context development of this site would result in a large landscape impact, particularly when viewed from the north.

Biodiversity Observations

The site is bounded by hedgerows which can be a haven for wildlife.

Minerals Resources

Not applicable.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Land Status

Grade 1 agricultural land – 5ha at southern part

Grade 4 agricultural land – remaining 13.6ha

Source Protection Zone

Not in this location.

Stage B – Transport Considerations

Highway Access

Current planned junction improvements to junction 28 will cater for current allocated site and any additional development would provide for concerns over capacity. Suitable linkage to new distributor road would be required and Transport Assessment as well as travel planning is required. No development should be allowed until suitable measures at Junction 28 or other mitigating works can be undertaken to the satisfaction of the Highway Authority and the Highways agency.

Infrastructure Capacity

Junction 28 currently suffers from congestion in the peak periods, and new development within Cullompton is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence. Where further transport interventions are necessary to accommodate the traffic implications of the Core Strategy then these interventions should be identified at Core Strategy stage. Advice on the preparation of a sound transport evidence base, in so far as the Agency is concerned, is set out in the

attached note. Further information can also be found in DfT Circular 02/2013 'The SRN and the delivery of sustainable development'.

Access to Public Transport

Within walking distance of existing services.

Stage B – Social and Other Considerations

Access to services/facilities

Cullompton has a wide range of services and facilities. However, this part of the site would be some distance from these facilities, being a minimum of 1.1km as the crow flies to the town centre.

Constraints to Delivery

Sloping site.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Highway Access

The Local Planning Authority are aware of Highway Authority comments with regard to general commercial allocation, small scale retirement village, and/or local community services may be suitable large HGV generators would be resisted

Compatibility and density

Adjoining uses are currently only agricultural. Few residential properties on which to gauge appropriate density. If allocated, site would be subject to masterplanning process which would determine acceptable density.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Is it currently being marketed:

Land promoter involved

Landowners estimated development time:

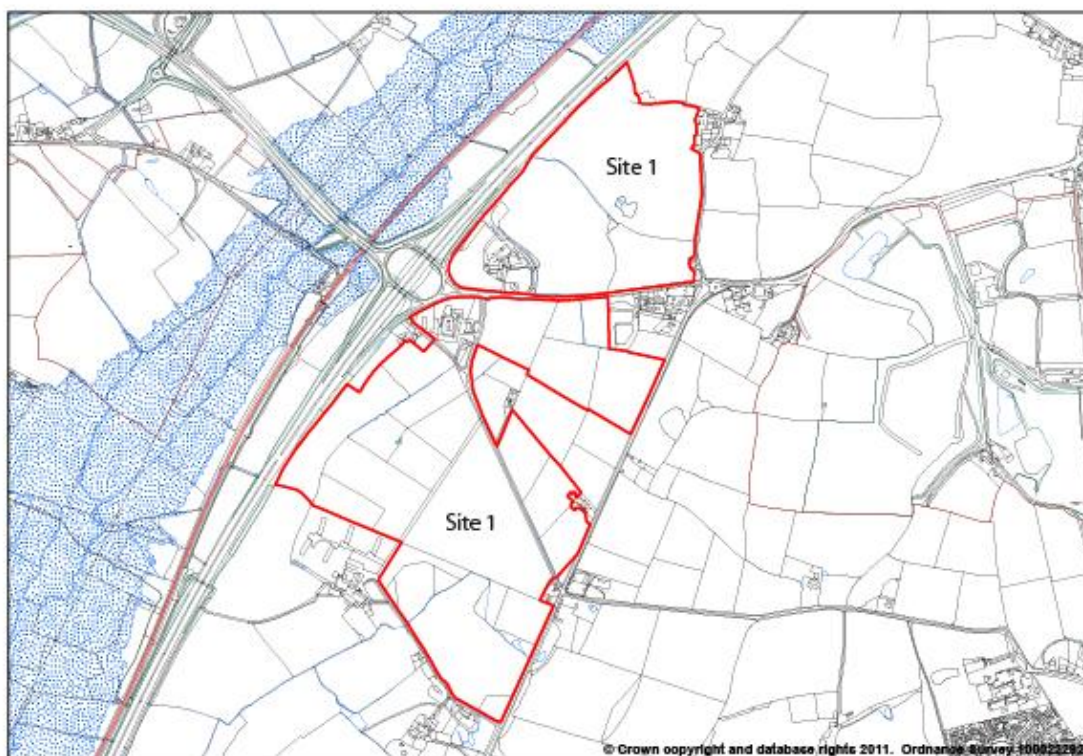
Not stated

Junction 27

Settlement: Sampford Peverell/Willand

Site Reference and Site Name: Site 1, Land east of M5 Junction 27

SHLAA Reference: Junction 27 1



Parish: Burlescombe/Halberton/Sampford Peverell

Site Area: 83 hectares (all outside of floodplain)

Floorspace: 170,000 sq.m (A1-A4, B1-B8, D1-D2, sui generis) + 13ha outdoor leisure and 6.5ha retirement village

SCLAA Site Appraisal

Site description

The site runs south-west to north-east alongside the motorway with part of the site adjacent to the Junction 27 of the M5. The site is mostly agricultural land, a mixture of arable and pasture. The site incorporates the existing motorway service area and abuts the Caravan Park and Public House at Waterloo Cross. There are limited views into the site from the B3181. Large areas are quite level and enclosed by dense hedging and tall hedgerow trees, while other areas are less enclosed and more prominent in the landscape. Land north of the A38 is highly visible because it is level with the road and has very little boundary treatment.

Site Suitability

Stage A

Strategic Policy

Outside settlement boundaries and not adjacent to any settlement boundaries.

Biodiversity and Heritage

The site contains no listed buildings. There are two listed buildings close to the boundary of the site, one to the south east of the site called Leonard Moor Cottages at Leonard Moor Cross and one to the north east of the site called Higher Houndaller Farmhouse. Both of these listed buildings are Grade II. There is a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area. There are no European wildlife sites or SSSI designations within or in close proximity to the site.

Flood Risk

Flood zone 1. The site contains a number of small streams and is in close proximity to flood plain.

A number of ordinary watercourses are within the site boundary. 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. The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 50 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B

Impact on Historic, Cultural and Built Environment

This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

If further information on the impact of the development upon the archaeological resource is not submitted in support of any planning application, the Historic Environment Team would recommend that the application was either not validated or was refused on the basis of insufficient information on the heritage assets. This would be in accordance with paragraph 128 of the National Planning Policy Framework (2012).

Impact on Biodiversity

There are some important TPO trees to the east of the site at the boundary with the Waterloo Caravan Park. There are a number of Woodland Priority Habitats in the southern part of the site. There are also records of Otters, which may use the waterways through the site and Pipistrelle Bats which have been seen in an oak tree on the no-through-road to the north west of Leonard Moor Cross.

Impact on Landscape Character

The whole site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand, Uffculme and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Some land around the A38 appears elevated and has far reaching views. Full LVIA would determine impacts further.

Minerals Resources

None. There is a consultation zone directly to the east of the site.

Air Quality

No issues.

Access to Public Transport

Existing service of 5 or more journeys per day on the B3181. Development on this scale would entail a comprehensive review of bus and rail services. Tiverton parkway rail station lies to the north west of the site.

The cycle path linking Willand, Uffculme, Tiverton Parkway train station and Tiverton runs directly to the south of the site. There are no public rights of way through the site.

Tiverton Parkway, Willand and Sampford Peverell have daily bus services.

Access to services/facilities

Remote from services/facilities. Development on this scale would entail the provision of supporting services/facilities.

To the east of the site there is a garden centre and public house. The existing motorway service area, which includes a petrol station, shop, hotel and fast-food restaurant is included within the site. The train station is accessible by cycle path and by car to the west of the site on the opposite side of the motorway.

Land Status

The whole site is greenfield of agricultural grade 3 (100%)

Constraints to Delivery

- Anerobic bio digester located to south of site (within Mountstephen Farm)
- Topography and landscape impact in some areas
- Significant loss of agricultural land (grade 3)
- Infrastructure requirements and improvements
- Traffic implications for M5, B3181 and surrounding highway network.
- Impact on historic settlement character and setting of conservation areas as well as impact on Listed Buildings.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Infrastructure Capacity

Would require a strategic and local review.

Highway Access

Would require a strategic and local review. Will create motorway concerns where currently there are none subject to an identified improvement scheme. HA should be consulted and will need considerably more junction improvements than currently planned. Junction at Waterloo Cross might be unbalanced and need improvement requiring land outside landowner's control.

Pedestrian and Cycle Links

Would require a comprehensive review.

There is a public right of way cycle route connecting Willand to Uffculme, Tiverton Parkway train station and Tiverton directly to the south of the site.

Compatibility

Development would be isolated from housing and in this sense would not be sustainable. The distribution and density of the development would need to be determined through a Masterplanning exercise.

Site Availability

Is the site immediately available for development?	In part.
Soonest date available (if currently unavailable):	See below.
Is the site currently being marketed?	No
Multiple landowners?	Yes
Landowners estimated development time:	10-15 years

The site promoters have stated the following in their submission:

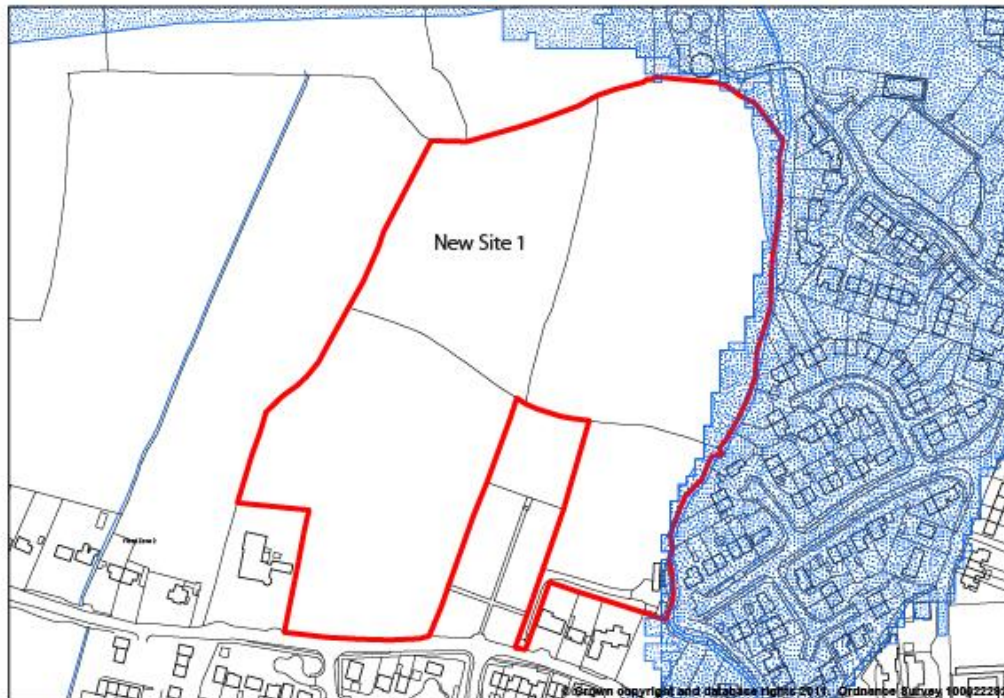
“We anticipate the land will be available for development as soon as planning permission and allocation through the Local Plan is secured. A proportion of the land is currently secured with negotiations underway to secure the balance of the site. A development of this scale will be phased over a longer period and we would expect phasing to occur over the period of the Local Plan.”

Hemyock

Settlement: Hemyock

Site Reference & Name: New Site 1, Land adj cemetery

SHLAA reference: New Site 1



Parish: Hemyock

Site Area: 4.8ha (4.3ha outside floodplain – 89.6%)

Floorspace: 4,000 sqm (B1, C2)

Site description

This site is located on the west side of Hemyock, within the Blackdown Hills AONB. The site is comprised of a number of fields to the west, north and east of the cemetery, and is located off the Culmstock Road. The site slopes away to the north, down towards the floodplain of the River Culm. The site is open in character offering wide views to the high ridge line which runs to the north. The area put forward comprises two adjoining submissions which were combined for the purposes of assessment.

Stage A - Site Suitability

Strategic Policy

Hemyock is a designated village under existing policy. The site is outside but adjacent to the existing settlement limit to the south and east.

Biodiversity and Heritage

The site falls within the Blackdowns Hills AONB. No European wildlife sites or SSSI designations.

Flood Risk

An ordinary watercourse is on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions. Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. Given the potential for groundworks associated with the development of this site to expose archaeological or artefactual material associated with these industries, the Historic Environment Team would strongly advise that any planning application for development here must be supported by an appropriate programme of archaeological work to enable the presence and significance of any heritage assets that might be affected by the development of the site. This work would initially take the form of desk-based research, geophysical survey and the excavation of investigative archaeological trenches.

In addition the results of this would allow the appropriate mitigation, either by design or through further archaeological work, to be determined and implemented either in advance or during construction works.

Impact on Biodiversity

Site is within the Blackdown Hills AONB

Impact on Landscape Character

This site falls almost exclusively within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, the site also sits on the boundary between the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is open in character, offering wide views to the west, north and east. In particular the high ridge line to the north is clearly visible. There is housing to the east which will mitigate some impact and modern housing on the south side of Culmstock Road, which is at a higher level than the site and would therefore itself be clearly visible when viewed from the elevated land to the north, which would mitigate some impact.

Minerals Resources

No issues

Air Quality

No issues.

Access to Public Transport

Hemyock has public transport links toward Wellington, Taunton. There are no links towards Cullompton and Tiverton

Access to services/facilities

Hemyock has a primary school, shop, pub, less than daily transport service, doctors, mobile library service, village hall, post office and petrol station.

Land Status

Grade 3 agricultural land.

Constraints to Delivery

There is the potential for land contamination associated with the adjacent cemetery.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments.

Highway Access

Suitable access can be achieved with offsite highway improvements, provision of footways and cycle linkages /emergency vehicle access. May be limited by flood zones would seek junction analysis in Culmstock at the junction of Fore street and Town Hill. Possible junction mitigation will be required. A number of LTP schemes are identified in Hemyock and contributions will be sought towards their delivery.

The roads leading to Hemyock are narrow and have limited passing opportunities and new large scale commercial development should be resisted unless accompanied by a full design for passing bays providing for full inter-visibility and of sufficient width to cater for two HGV vehicles passing. This would require third party land. Highway Authority would recommend that Commercial development be discounted

Compatibility and density

The site wraps around the cemetery , with immediate area feeling open in character. Adjacent housing along east boundary is low density. Housing to south is traditional two storey, detached or semi-detached. Low density most appropriate.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Is it currently being marketed:

No (though part stated as being for sale but not via agent)

Landowners estimated development time:

1-3 years

Settlement: Hemyock

Site Reference & Name: New Site 2, Brookridge Timber



Parish: Hemyock

Site Area: 1.8ha (all of site outside floodplain)

Floorspace: 7,200 sqm

Site description

This is an existing employment site in the countryside outside of Hemyock in the AONB. It is a level site with low-rise buildings, well screened in parts by tall roadside hedging.

Stage A - Site Suitability

Strategic Policy

Hemyock is a designated village under existing policy. The site is outside but adjacent to the existing settlement limit.

Biodiversity and Heritage

The site falls within the Blackdown Hills AONB. No European wildlife sites or SSSI designations.

Flood Risk

The Flood Map for Surface Water shows a medium risk of flooding from surface water on the site boundary. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

No comments

Impact on Biodiversity

None

Impact on Landscape Character

This site falls almost exclusively within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, the site also sits on the boundary between the 'Upper farmed and wooded valley slopes' landscape character area.

These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture.

Minerals Resources

No issues

Air Quality

No issues.

Access to Public Transport

Hemyock has public transport links toward Wellington, Taunton. There are no links towards Cullompton and Tiverton. The site is some distance from the existing bus services in Hemyock village.

Access to services/facilities

Hemyock has a primary school, shop, pub, less than daily transport service, doctors, mobile library service, village hall, post office and petrol station.

Land Status

Grade 3

Constraints to Delivery

Accessibility and location in AONB

Source Protection Zone

No

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

The site is well outside the settlement limit of Hemyock and traffic to and from the site will be entirely private vehicles. Depending on the type of re-use, HGV traffic would be an issue given the quality and alignment of the rural road network.

Highway Access

The roads leading to this site are narrow with limited passing opportunity this is not a location where the highway Authority would wish to see an increase in HGV traffic and any application for this site should be accompanied by transport assessment to demonstrate that the proposal will not increase traffic from that of its existing use.

Compatibility and density

Currently low density B2 development with low-rise buildings that are reasonably well screened in the landscape. More intensive use in this location, which is remote from a settlement and in the AONB, would not be compatible with surrounding land use.

Site Availability

Is the site immediately available for development?

No

Soonest date available (if currently unavailable):

By March 2019

Is it currently being marketed:

No

Landowners estimated development time:

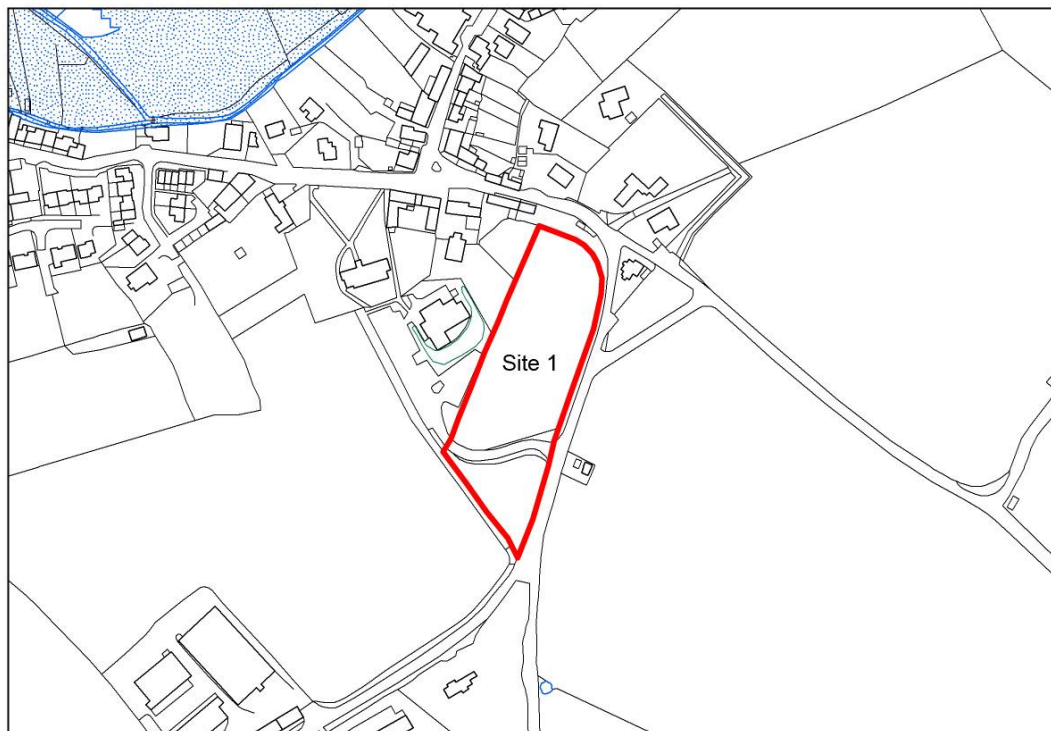
1 year

Kentisbeare

Settlement: Kentisbeare

Site Reference and Site Name: Site 1, South East of Village Hall

Allocation Reference: AL/KE/1



Parish: Kentisbeare

Site Area: 0.8ha mixed use (all of site outside floodplain)

Floor space: 500 sq.m

Site Description

The site is located to the east of Kentisbeare Village Hall, on higher land which slopes downward to the north. The village hall access road bisects the site and it is located on the edge of the village. There is established hedging and trees on the north and south boundaries.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement limit, but the north and west boundaries are adjacent to the settlement limit, and the northern boundary is also adjacent to the conservation area.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

No flood risk issues within the site boundary to be aware of.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies on the edge of the historic core of the settlement and any development here has the potential to expose archaeological and artefactual deposits associated with the early settlement here.

Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

Impact on Biodiversity

No Impact

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed.

Mineral Resources

Not applicable

Air Quality

No issues

Access to Public Transport

Kentisbeare has one bus per day to Cullompton and return.

Access to Services/Facilities

Kentisbeare is a defined settlement with a good level of accessible services.

Land Status

Greenfield	Grade 2	0.2ha south
	Grade 3	0.6ha north

Constraints to Delivery

Existing allocation is for affordable housing with some employment, which has not proved an incentive for delivery. Some visual impact.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Infrastructure Capacity

No concerns.

Highway Access

Road network does not lend itself to industrial uses due to narrow and substandard nature of lanes. Leisure and retirement uses may be acceptable subject to traffic generations.

Pedestrian and Cycle Links

Pedestrian link to village centre, adjacent to village hall.

Compatibility

Edge of village location with no immediately adjoining housing development. Not an appropriate location for high density development.

Site Availability

Is the site immediately available for development?	Yes
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Soonest date available (if currently unavailable):

Is the site currently being marketed?

Any ownership constraints?

Estimated development time:

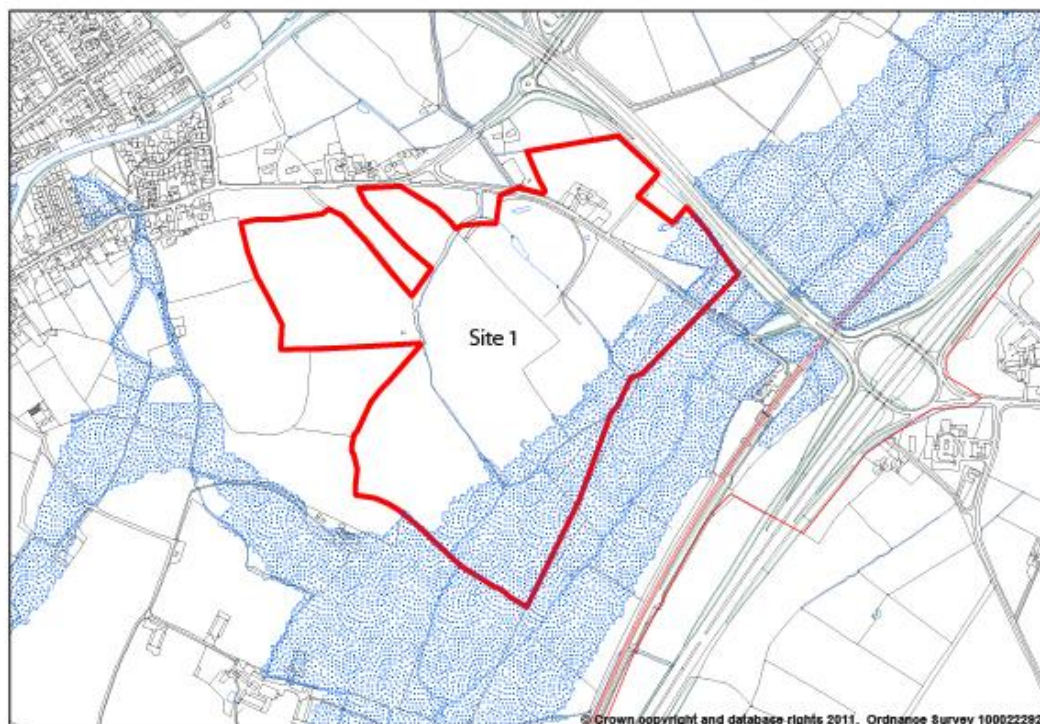
Was it found achievable by the SHLAA panel?	Yes
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Sampford Peverell

Settlement: Sampford Peverell

Site Reference and Site Name: Site 1, Morrells Farm and Venn Farm

SHLAA Reference: Sampford Peverell 6 (part of)



Parish: Sampford Peverell

Site Area: 90.2ha (64.2ha excluding floodplain – 71%)

Floor space: 224,700

Site Description

The site is located outside of the settlement of Sampford Peverell and does not directly adjoin. The site encompasses agricultural land and a golf course. It bounds with the main road leading into Sampford Peverell and a longer frontage with the road to the train station. The agricultural land is generally level, with a gentle overall slope down to the south. There is a small stream crossing the end of a track which runs close to the northern road boundary, and the stream runs along the south eastern boundary of the site.

Site Suitability

Stage A

Strategic Policy

The site is very large and located to the south east of Sampford Peverell. It is divorced from the main settlement.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

The site has a large part of it within the floodplain along the south and eastern boundaries. 26ha of the site is within the flood zones 2 and 3, and the eastern boundary follows the path of a river. There are a number of streams and leats running through the site.

A number of ordinary watercourses are within the site boundary. 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.

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B

Impact on Historic, Cultural and Built Environment

This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

If further information on the impact of the development upon the archaeological resource is not submitted in support of any planning application, the Historic Environment Team would recommend that the application was either not validated or was refused on the basis of insufficient information on the heritage assets.

Impact on Biodiversity

None.

Impact on Landscape Character

The site falls mainly within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Part of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district.

Mineral Resources

Not applicable

Air Quality

No issues

Access to Public Transport

Near a bus route having an hourly or greater service. Tiverton Parkway rail station is in close proximity.

Regular bus service from Tiverton Parkway train station.

Bus stops in the village centre

Site would benefit from improved links to Tiverton Parkway, although is a little way from the existing bus route.

Access to Services/Facilities

Very limited nearby services.

Much of the site is remote from the village but closer parts may be able to access the services and facilities in Sampford Peverell.

Land Status

Greenfield

Constraints to Delivery

The topography in some places of the site, infrastructure requirements and policy constrains, depending on the strategy as the LP Review continues.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

Traffic issues through Halberton. There is a restriction at the canal bridge.

Highway Access

Adequate accesses to the C105 and Tiverton Parkway access road are achievable. Street lighting on existing roads would be required. The 30 mph speed limit on the C105 would need to be extended.

Pedestrian and cycle links

Would need to be provided.

There is good access where the site is in close proximity to Sampford Peverell, where there is access to the train station, canal and a cycle path.

Compatibility

The site is divorced from the settlement. No particular density would be suitable to match the surrounding uses. If the site is allocated, it would require a masterplanning exercise to strengthen the relationship with the village and decide on appropriate density.

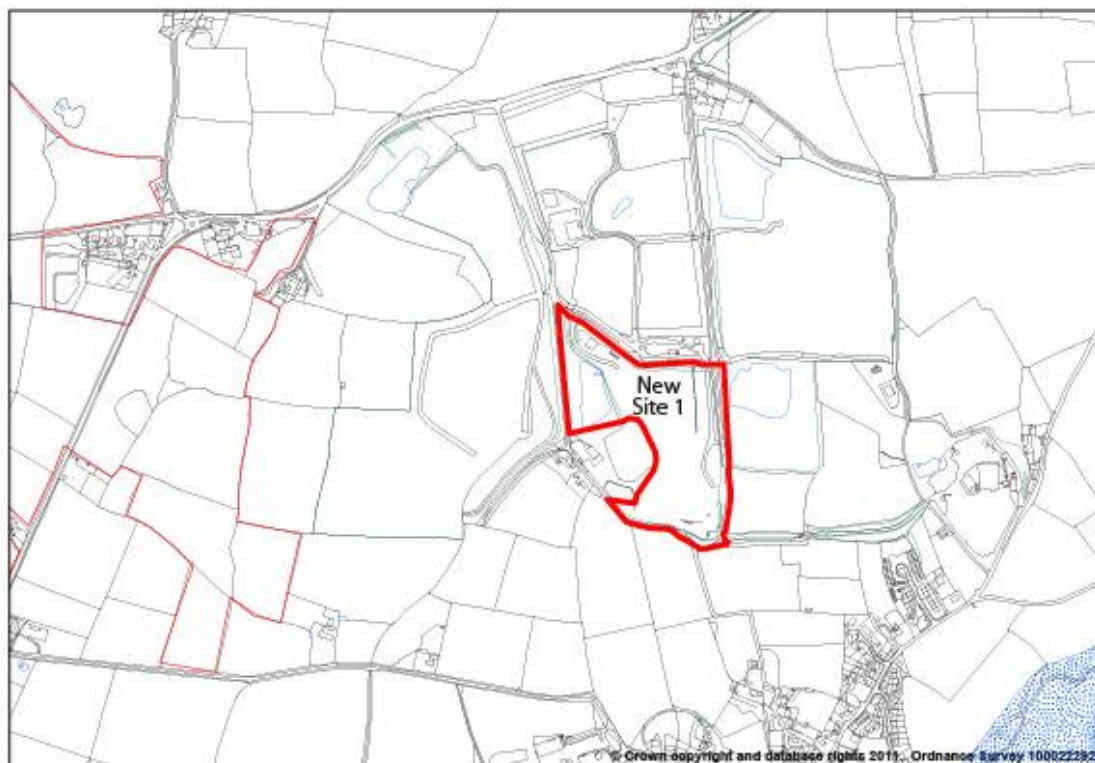
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	10 years

Uffculme

Settlement: Uffculme

Site Reference and Site Name: New Site 1, Hill Head Quarry



Parish: Burlescombe

Site Area: 7.9ha (all of site outside of floodplain)

Floorspace: 31,600 sqm (B2)

Site description

The site is a former quarry near to the site being promoted at Junction 27. The landowner has put the site forward for industrial uses as an alternative to existing waste management use, as land is surplus to requirements.

Site Suitability

Stage A

Strategic Policy

Countryside.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 50 - 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

The site occupies a large area in a landscape where prehistoric activity is recorded in the Historic Environment Record. Any of the undisturbed areas of this site have the potential to contain archaeological or artefactual deposits associated with the known prehistoric activity in the wider landscape. The Historic Environment Team would therefore advise that any planning application for the development of this site should be supported by an appropriately detailed heritage statement that enables the presence and significance of any heritage assets with archaeological interest to be understood and the appropriate mitigation - either by design or further archaeological work - to be implemented.

Impact on Biodiversity

Deciduous Woodland Priority Habitat in the western part of the site.

Impact on Landscape Character

This site falls almost exclusively within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed.

Minerals Resources

This site lies within an area with planning permission for mineral working, and within the Hillhead Mineral Consultation Area. This site still has a potential mineral reserve - unless it can be demonstrated that this is not viable to extract, DCC object to sterilisation of the reserve which would be contrary to Policy MP13 of the Minerals Local Plan.

Air Quality

No issues

Access to Public Transport

This fits well with other potential developments in the area and providing sufficient overall funding is obtained for public transport improvements, should be well served.

Access to services/facilities

Poor

Land Status

Agricultural land grade 3

Constraints to Delivery

Road capacity, highways infrastructure requirements.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Infrastructure Capacity

See below.

Highway Access

The roads serving the land are generally 5m in width and may require widening to meet current standards nominally 6.0-7.3m carriageway width to cater for the potential increase in HGV traffic generated by general use class allocation. The routeing of vehicles and potential new highway arrangements may be sought. Any application should be supported by a Full Transport assessment and travel plan. Any proposal will need to consider impacts at its junctions with A38, Waterloo cross junction and junction 27 of the M5. The site lies outside walking distances but is on brown field land and current mineral working.

Pedestrian and Cycle Links

None

Compatibility

Site has been in use for mineral working and general B2 or similar uses would probably be compatible with this, and well enclosed in the landscape.

Site Availability

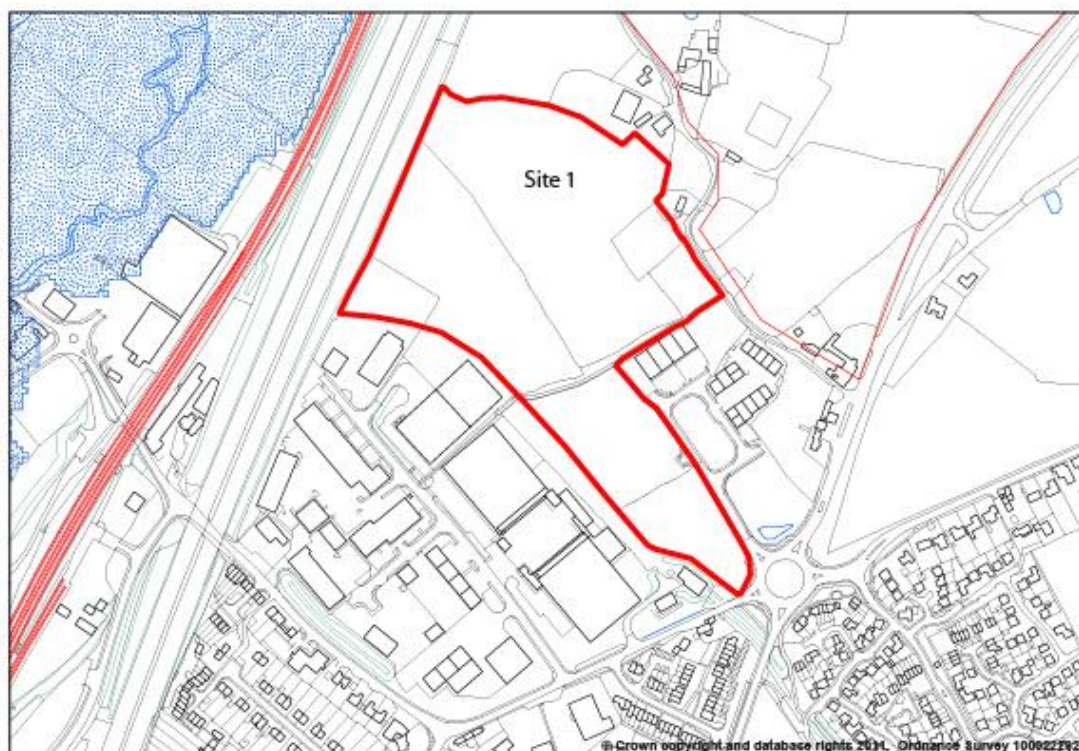
Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	
Is the site currently being marketed?	Unknown
Multiple landowners?	No
Landowners estimated development time:	Unknown

Willand

Settlement: Willand

Site Reference and Site Name: Site 1, Industrial Estate

Allocation Reference: WI1



Parish: Willand (1.7ha south) and Halberton (8.7ha north)

Site Area: 7.8ha (all site outside floodplain)

Floor space: 31,200 sq.m

2014 Proposed Site Allocation – Potential Policy Criteria

- **31,200 square metres of B1, B2 and B8 floorspace**

This site was allocated in the former 2006 Local Plan and retained in the Local Plan Part 3 adopted in 2013. Previous policy criteria have already been met through Phase 1 of the development, including new access, a cycle link to Muxbeare Lane and a footbridge over the former railway line. Phase 2 is yet to come forward and has been confirmed available by the single landowner. The site is considered available, suitable and achievable, capable of coming forward within 5 years.

SCLAA Site Appraisal

Site Description

The site is located in the northern part of the settlement and some of the site contains existing employment. The south part of the site has a number of industrial buildings which is surrounded by a large fence and gates. The industrial buildings are accessed by a road from the adjoining roundabout to the south of the site, and would be a suitable access point for the whole site. The northern part of the site is currently used as agricultural fields, with the north western boundary with the M5. There is a public footpath running through the site, from the south west to the north east. The boundaries of the site are hedgerows and trees, and the site is not clearly visible from the rest of the settlement. To the south west, there is an existing industrial estate, and the location of the site would be suited for employment land.

Site Suitability

Stage A

Strategic Policy

The site is within the settlement limit of Willand on the edge of the village. The majority of the site is within the Railway Junction Consultation Zone, with only 0.7ha in the north of the site not within this area.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing

surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site.

Any planning application for development of the undisturbed parts of this site will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

If further information on the impact of the development upon the archaeological resource is not submitted in support of any planning application, the Historic Environment Team would recommend that the application was either not validated or was refused on the basis of insufficient information on the heritage assets.

Impact on Biodiversity

There are a number of protected trees in the site near the south eastern boundary.

Impact on Landscape Character

The site is hidden from the settlement by vegetation, but the site may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

No issues

Access to Public Transport

Site is reasonably close to existing bus provision in Willand

Access to Services/Facilities

There is a shop within Willand and the site is adjacent to a petrol station.

Land Status

Part of the site is brownfield, part of the site greenfield, Grade 3.

Constraints to Delivery

Employment Land Review (2013) points to the need for small employment sites. Take-up of this larger employment site has been slow.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

Much of the site infrastructure is already in place.

Highway Access

There is existing access into the site which could be improved to cover the whole of the site. Partially built out, no objections but HA will need consulting re J27.

Pedestrian and Cycle Links

Links to Willand and to lane which leads to a cycle path that links Willand and Uffculme to Tiverton Parkway rail station and Tiverton.

Compatibility

Surrounded by existing employment development. No issues.

Site Availability

Is the site immediately available for development? Yes

Soonest date available (if currently unavailable):

Is the site currently being marketed?

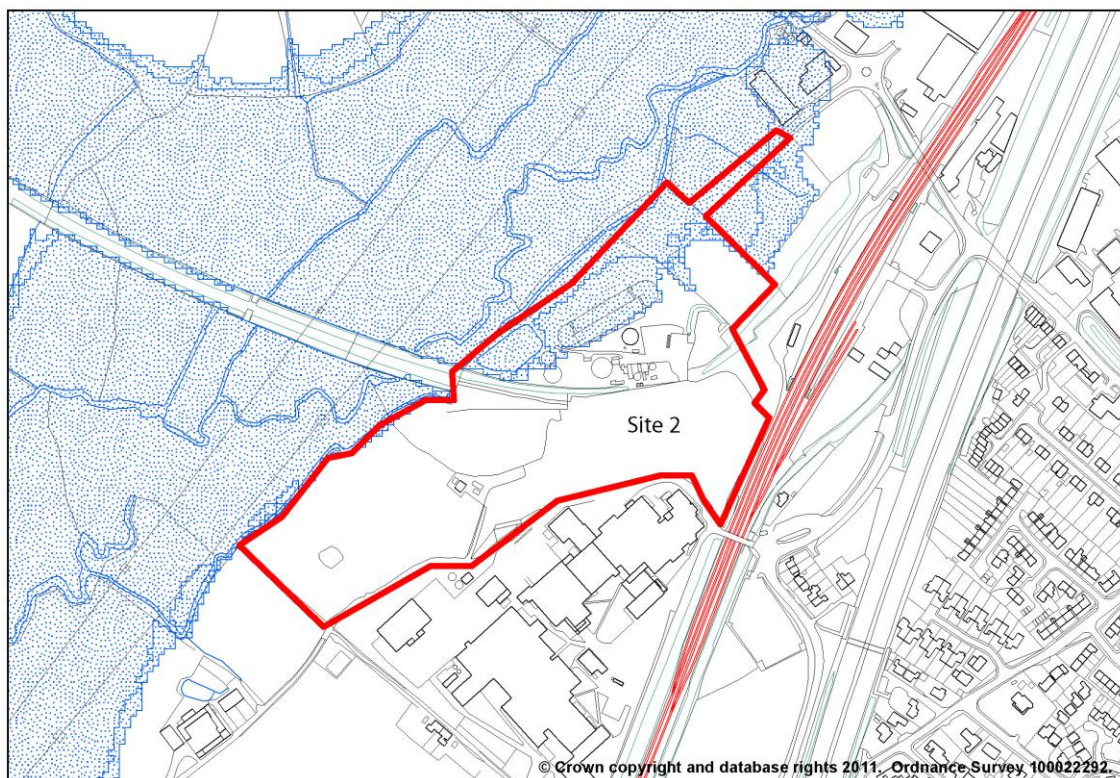
Any ownership constraints?

Estimated development time:

Was it found achievable by the SHLAA panel? N/A

Settlement: Willand

Site Reference and Site Name: Site 2, Lloyd Maunder



Parish: Willand

Site Area: 8.2ha (6.3ha excluding floodplain – 77%)

Floor space: 22,050 sq.m

Site Description

The site is located on the western edge of the settlement adjacent to employment land to the north and south east. The north part of the site currently contains a sewerage works, which would need to be relocated. There is an access point into the site from one of the main roads into the settlement. The north east boundary is lined with trees and the ground is flat. The south east boundary is with the railway line and northwest boundary is with a river.

Site Suitability

Stage A

Strategic Policy

The site is outside but adjacent to the settlement boundary and adjoins existing employment development.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 6.3ha

Flood zone 2 1.4ha

Flood zone 3 0.7ha

An ordinary watercourse is within the site /on the site boundary. 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.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25 - 50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies adjacent to the flood plain and such development in this area have the potential to expose waterlogged palaeoenvironmental deposits that can provide information on past land use and man's impact upon it. In addition, recent archaeological

work at Four Ways Cross to the east has demonstrated the presence of significant amounts of prehistoric archaeological deposits and features. Lying between these recently discovered sites and the river the presence of prehistoric activity in this area cannot be discounted.

Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

Impact on Biodiversity

The site contains 3.7ha of unconfirmed wildlife area, in the north of the site.

Impact on Landscape Character

The site would not be visible from the settlement, and is surrounded by hedgerows and trees which would further screen the site. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

No issues

Access to Public Transport

Site is a some way from existing bus routes - separated by the railway and motorway, so would benefit from improved walking route to existing bus stops

Access to Services/Facilities

There are a number of facilities and services in Willand

Land Status

Greenfield	Grade 3	2.1ha east
	Grade 4	2.1ha west

Constraints to Delivery

None known at this time

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No issues known at this time

Highway Access

The site is easily accessible from the B3181. No objections subject to transport assessment and junction assessment.

Pedestrian and Cycle Links

Poor links to village centre at present

Compatibility

Adjoining employment land; no compatibility issues.

Site Availability

Is the site immediately available for development? Yes

Soonest date available (if currently unavailable):

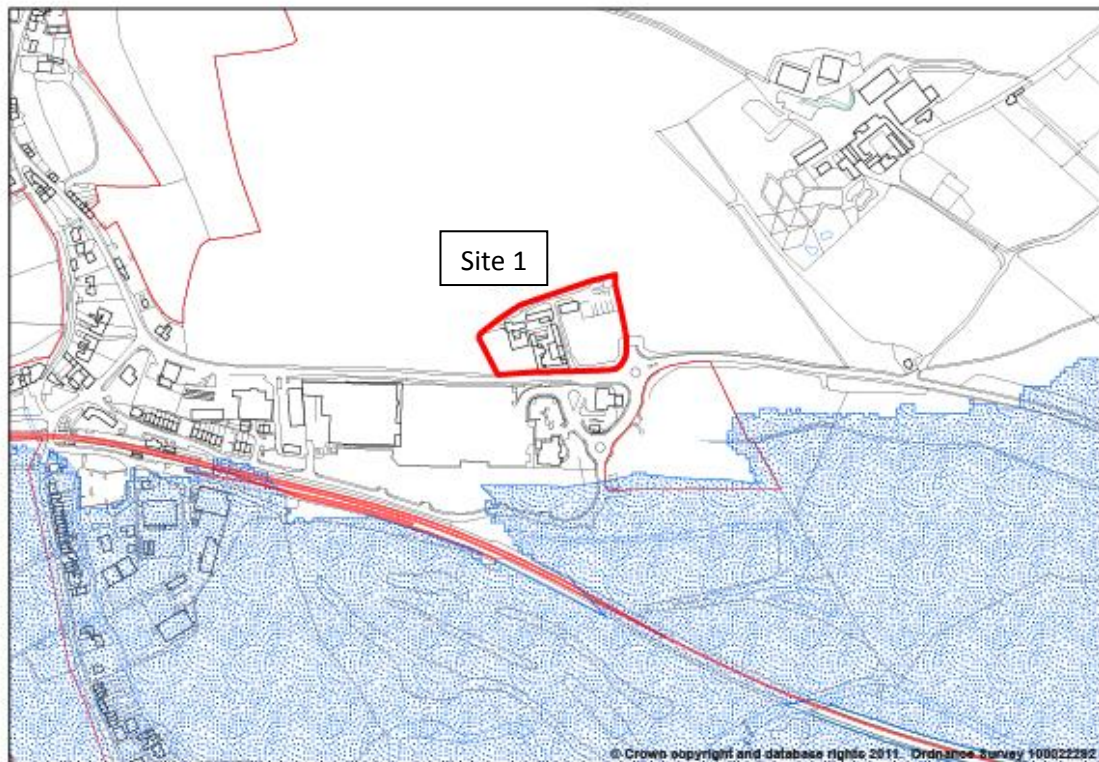
Is the site currently being marketed? Yes

Any ownership constraints?

Estimated development time: 2-10 years

Crediton

Settlement: Crediton
Site Reference and Site Name: Site 1, Wellparks
Allocation Reference: AL/CRE/7
SHLAA Reference: Crediton 1



Parish: Crediton

Site Area: 1.5ha (all site outside of floodplain)

Floor space: 1,150 sq.m

Site Description

The site is located to the south east of Crediton. There is a ridgeline that runs through the centre of the site from the east to the west. The south part of the site faces to the south in a slope, and is visible from a large distance from the south. The north of the site slopes to the north, but is screened by a large amount of vegetation. The site could easily be accessed from Commercial Road or from the A337. The Crediton bypass is currently being built along the eastern boundary of the site, and access could be formed from this new road.

Site Suitability

Stage A

Strategic Policy

Located within the settlement limit, this is an existing allocated site which consists of a greenfield site for housing and a brownfield site for employment.

Biodiversity and Heritage

No European wildlife sites or SSSI designations

Flood Risk

Flood zone 1

An ordinary watercourse is within the site /on the site boundary. 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. Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25 - 50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

Listed building within the site and the western boundary of the AL/TIV/1 allocation is adjacent to the Conservation Area. No anticipated archaeological impact.

Impact on Biodiversity

None

Impact on Landscape Character

The site would be highly visible from the south. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation

Access to Public Transport

This site is quite well placed for access to existing Crediton - Exeter bus services on the A377.

Access to Services/Facilities

There are a number of facilities within Crediton.

Land Status

AL/TIV/7 Brownfield

AL/TIV/1 Greenfield Grade 3

Constraints to Delivery

None known.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No known issues.

Highway Access

Access could be created from Commercial Road, A377 or the new link road

Pedestrian and Cycle Links

Adjoining residential site allocation policy includes requirement for a shared use link to Commonmarsh Lane/Tolleys area.

Compatibility

The site is near to employment land, both to the south and to the north.

Site Availability

Is the site immediately available for development? Yes

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Yes

Any ownership constraints?

Single ownership

Estimated development time:

Was it found achievable by SHLAA panel?

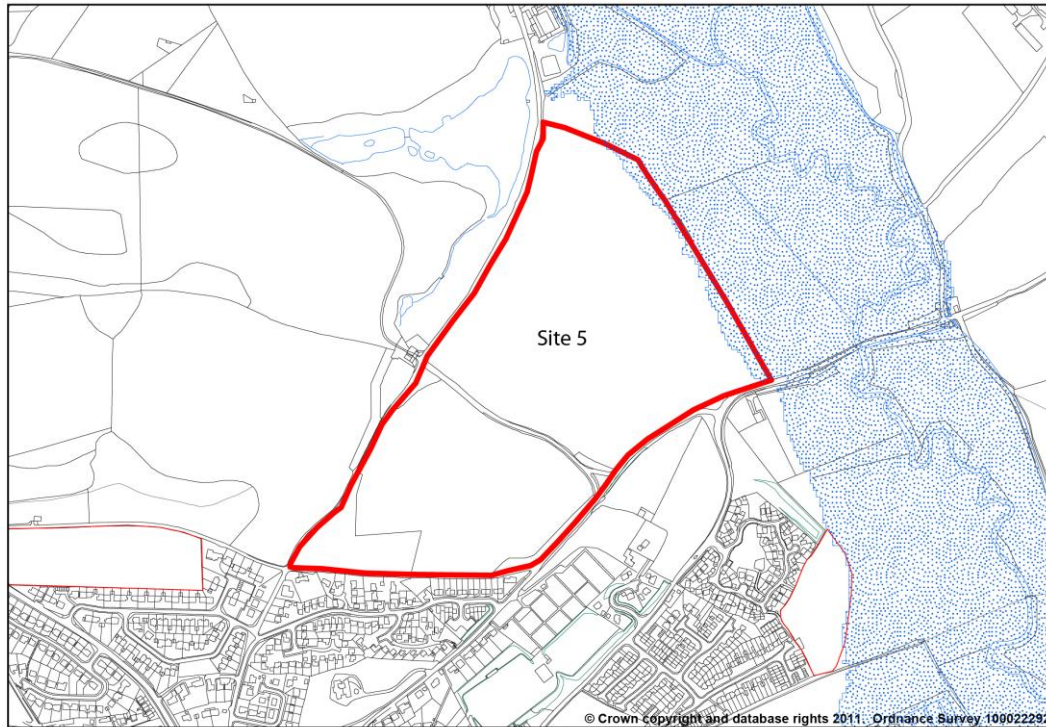
N/A

Settlement: Crediton

Site Reference and Site Name: Site 2, Pedlerspool

Allocation Reference: AL/CRE/12 (currently a contingency allocation)

SHLAA Reference: Crediton 5





Parish: Sandford

Site Area: 23ha mixed use (22.1ha developable land outside of floodplain – 96%)

Floor space: 21,000 sq.m

SCLAA Site Appraisal

Site Description

The site is located to the north east of Crediton. It is bounded to the south by residential development and by agricultural fields to the north, east and west. The south eastern portion of the site forms the peak of a hill and is visible from the north, east west, and parts of the south. The northern part of the site is flat, and the western part of the site slopes to the east. The site appears slightly divorced from the settlement and is not located near to any existing employment land. There are two roads through the site which break it into three parcels of land.

Site Suitability

Stage A

Strategic Policy

Outside of the settlement limit

Biodiversity and Heritage

No European wildlife sites or SSSI designations. The site adjoins the Creedy Country Park, a local historic park and garden.

There are a number of protected trees and hedgerows along the lane which bisects the site as well as along the south eastern edge of the site. 4.2ha in the north eastern part of the site is coastal and floodplain grazing marsh.

Flood Risk

Flood zone 1	22.1ha
Flood zone 2 and 3	0.9ha NE edge of site

An ordinary watercourse is on the site boundary. 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.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a very small amount of areas with high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show up to a 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

Adjacent to settlement limit and built environment along the southern edge of the site. This site lies within an area of archaeological potential. Some archaeological mitigation may be required. This should be undertaken through the application of a standard worded archaeological condition to any consent granted for the development of the site.

Impact on Biodiversity

A number of TPOs in the centre of the site along the road for trees and hedgerows. The north eastern part of the site (11.6ha approx.) is also a priority habitat 'coastal and floodplain grazing marsh'. The site is adjacent to a Deciduous Woodland Priority Habitat and a Woodpasture and Parkland Priority Habitat on the north western boundary, across the road.

Impact on Landscape Character

The site is visible from the north, east, west and part of the south. Development here would result in Crediton spilling over the ridgeline into the next valley. Part of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The other part of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district.

Mineral Resources

No issues

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation.

Access to Public Transport

The site is some distance from existing frequent services on the A377.

Access to Services/Facilities

Within walking distance of the town centre

Land Status

Greenfield	9.9ha	Grade2
	13.7ha	Grade 3

Constraints to Delivery

Divorced from main built up part of Crediton. Generally narrow roads leading to possible access points, especially when taking into account the size of the site.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No issues

Highway Access

Access to the site would be difficult. Road widening may be required, plus TRO and analysis of remote junctions. Concerns over increased HGV at Bickleigh Bridge.

Pedestrian and Cycle Links

There are existing pedestrian links.

Compatibility

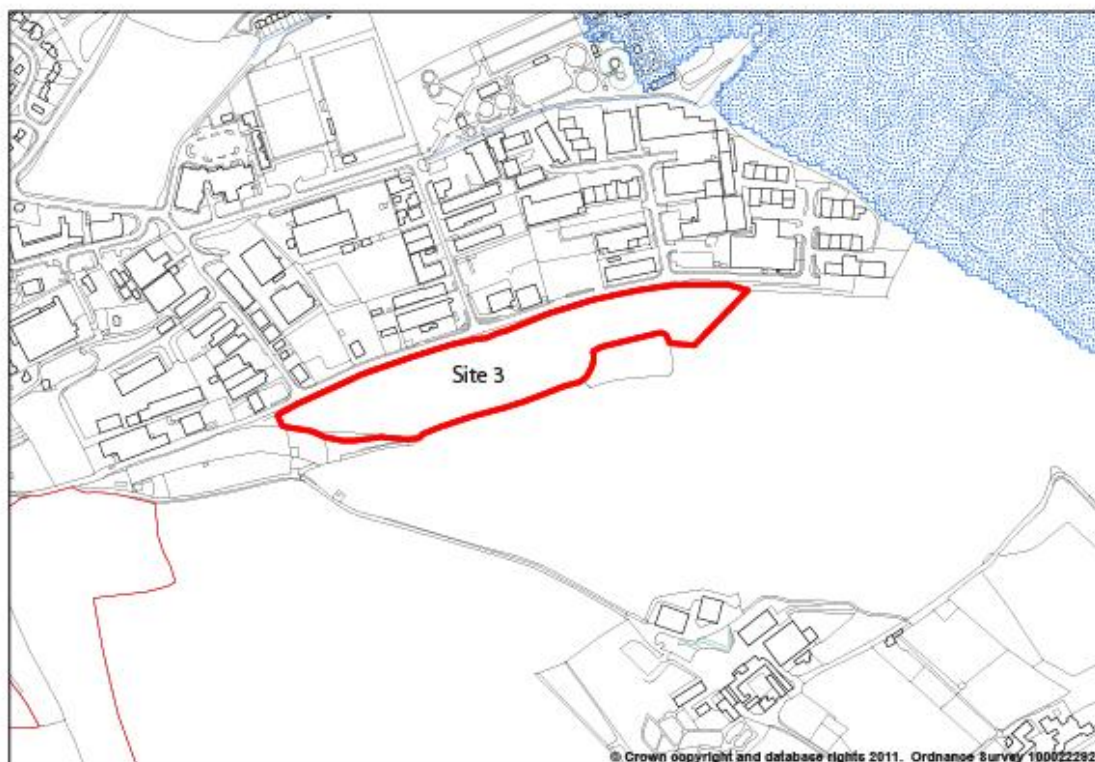
The site is not close to any existing employment land.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	
Is the site currently being marketed?	
Any ownership constraints?	
Estimated development time:	
Was it found achievable by the SHLAA panel?	Yes

Settlement: Crediton

Site Reference and Site Name: Site 3, Land South of Common Marsh Lane



Parish: West part in Crediton and east part in Crediton Hamlets

Site Area: 3.4ha (all of site outside of floodplain)

Floor space: 72,800

Site Description

The site is located to the south east of Crediton. It can be accessed from Commercial Road. The site is currently an agricultural field and slopes to the north, with the southern part of the site being the ridgeline. The site is surrounded by hedgerows and contains a small patch of woodland in the middle. Directly to the north is an existing industrial estate. The site is extremely steep.

Site Suitability

Stage A

Strategic Policy

Outside settlement limit, adjacent along northern boundary.

Biodiversity and Heritage

No European wildlife site or SSSI designations.

Unconfirmed wildlife site, possible floodplain grazing marsh covering 17.3ha of the site (SE).

Flood Risk

Flood zone 1

An ordinary watercourse is within the site. 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.

A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a up to a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show up to a 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B

Impact on Historic, Cultural and Built Environment

This site lies in an area where prehistoric activity has been identified through aerial photography. Within this site lies a possible prehistoric or Romano-British enclosure and other associated archaeological features or deposits may be present in this area. In addition, the site lies in close proximity to the Downes' Estate and Downes a Grade II* listed building. The farmstead at Downes is also listed. Any planning application for development here must be supported by an appropriate level of information on (i) the impact of any development upon the setting of the listed buildings and the associated estate, and (ii) the impact upon any heritage assets with archaeological interest.

Should a planning application be submitted without such information the Historic Environment Team would advise that any such application was either not validated or was refused on the basis of insufficient information on the impact of the development upon the heritage assets.

English Heritage has raised concerns about the impact of development on the setting of the Downes Estate.

Impact on Biodiversity

Unconfirmed wildlife site, possible floodplain grazing marsh covering 17.3ha of the site (SE). Adjacent to a Deciduous Woodland Priority Habitat on the west of the site.

Impact on Landscape Character

The site would be visible from the north, as it is the ridgeline, but is screened by a number of tall trees and hedgerows. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

No impact

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation

Access to Public Transport

The site is some distance from existing frequent services on the A377.

Access to Services/Facilities

Within walking distance of town centre.

Land Status

Greenfield Grade 2

Constraints to Delivery

The site is quite steep, and this may affect the delivery of the site.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No issues

Highway Access

Potential access from Commercial Road and new link road.

Pedestrian and Cycle Links

Footpaths in adjoining development

Compatibility

The site is in close proximity to employment land.

Site Availability

Is the site immediately available for development?

No response to enquiry

Soonest date available (if currently unavailable):

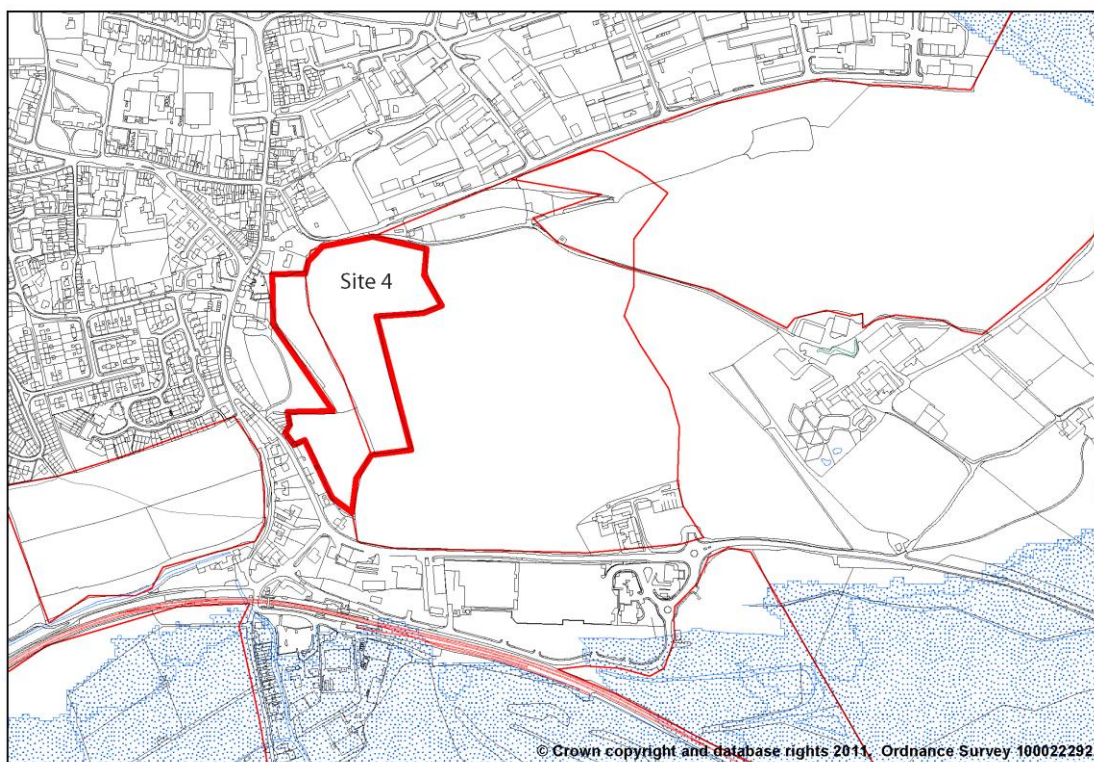
Is the site currently being marketed?

Any ownership constraints?

Estimated development time:

Settlement: Crediton

Site Reference and Site Name: Site 4, Land East of Exeter Road



Parish: Crediton

Site Area: 5.3ha(all of site outside of floodplain)

Floor space: 18,550

Site Description

The site is located behind a number of houses and a part to the south east of the main settlement of Crediton. The site slopes steeply to the south west and is difficult to access.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement limit, but is adjacent to the settlement limit along the north, west and southern boundaries.

Biodiversity and Heritage

No European wildlife sites or SSSI designations

Flood Risk

Flood zone 1

Groundwater flooding maps show up to a 75% chance of groundwater emergence in places within the site boundary (majority of site 0% chance of emergence) . A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

The site is adjacent to the conservation area along the western boundary. No anticipated archaeological impact. English Heritage has raised concerns about the impact of development on the setting of the Downes Estate.

Impact on Biodiversity

Site contains a Traditional Orchard Priority Habitat and is adjacent on the western side to a Deciduous Woodland Priority Habitat.

Impact on Landscape Character

The site is visible to the south west, and has hedgerows along the boundaries to the east. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation

Access to Public Transport

This site is quite well placed for access to existing Crediton - Exeter bus services on the A377.

Access to Services/Facilities

Access to Crediton town centre.

Land Status

Part of the site is classed as urban (1.9ha). The rest of the site is greenfield grade 3 (3.4ha southern part).

Constraints to Delivery

Land gradient, visual impact and access.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No known issues.

Highway Access

There is currently no access to the site, but access from new link road would be acceptable.

Pedestrian and Cycle Links

Adjoining existing development has links.

Compatibility

The site is close to existing employment land, but not directly adjacent.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

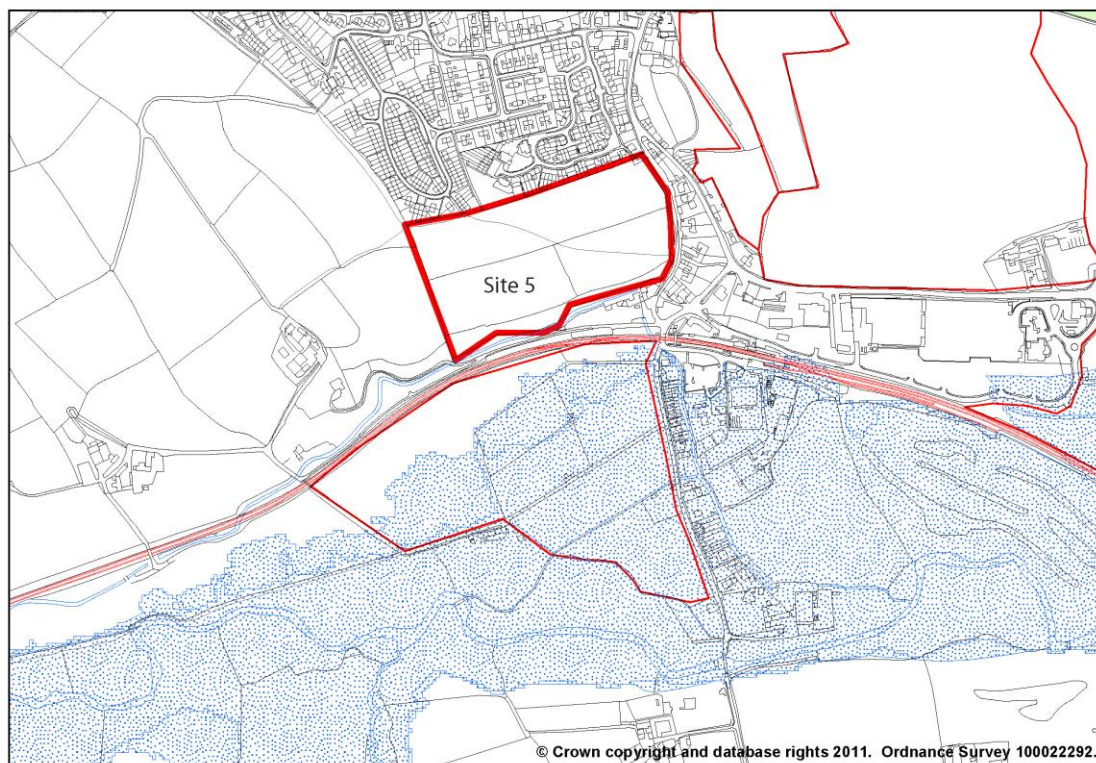
Is the site currently being marketed?

Any ownership constraints?

Estimated development time:

Settlement: Crediton

Site Reference and Site Name: Site 5, Land East of Four Mills Lane



Parish: Crediton

Site Area: 6.6ha (all of site outside of floodplain)

Floor space: 23,100 sq.m

Site Description

The site is located to the south east of the settlement of Crediton. The site feels divorced from the main settlement although it has a number of boundaries. The site is roughly 4-6m higher than the road level on the south and east boundaries. The site would be clearly visible from the south although it is surrounded by hedgerows and trees. Access to the site would be difficult, as the road to the east of the site is considerably lower than the site and single lane in places.

Site Suitability

Stage A

Strategic Policy

The majority of the site lies outside of the settlement, while a small section is within the settlement limit on the southern part of the site (0.2ha).

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

The site is adjacent to the conservation area along the eastern boundary. No anticipated archaeological impact.

Impact on Biodiversity

6.1ha of the site is designated as an unconfirmed wildlife habitat. Site is adjacent a Deciduous Woodland Priority Habitat along the western part of the southern boundary.

Impact on Landscape Character

The land is flat, although it is considerably higher than the adjacent road to the east and the land to the south. It would be highly visible from the south. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation

Access to Public Transport

Walking distance to bus route.

Access to Services/Facilities

Walking distance to town centre.

Land Status

The majority of the site is classed as urban (4.8ha northern part) while the rest of the site is greenfield of agricultural grade 3 (1.8ha southern part).

Constraints to Delivery

Ground levels, visual impact, access.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No known issues.

Highway Access

Access would be difficult to create. If scrapyard relocated and no increase in traffic, acceptable in principle but junction with Exeter Road is substandard and gradients prohibitive.

Pedestrian and Cycle Links

None

Compatibility

The site is considerably higher than the surrounding area, and a new road would need to be built up into the site. Currently the site feels divorced from the main settlement due to the height differences and the hedgerows surrounding the site.

Site Availability

Is the site immediately available for development?

No response to enquiry

Soonest date available (if currently unavailable):

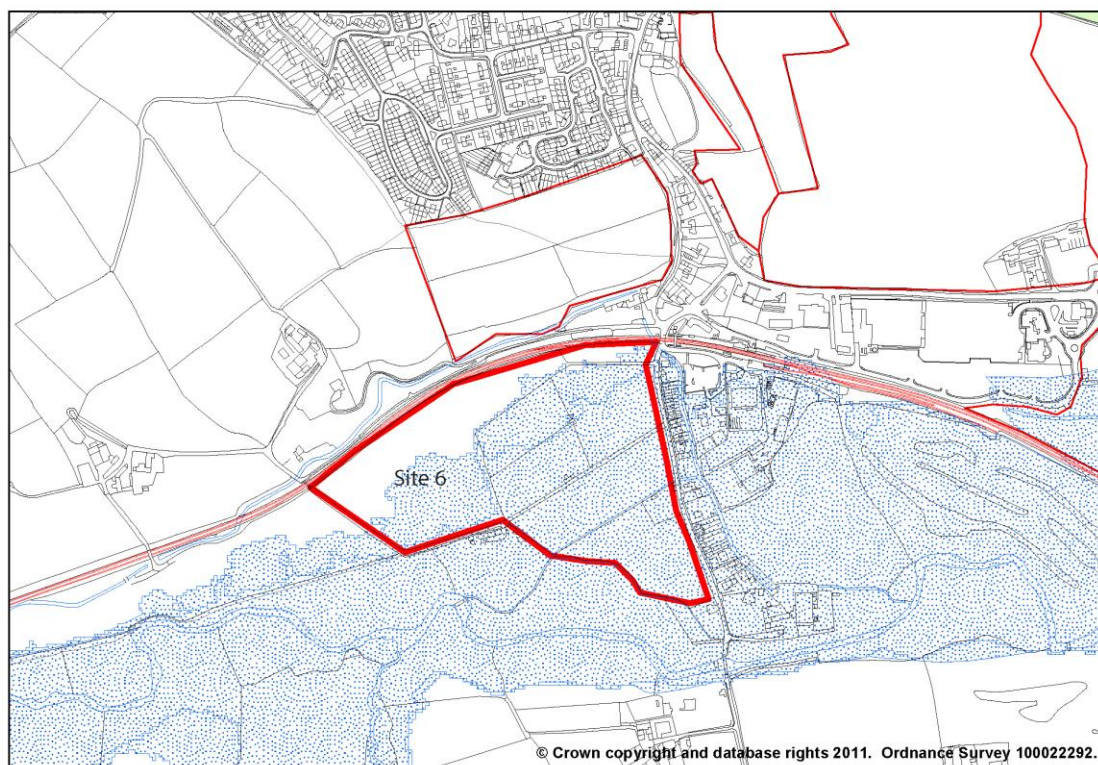
Is the site currently being marketed?

Any ownership constraints?

Estimated development time:

Settlement: Crediton

Site Reference and Site Name: Site 6, Land West of Crediton Station



Parish: Crediton

Site Area: 12.5ha (2.8ha developable land outside floodplain – 22.4%)

Floor space: 9,800 sq.m

Site Description

The site is very flat and lies to the south east of Crediton. The site is a series of agricultural fields adjacent to the railway line to the north. The road to the east is narrow and would not be suitable for large vehicles and there is a row of houses along the road which faces the proposed employment site. The boundaries around and in the site dividing it into a number of fields are hedgerows, with a stone boundary wall along the narrow road to the east.

Site Suitability

Stage A

Strategic Policy

The site is outside of the settlement limit, but is adjacent along the eastern edge. There is contaminated land in the north eastern corner of the site covering 0.4ha.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 2.8ha northern portion of the site

Flood zone 2 9.7ha southern portion

Flood zone 3 6.3ha southern portion

Stage B

Impact on Historic, Cultural and Built Environment

The site is close to a listed building to the south of the site. The southern part of the site contains an undated archaeological site, identified through aerial photography, that occupies an area 80m by 50m and could represent the site of a complex of buildings that could date from the Roman through to the early post-medieval period.

The Historic Environment Team would therefore advise that any planning application for development here must be supported by an appropriate level of information on the impact upon any heritage assets with archaeological interest. Should a planning application be submitted without such information the Historic Environment Team would advise that any such application was either not validated or was refused on the basis of insufficient information on the impact of the development upon the heritage assets.

Impact on Biodiversity

The site contains 3.7ha of unconfirmed wildlife land in the southern part of the site and 7.4ha of coastal and floodplain grazing marsh in the south and eastern parts of the site.

Impact on Landscape Character

The site is flat and any development in this location would not overlook or be overlooked from a distance. The site would be visible from the train line to the north and the road to the east. This site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation

Access to Public Transport

Walking distance to bus route

Access to Services/Facilities

Walking distance to town centre

Land Status

Greenfield Grade 3

Constraints to Delivery

Most of the site is within the floodplain and therefore not developable. Access may also be an issue.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No known issues

Highway Access

Access onto the site would need to be provided. Substandard junction, not acceptable.

Pedestrian and Cycle Links

Limited.

Compatibility

Adjoining residential development. Compatibility would depend on what sort of commercial use.

Site Availability

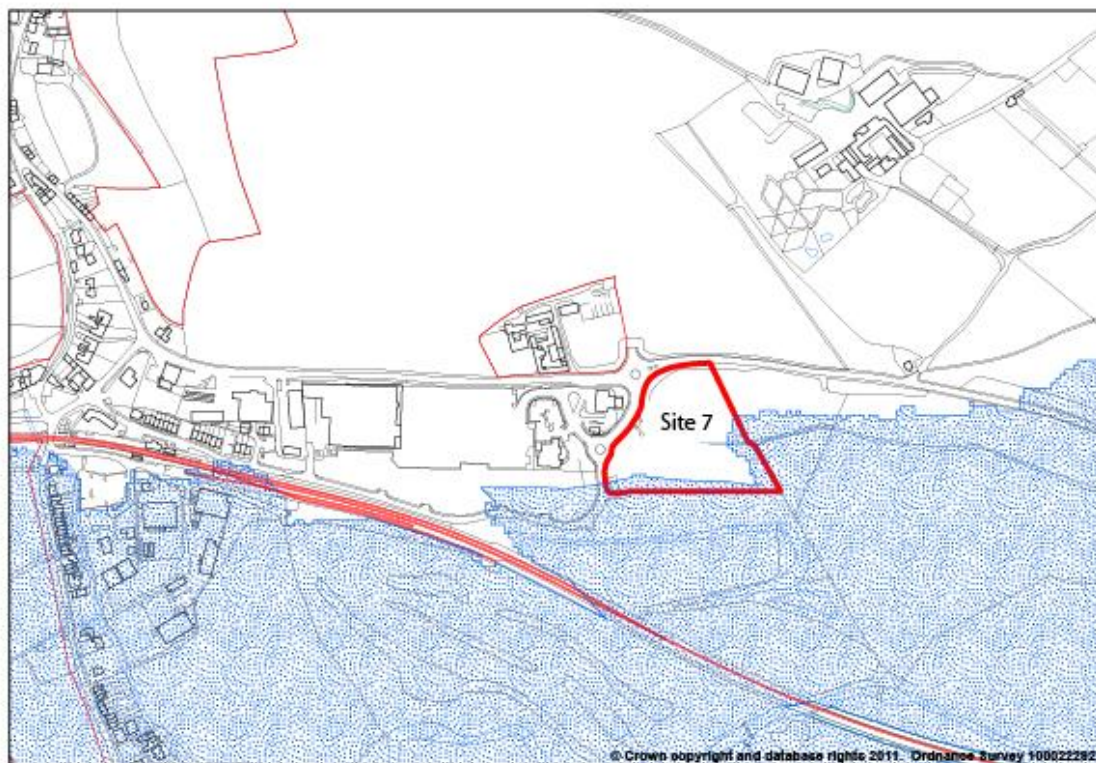
Is the site immediately available for development?

No response to enquiry

Soonest date available (if currently unavailable):
Is the site currently being marketed?
Any ownership constraints?

Settlement: Crediton

Site Reference and Site Name: Site 7, South of Wellparks and A377



Parish: Crediton

Site Area: 6.8ha (1.3ha developable land outside floodplain 19%)

Floor space: 5,915 sq.m

2014 Proposed Site Allocation – Potential Policy Criteria

- **7,600 square metres of B1, B2 and B8 floorspace or other suitable commercial use**

Site Description

The site is located on the western edge of Crediton. It is a wide open green field next to a superstore. It is part of a previous site allocation which was deleted, and the site has planning permission for mixed use development. The site is located just to the south of the A377 and the location of the new link road. There are a number of access road points already built into the site. The site is not screened from the road at all and would be highly visible to passing traffic.

Site Suitability

Stage A

Strategic Policy

A small section of the site is within the settlement boundary, 0.1ha in the northern part of the site.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 1.3ha northern part of site

Flood zone 2 5.5ha southern part of site

Flood zone 3 2.3ha southern part of site

An ordinary watercourse is within the site. 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.

Flood Zone 2 and 3 are within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high/medium/low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff.

Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B

Impact on Historic, Cultural and Built Environment

This area has already been subject to a programme of archaeological investigation and there is no anticipated archaeological impact. English Heritage has raised concerns about the impact of development on the setting of Downes Estate.

Impact on Biodiversity

The whole site contains unconfirmed wildlife and land to the south is coastal and floodplain grazing marsh.

Impact on Landscape Character

The site is large and flat located near the bottom of a valley. It would not be visible from any of the surrounding areas, apart from the ridgeline to the north which is currently an agricultural field. This site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district.

Mineral Resources

Not applicable

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and may require mitigation

Access to Public Transport

This site is quite well placed for access to existing Crediton - Exeter bus services on the A377.

Access to Services/Facilities

Walking distance to town centre.

Land Status

Greenfield Grade 3

Constraints to Delivery

Floodplain.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No known issues.

Highway Access

The site is located close to the A377 and to the new Crediton bypass. Not yet adopted Tesco distributor road. Drainage and flooding issues but could be acceptable.

Pedestrian and Cycle Links

Existing.

Compatibility

The site is adjacent to a commercial development and would therefore suit the surrounding land use.

Site Availability

Is the site immediately available for development?

Unknown

Soonest date available (if currently unavailable):

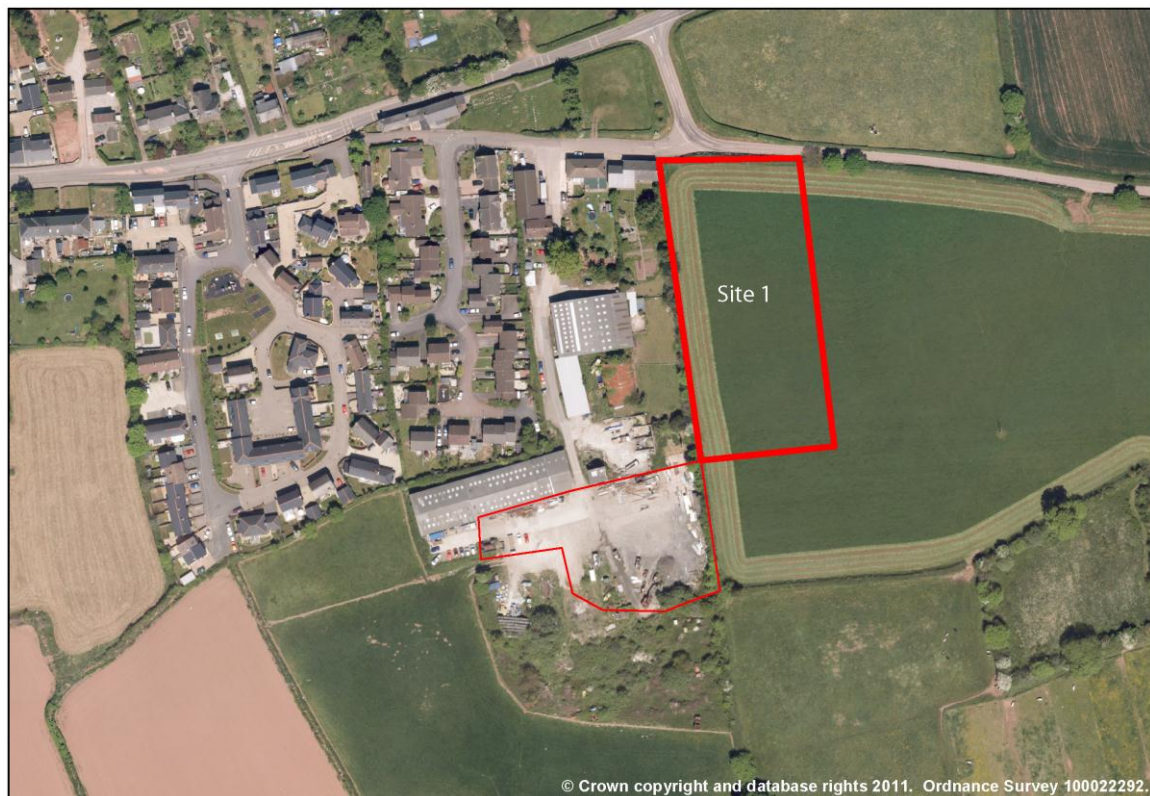
Is the site currently being marketed?

Any ownership constraints?

Estimated development time:

Bow

Allocation Reference: AL/BO/2



Parish: Bow

Site Area: 0.5ha employment (site outside of floodplain)

Floor space: 1,700 sq.m

Site Description

The site is part of an agricultural field on the eastern edge of the settlement. There is currently no access to the site, which has two sides comprising of hedgerow and two sides being a wider expanse of field. The site slopes considerably to the south and would be widely visible from the south. The site adjoins a residential residence to the northwest, and an industrial site to the south west. It is currently allocated for employment.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement boundary, but the western edge is adjacent.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Some historic flooding has occurred close to the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B

Impact on Historic, Cultural and Built Environment

The site contains evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography.

The Historic Environment Team would therefore advise that any planning application for development here must be supported by an appropriate level of information on the impact upon any heritage assets with archaeological interest.

Impact on Biodiversity

None

Impact on Landscape Character

The site is currently part of an open agricultural field which is highly visible from the south. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed.

Mineral Resources

Not applicable

Air Quality

No issues

Access to Public Transport

This site is quite well placed for access to existing bus services.

Access to Services/Facilities

Walking distance to village centre where there are various facilities.

Land Status

Greenfield Grade 2

Constraints to Delivery

Access to the site and the topography of the site may constrain development.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Infrastructure Capacity

No known issues

Highway Access

The site is located on a road just off of the main route through the settlement. There is no access point into the site.

Pedestrian and Cycle Links

None

Compatibility

The site is quite compatible as it is located close to other commercial land on the edge of the settlement.

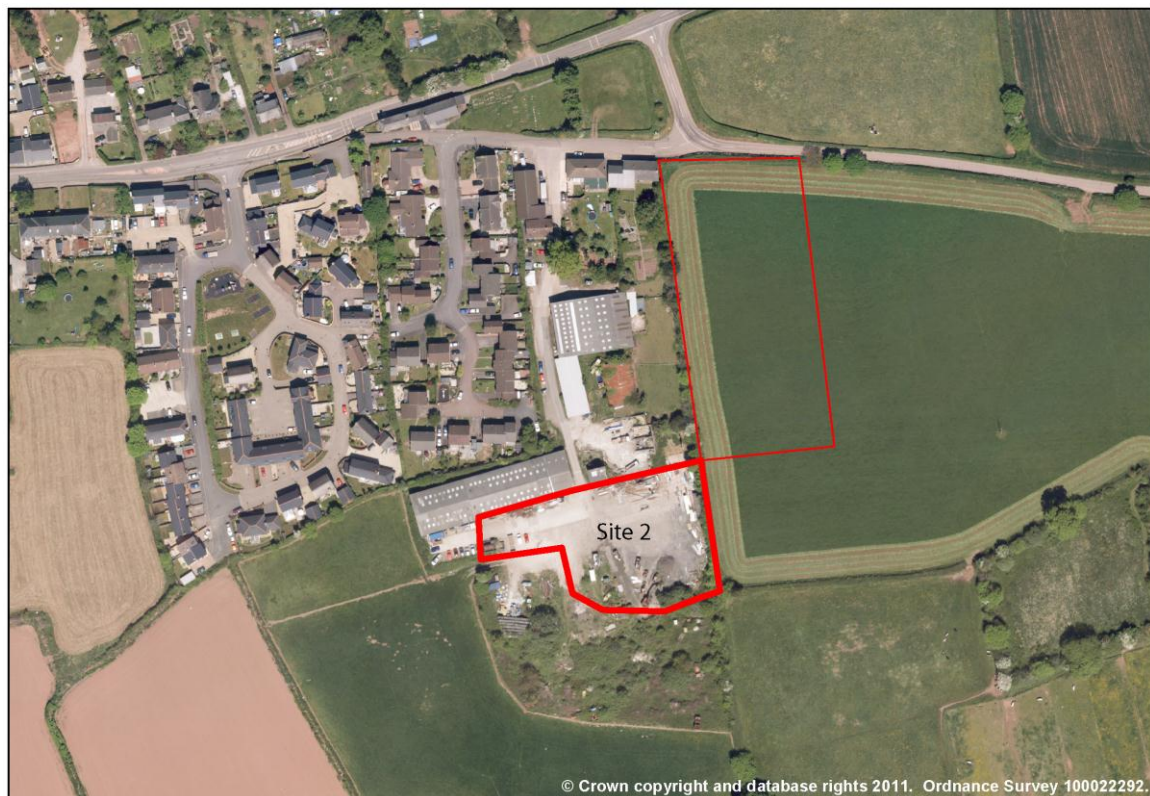
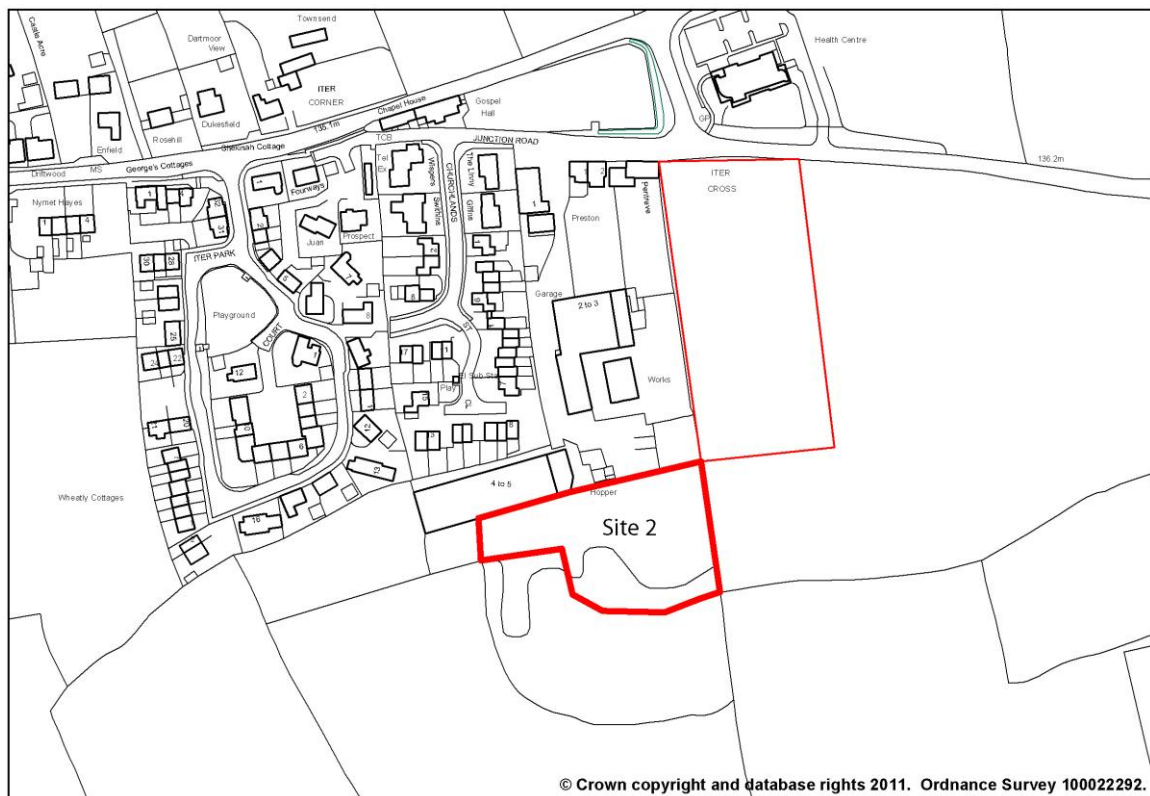
Site Availability

Is the site immediately available for development?	No
Soonest date available (if currently unavailable):	Unknown but is available
Is the site currently being marketed?	No
Any ownership constraints?	
Estimated development time:	
Was it found achievable by the SHLAA panel?	N/A

Settlement: Bow

Site Reference and Site Name: Site 2, South West of Junction Road

Allocation Reference: AL/BO/3



Parish: Bow

Site Area: 0.6ha employment (site outside of floodplain)

Floor space: 2,000 sq.m

Site Description

The site is difficult to access and is located to the south of an existing employment site. It is located to the east of the main settlement and has tall trees and vegetation screening it from the north. The site slopes towards the south, and is highly visible from the south.

There is potential for the site to be accessed through the existing access to the employment site directly adjacent to the north.

Site Suitability

Stage A

Strategic Policy

The site is located inside of the settlement limit

Biodiversity and Heritage

No European wildlife sites or SSSI designations

Flood Risk

Flood zone 1

No flood risk issues within the site boundary that DCC Flood Risk Management are aware of.

Stage B

Impact on Historic, Cultural and Built Environment

The site lies near evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography.

The Historic Environment Team would therefore advise that any planning application for development here must be supported by an appropriate level of information on the impact upon any heritage assets with archaeological interest.

Impact on Biodiversity

None

Impact on Landscape Character

The site would be highly visible from the south. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed.

Mineral Resources

Not applicable

Air Quality

No issues

Access to Public Transport

This site is quite well placed for access to existing bus services.

Access to Services/Facilities

Walking distance to village centre where there are facilities

Land Status

Greenfield Grade 2

Constraints to Delivery

Access

Topography

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Infrastructure Capacity

No known issues.

Highway Access

Potential access through the employment site directly to the north, otherwise access would be difficult.

Pedestrian and Cycle Links

None

Compatibility

Land directly north of the site is employment land, and therefore the site would reflect neighbouring uses. The site is also slightly divorced from the main part of the settlement.

Site Availability

Is the site immediately available for development?

Unknown

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Any ownership constraints?

Estimated development time:

Was it found achievable by the SHLAA panel?

N/A