

Strategic Housing Land Availability Assessment

Sites for consideration by the Panel
Initial Preferred Sites Working List
(Rural sites)

June 2014

A number of updates were made to the SHLAA Site Appraisals documents after they had been put before the SHLAA panel during meetings in 2013 and 2014. These amendments, though not relevant to every document, included changes to:

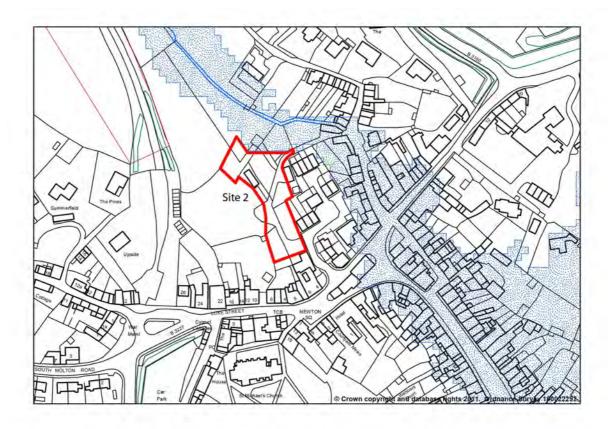
- Correct inaccuracies within the text
- Add missing information or to clarify a comment
- Add updates presented on the day of the panel meeting
- Include findings of additional desktop research as requested by a panel member
- Add further comments made by officers as part of the appraisal process

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Settlement: Bampton

Site Reference & Name: Site 2, Newton Square Allocation Reference: AL/BA/4 "Newton Square"





2014 Proposed Site Allocation – Potential Policy Criteria

- Site of 0.25ha
- 5 dwellings
- 30% affordable housing
- On-site parking provision for adjacent convenience store

Notes: This site was considered deliverable by the panel in 2013 with a year 3 start. The site area has been amended to remove the area within flood zones 2 & 3 – making the site area the same as the extent of the allocated site.

2013 SHLAA Site Appraisal

Parish: Bampton Site Area: 0.3ha Max yield: 15 Min yield: 9

Site description

The site is located close to the centre of the town and is adjacent to existing housing. The site would be able to be accessed from Newton Court. Although close to the centre of the town, the site is tranquil and located within a settled landscape as it is bounded on two sides with existing housing. The site is currently allocated for five dwellings.

Site Suitability

Stage A

Strategic Policy

Within the existing settlement limit.

Biodiversity and Heritage

Most of the site falls within the Bampton Conservation Area. There are many listed buildings within the centre of Bampton, though these are not likely to be affected by developing this site. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 0.2ha (67% SW) Flood zone 2 and 3 0.1ha (33% NE)

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of archaeological potential within the historic core of Bampton. 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 designations.

Impact on Landscape Character

The site is within the centre of a settlement and there is likely to be no impact on landscape character.

Minerals Resources

No comments

Air Quality

No issues.

Access to Public Transport

The site is located close to the centre of Bampton, and would therefore be accessible to public transport. Bampton has frequent bus services.

Access to services/facilities

The site is in close proximity to the town centre.

Land Status

Brownfield.

Constraints to Delivery

None.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues.

Highway Access

Achievable from Newton Court.

Pedestrian and Cycle Links

Good to the town centre.

Education Infrastructure

Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints.

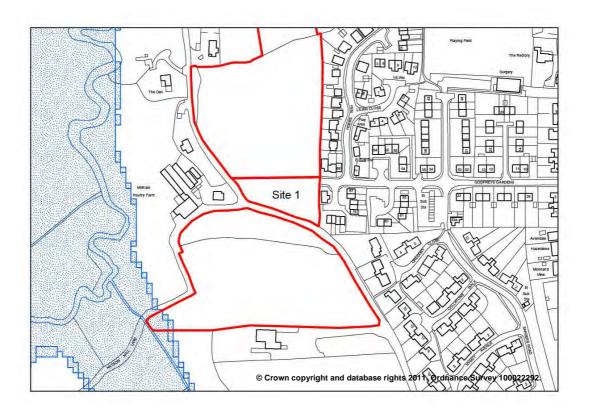
Compatibility

No concerns.

Site Availability
Is the site immediately available for development? Yes Soonest date available (if not currently available): N/a

Is it currently being marketed: Not stated Landowners estimated development time: Not stated **Settlement: Bow**

Site Reference & Name: Site 1, West of Godfrey Gardens Allocation Reference: AL/BO/1 "West of Godfrey Gardens"





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 0.23ha
- 6 dwellings
- 100% affordable housing

Notes: This site was consented for six affordable dwellings in April 2014 and therefore falls outside of the commitments which only extend to March 2013. It is therefore proposed to include it as an allocation at this stage.

2013 SHLAA Sites Appraisal

Parish: Bow Site Area: 0.23ha Max yield: 12 Min yield: 7

Site description

The site is located on the Western side of the settlement, and is currently used for agricultural purposes. The site is quite flat, with housing to the East and West of the site. The site is bounded by hedgerows, with access from Bow Mill Lane. There are no immediate local village amenities. The site is within walking distance of the main road for the local bus services although continual paths are not evident in the lane.

Site Suitability

Stage A

Strategic Policy

Adjacent to existing settlement limit along eastern boundary of site.

Biodiversity and Heritage

The Nymet Barton Marsh SSSI lise some distance to the south of the site. No heritage assets in the site, but there are various listed buildings in the centre of Bow.

Flood Risk

Flood Zone 1.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity. 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 local designations.

Impact on Landscape Character

The site is within the 'Lower rolling farmed and settled valley slopes' character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The site is largely shielded from views from the south due to existing hedgerows. The steep topography to the north also reduces views from that direction. There is medium housing to the East, and low density housing located to the West of the site.

Minerals Resources

No comments

Air Quality

No issues

Access to Public Transport

A reasonable bus service is available on the A3072.

Access to services/facilities

Bow has a reasonable convenience store. Other services require travel.

Land Status

Greenfield, agricultural grade 3.

Constraints to Delivery

The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. There is a clawback provision for this site. This amounts to approximately 30% of the difference between the agricultural land value and the developed land value.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Access from Godfrey Gardens only as Mill Lane has restrictive alignment and width.

Pedestrian and Cycle Links

Existing footway and on-road cycle links.

Education Infrastructure

Bow has limited spare capacity in the future, low levels of development could be supported within existing infrastructure.

Compatibility

No concerns.

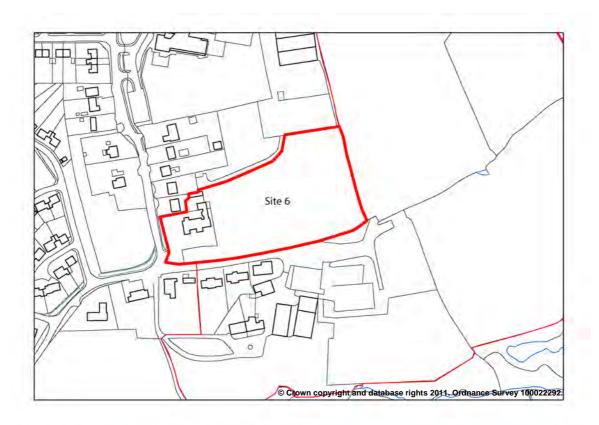
Site Availability

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: Not stated

Settlement: Bow

Site Reference & Name: Site 6, Land adj Hollywell





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 1.2ha
- 20 dwellings
- 30% affordable housing
- Site access to come in off Station Road via north west corner through the building 'Hollywell'
- Archaeological investigation and appropriate mitigation

Notes: The site was considered deliverable by the SHLAA panel in 2013 with a yield limited to 25 on highway grounds.

2013 SHLAA Site Appraisal

Parish: Bow Site Area: 1.2ha Max yield: 48 Min yield: 29

Site description

The site is located within the village of Bow, along its southern border adjoining farmland and the open countryside. It is a flat agricultural field, to the rear of a small number of detached bungalows, set in low density plots immediately to the west. The site is surrounded by hedging and can be accessed off Station Road. It is located within the East Langford Farm Waste Consultation Zone.

Stage A - Site Suitability

Strategic Policy

Outside but adjacent to Bow's existing settlement limit.

Biodiversity and Heritage

There are many listed buildings in the centre of Bow and the village also has a conservation area. However, these are some distance from the site which is unlikely to impact upon them. The Nymet Barton Marsh SSSI lies some distance to the south of the site.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity. 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 will be required.

Impact on Biodiversity

No local designations.

Impact on Landscape Character

The 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 that is intensively farmed. The site is exclusively flat and the boundary hedges provide a significant amount of screening. Despite the gently rolling nature of the farmland to the southern side of the village, there are few opportunities for views into the sight from the west, east and south due to the screening effect of the existing boundary.

Minerals Resources

No comments

Air Quality

No issues

Access to Public Transport

A reasonable bus service is available on the A3072.

Access to services/facilities

Bow has a reasonable convenience store, but it lies about 1.25 km distant. Other services require travel.

Land Status

Greenfield. Agricultural grade 2.

Constraints to Delivery

The whole site is within the East Langford Farm Waste Consultation Zone, related to historic landfill sites, and will require Environmental Health to be consulted on site allocations and individual applications.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Original highway authority comment: No highway access is indicated and the site is therefore considered to be landlocked.

Subsequent highway authority comment: Private lane to south of site not suitable in current state to serve development access through Hollywell would give rise to multiplicity of accesses and confusion of turning manoeuvers. Access through the building of Hollywell would be feasible to the north west corner and would give adequate separation, but would advise a n improvement of the existing road to adoptable standards would be preferable. Dependant on access but with new access 25 from shared surface road.

Pedestrian and Cycle Links

Landlocked site.

Education Infrastructure

Bow has limited spare capacity in the future, low levels of development could be supported within existing infrastructure.

Compatibility

The development would be compatible with existing uses.

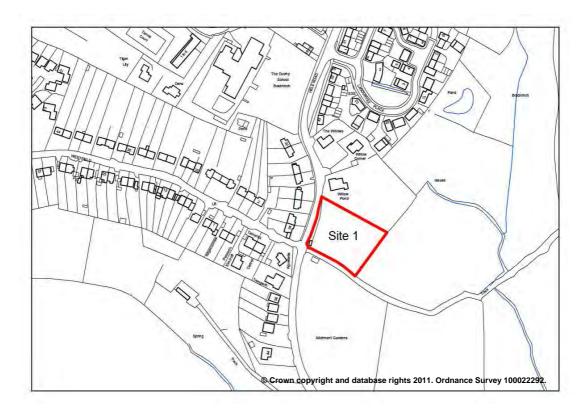
Site Availability

Is the site immediately available for development? Yes Is the site currently being marketed? No Soonest date available (if not currently available): N/a

Landowners estimated development time: Not stated

Settlement: Bradninch

Site Reference & Name: Site 1, Hele Road





2014 Proposed Site Allocation - Potential Policy Criteria

- Site area 0.3ha
- 5 dwellings
- 30% affordable housing
- Access point to be located on the northern part of the site frontage on to Hele Road
- Archaeological investigation and appropriate mitigation

Notes: The site was considered deliverable by the SHLAA panel in 2013 with a year 3 start.

2013 SHLAA Site Appraisal

Parish: Bradninch Site Area: 0.3ha Max yield: 15 Min yield: 9

Site description

This site is located on the edge of the settlement of Bradninch; it is immediately adjacent to the settlement boundary and also has a boundary with the highway. There is housing to the western side of the site on the opposite side of the road. Services and shops are located in the village centre which is in close proximity. A bus stop is positioned adjacent to the site, and there are large trees surrounding the site. The site is located on a fairly busy road, and the bus stop may need to be moved from its current position of the development is undertaken.

Site Suitability

Stage A

Strategic Policy

Outside settlement boundary, though adjacent to the site's north east and north west boundaries.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of archaeological potential demonstrated by the presence of prehistoric sites identified through aerial photography. 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 Charwell Wetlands Local Nature Reserve/County Wildlife Site lies a short distance to the north east of the site. There is a mature oak tree in the south east side of the site, as well as large mature trees along the boundaries.

Impact on Landscape Character

The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. These areas are typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is an open field, and slopes from the north west to the south east. The site can be viewed from some distance, particularly from the ridge line to the south east. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing.

Minerals Resources

No comments

Air Quality

No issues.

Access to Public Transport

Hourly or greater bus service. Bus shelter and bus stop to the west, adjacent to the site

Access to services/facilities

Local services/facilities are limited. There is a school and shops close by in the centre of Bradninch

Land Status

Greenfield Grade 3

Constraints to Delivery

None.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues for a small development.

Highway Access

Provided it is located at the north of the site an adequate access is achievable.

Pedestrian and Cycle Links

The site is served by footways. There are no cycle links.

Education Infrastructure

The primary school is forecast to have some limited spare capacity to support housing development. School has limited capacity to expand further.

Compatibility

The site would be compatible for housing, and for medium housing due to the site currently being a greenfield, on the edge of the village and medium density nature of adjacent housing.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

Is it currently being marketed:

Landowners estimated development time:

Yes

N/a

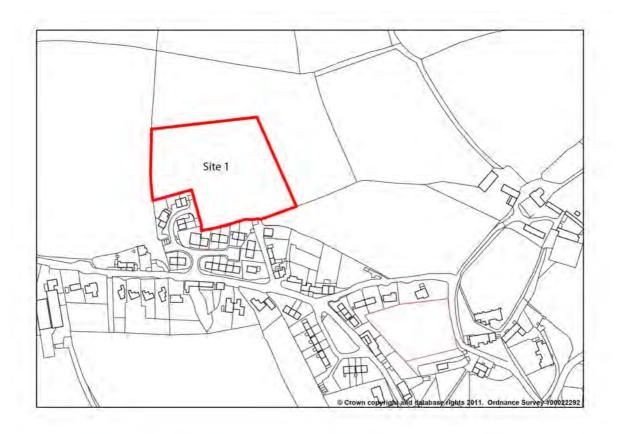
No

Landowners estimated development time:

1 year

Settlement: Chawleigh

Site Reference & Name: Site 1, Barton





2014 Proposed Site Allocation - Potential Policy Criteria

- Site area of 1.25ha
- 20 dwellings
- 30% affordable housing
- Access off School Close
- Archaeological investigation and appropriate mitigation

Notes: The site was considered deliverable by the panel in 2013 but with a maximum yield of 40. Initial highway advice stated access must be achieved from the lane to the south east. However, this would likely impact on the conservation area. Highway advice has since confirmed that up to 20 dwellings could be accommodated off the Schools Close exception site to the west. A smaller site area, sufficient for 20 dwellings, has therefore been identified. The appraisal below relates to the larger site area.

2013 SHLAA Site Appraisal

Parish: Chawleigh Site Area: 4.9ha Max yield: 147 Min yield: 88

Site description

The site occupies a large area of generally flat agricultural land to the north of Chawleigh. The site is surrounded to the north, east and west by agricultural land and to the south by residential development.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit, though adjacent to it on the southern side.

Biodiversity and Heritage

The south eastern boundary of site is adjacent to Chawleigh Conservation Area. There are a number of listed buildings to the south and east of the site, including the grade I Church of St James. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The proposed development site lies in an area of archaeological potential with findspots of prehistoric tools and settlement site located in the wider landscape. The HER also records the presence of a prehistoric burial mound somewhere within the proposed development site. Any planning application should be supported by an appropriate programme of archaeological investigation to allow

the significance of the heritage assets within the development site to be understood. The parish church of St James to the south is a Grade I listed building and English Heritage should be consulted with regard to any impact of development here upon the setting of the church. The site also lies on the edge of the Chawleigh Conservation Area.

Impact on Biodiversity

No designations.

Impact on Landscape Character

The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This area is typified by a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. Development on this site would encroach into the open countryside and would create a loss of panoramic views from the northern part of the village that spreads as far as Chawleigh Barton Wood to the north. Restricting development to the south western portion of the site would limit any impact.

Minerals Resources

No comments

Air Quality

No issues

Access to Public Transport

Chawleigh is served by a limited bus service. Eggesford rail station lies some 3.5 km distant.

Access to services/facilities

Chawleigh has strictly limited services which would result in the need to travel.

Land Status

Greenfield, agricultural grade 3.

Constraints to Delivery

There is no current access into the site and there is a lack of services and amenities for a large scale development.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Loss of Employment Land

No loss

Infrastructure Capacity

No issues

Highway Access

Access would need to be taken from the unclassified road at the south east corner of the site. This is considered to be achievable. However, the unclassified road is narrow and this would limit the acceptable additional traffic and hence housing numbers.

Pedestrian and Cycle Links

A frontage footway would be required, but Chawleigh has intermittent footways in any event.

Education Infrastructure

Chawleigh Primary School closed a number of years ago due to lack of school numbers, there is spare capacity in local school but development would create additional pressure on home to school transport budget.

Compatibility

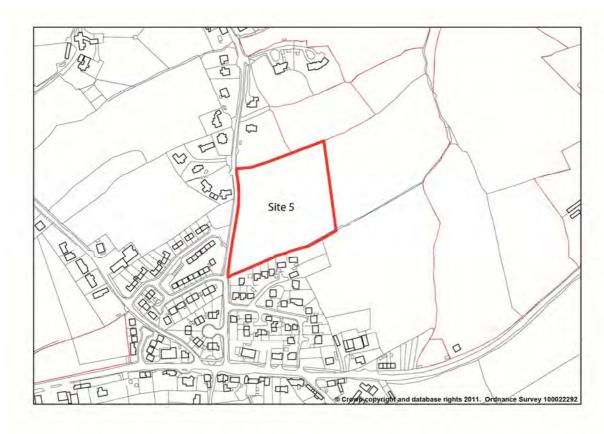
The general development within the village is low density and therefore any new development should reflect this.

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: Not stated

Settlement: Cheriton Bishop Site Reference & Name: Site 5, Land north of Brakes View





2014 Proposed Site Allocation - Potential Policy Criteria

- Site area 1.9ha
- 30 dwellings
- 30% affordable housing
- Requirement for flood risk assessment to understand the impact on the stream running along the southern border of the site
- Widening of Church Lane and provision of footways along frontage

Notes: A larger site area was considered deliverable by the SHLAA panel in 2013. A smaller allocation is proposed for this site. The comments in the appraisal below relate to the original larger site area.

2013 SHLAA Site Appraisal

Parish: Cheriton Bishop

Site Area: 7.7ha Max yield: 231 Min yield: 139

Site description

This is a large site and comprises a house, farm buildings and agricultural fields. The site is located on the eastern side of the village and contains two possible access points, one off Church Lane and one off the main west-east road at the south of the village. The field gently slopes to the north.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement limit, but the western boundary and part of the northern boundary is adjacent to the settlement.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. However, there is a stream running through the centre of the site and along the north eastern edge of the site, and therefore a flood risk assessment would be required.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - It is not anticipated that the development of this area will have an archaeological impact.

Impact on Biodiversity

The site is located close to a recorded badger sett in the south west corner of the site.

Impact on Landscape Character

The site falls within the 'inland elevated undulating land' landscape character area. These areas are typified by the repeated patterns of the irregularly hedge enclosed fields and isolation of the far reaching views from higher areas. The site is located close to the existing build environment along the main road and Church Lane. The site is widely visible from the north, through the existing built environment may provide some mitigation.

Minerals Resources

Not applicable.

Air Quality

No issues.

Access to Public Transport

Limited availability, 669 Tuesdays only. Site reliant on private motor vehicles.

Access to services/facilities

The village has a range of services including a school, shop, pub, doctors and post office.

Land Status

Greenfield Grade 3

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

The southern part of the site includes the existing farm yard which would need to be relocated if access was required via this point.

Infrastructure Capacity

Junction with C50 (main road running west-east) should be assessed for maximum capacities and yields should be determined from these or junction improvements undertaken to cater for increases.

Highway Access

Access from C500 (main road, running west-east) through existing properties can be achieved, and access from U3707 (Church Lane, running north-south) can also be provided but will require road widening and footway construction over site frontage.

Pedestrian and Cycle Links

Provision of footway linkages to village centre.

Education Infrastructure

Primary school is at capacity, school has potential for limited expansion.

Compatibility

No concerns.

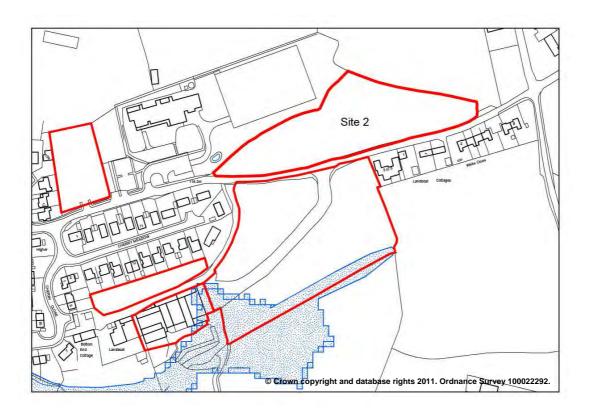
Site Availability

Is the site immediately available for development? Yes Soonest date available (if currently unavailable): N/a Is it currently being marketed? No

Landowners estimated development time: Not stated

Settlement: Cheriton Fitzpaine

Site Reference & Name: Site 2, Land adj Primary School





2014 Proposed Site Allocation - Potential Policy Criteria

- Site area 1.1ha
- 26 dwellings
- 30% affordable housing

Notes: The site was considered deliverable by the SHLAA panel in 2013 with a year 3 start.

2013 SHLAA Site Appraisal

Parish: Cheriton Fitzpaine

Site Area: 1.1ha Max yield: 44 Min yield: 26

Site description

The site forms an elongated and roughly triangular-shaped block of land lying well outside the main core of the village, on its eastern approach; it lies adjacent to one of the main routes into the village, from the Tiverton/Cadbury Hill direction and is near the junction of lanes at White Cross. It borders the new school site built to its immediate north west; school playing fields and fencing part-borders the site on this side. The land is reasonably level and well-drained, though is partially undulating and rises slightly south to north. It is traversed by overhead lines which exit the site approx. mid-way along its length, and is presently accessed via a 5-bar field gate. It is well bordered by trees/hedging. The site is faced, on the opposite side of the lane, by several blocks of possibly former Council housing and some later post 1960s residential development (Landboat Cottages) at White Cross. Several other properties are visible from within the site, lying to the north east alongside, a separate field distance away alongside White Cross Hill lane; these properties include a general vehicle/engineering repairs business.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the existing settlement limit.

Biodiversity and Heritage

The site is well away from the main village/conservation area. There are no heritage assets immediately affected. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact

Impact on Biodiversity

No designations.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. It is typified by a gently rolling and strongly undulating landscape which is intensively farmed. Development on this site for housing would impact on the open, rolling landscape character of the immediate area.

Minerals Resources

No comments.

Air Quality

No issues.

Access to Public Transport

Two loop services to Crediton Mon-Sat; one service to Exeter Mon-Fri; service to Tiverton on Tuesdays only.

Access to services/facilities

Local convenience store. Other services/facilities require travel.

Land Status

Greenfield. Grade 3

Constraints to Delivery

None noted. Access would be possible from the existing highway. Loss of some hedgerow/Devon bank would result.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

Local highway network of narrow roads having restrictive alignments.

Highway Access

An adequate access is achievable.

Pedestrian and Cycle Links

There are none.

Education Infrastructure

The primary school was recently rebuilt and is forecast to have some spare capacity to support low levels of development. School will be difficult to expand due to site constraints.

Compatibility

The site could be compatible with existing uses, although the close position of the school and adjoining playing field would require careful attention to design/layout considerations. The site would form a significant eastward expansion of the village, on this side, considerably extending its built linear form. The site would accommodate up to 30 dwellings per hectare, based on existing housing densities in the area, although this may need to be reduced to provide suitable separation distances e.g. between school site and any new housing.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

Is it currently being marketed:

Landowners estimated development time:

Yes

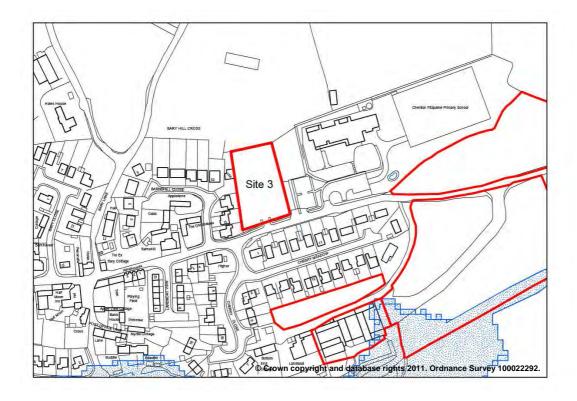
N/a

No

2 years

Settlement: Cheriton Fitzpaine

Site Reference & Name: Site 3, Land off Barnshill Close





2014 Proposed Site Allocation - Potential Policy Criteria

- Site area of 0.3ha
- 12 dwellings
- 30% affordable housing

Notes: This site was considered deliverable by the panel in 2013, with a year 3 start.

2013 SHLAA Site Appraisal

Parish: Cheriton Fitzpaine

Site Area: 0.3ha Max yield: 15 Min yield: 9

Site description

The site forms a rectangular block of land which is presently uncultivated/overgrown and lies to the immediate west of the new school site and existing housing (Barnshill Close). It is bordered to its immediate south by the through road running into the village from White Cross direction, and on the opposite side of which lies mainly 1970s/80s residential development (mix of single and 2-storey housing) within Cherry Meadow and Cherry Close. The site is well related to the existing built form of the village: it provides an obvious in-fill/gap site, as is evidenced by the partial construction of a proposed future entry point into the site from the adjoining public road. Access into the site is presently via a double, timber-5-bar gate, but the land then rises steeply at this point, by way of a high bank, before then mainly levelling off; the land slopes gently south to north. There is also a secondary access off Barnshill Close, although this appears to be via private property. It is bordered on its western edge by mainly timber fencing (separating the site from modern detached 2-storey housing on this side) and by rough tree-lined hedging along the northern and eastern borders.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit, though adjacent to it along the west and south of the site.

Biodiversity and Heritage

The site lies just outside the designated conservation area. It forms a significant location in terms of the entry to the more historic core of the village. There are a number of listed buildings within reasonable distance of the site, though none would be impacted by development of this site. No European wildlife sites or SSSI designations.

Flood Risk

Flood Zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact

Impact on Biodiversity

No designations.

Impact on Landscape Character

The site lies within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and undulating landscape which is intensively farmed. The proposed use of the site will have very limited impact on the general landscape of the area given its position, and the fact that it is already surrounded effectively on three sides by development.

Minerals Resources

No comments

Air Quality

No issues.

Access to Public Transport

Two loop services to Crediton Mon-Sat; one service to Exeter Mon-Fri; service to Tiverton on Tuesdays only.

Access to services/facilities

Local convenience store. Other services/facilities require travel.

Land Status

Greenfield: Grade 3

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

Local highway network of narrow roads having restrictive alignments.

Highway Access

There is an existing access which is adequate.

Pedestrian and Cycle Links

There are none.

Education Infrastructure

The primary school was recently rebuilt and is forecast to have some spare capacity to support low levels of development. School will be difficult to expand due to site constraints.

Compatibility

The site would be extremely compatible with adjacent existing (mainly residential) uses. There is a mix of densities in the area, though a continuation of the larger executive-style housing within Barnshill Close at around 12-15 per hectare is probably more suited to this site.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Landowners estimated development time:

Yes

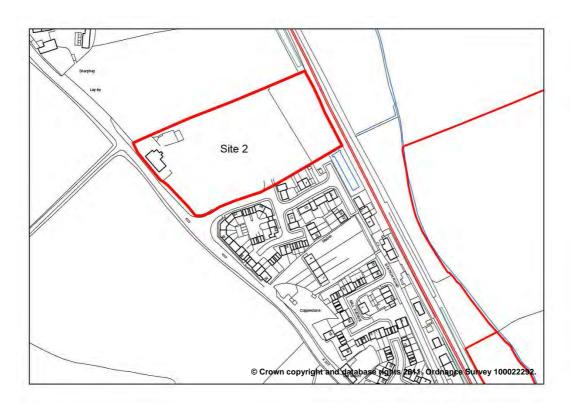
N/a

No

2 years

Settlement: Copplestone

Site Reference & Name: Site 2, The Old Abattoir Site





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 1.5ha
- 30 dwellings
- 30% affordable housing, subject to viability
- Access off Shambles Drive
- Provision of 100 space railway station car park within eastern portion of site

Notes: This site was considered deliverable by the panel in 2013 with a year 3 start. An area of 0.25ha along the eastern boundary of the site area has subsequently been highlighted by Devon County Council as being suitable for a railway station car park. The total number of dwellings has been adjusted accordingly.

2013 SHLAA Site Appraisal

Parish: Copplestone Site Area: 1.5ha Max yield: 60 Min yield: 36

Site description

The site is located on the northern boundary of the village of Copplestone. The site is adjacent to a recent housing development and bounded on two sides (south and west) by roads. The site is overgrown but shows no sign of its previous use. Hedges form the north and east perimeters and the site is flat.

Site Suitability

Stage A

Strategic Policy

Outside settlement boundary, but adjacent along the southern boundary.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

No designations. Mature trees to north of boundary.

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 site is not visible from far

away and the site itself had little merit in its current condition. There are a number of mature trees along the northern boundary. Landscape impact is likely to be minimal.

Minerals Resources

None.

Air Quality

No issues

Access to Public Transport

A frequent bus service operates on the A377. Copplestone rail station is within walking distance.

Access to services/facilities

Local services are limited.

Land Status

Generally greenfield but buildings once stood in part of site.

Constraints to Delivery

Contaminated land- abattoir. Access would need to be provided. A gas main runs through part of the site.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss

Loss of Employment Land

The site had planning permission in 2002 for B1, B2 and B8 uses. These were never implemented and the applicants state that despite advertising the site for employment/business use for a number of years no offers were received.

Infrastructure Capacity

No issues

Highway Access

There is an existing access from Shambles Drive which is adequate.

Pedestrian and Cycle Links

Existing pedestrian facilities exist on the local highway network.

Education Infrastructure

Copplestone Primary is a popular and successful school and has been expanded over the years to support previous development. There is very limited capacity to support additional development and school cannot be easily expanded to deliver sustainable PAN

Compatibility

The site is adjacent to existing development which is medium to high density

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Landowners estimated development time:

Yes

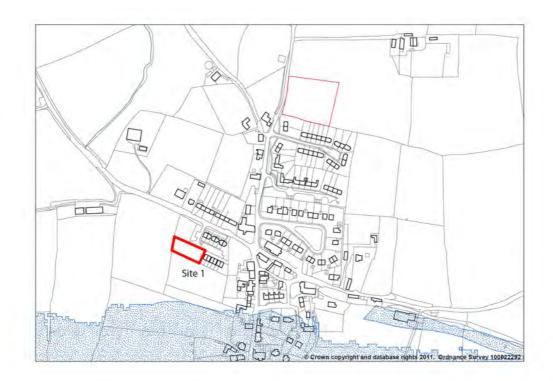
N/a

No

2 years

Settlement: Culmstock

Site Reference & Name: Site 1, Linhay Close Allocation Reference: AL/CL/1 "Linhay Close"





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- Site area 0.12ha
- 5 dwellings
- 30% affordable housing
- Design and layout to respect the character and setting of the conservation area

Notes: This is the remaining area of a site allocated in the AIDPD for 10 dwellings. Previously allocated for 100% affordable housing, the remaining element is proposed as a market housing site. The 2013 SHLAA appraisal noted that availability was unknown – the landowner has subsequently confirmed the land is available.

2013 SHLAA Site Appraisal

Parish: Culmstock

Site Area: 0.12ha (remaining portion of an allocated area of 0.4ha)

Max yield: 6 Min yield: 4

Site description

The site is located in the west of the village of Culmstock adjacent to the primary school and village hall. The site is already partially developed with terraced new builds. Remainder of site has good access and two storey terrace would relate well to the existing dwellings. A land registry search has been unable to determine who is the landowner of the remaining portion of this allocated site. The site was originally allocated for 10 affordable dwellings; six have already been constructed. The developers of these houses did not believe the remainder of the site was deliverable.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit, though adjacent to the northern boundary of the site.

Biodiversity and Heritage

Outside of but adjacent to the Conservation Area. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - no anticipated impact.

Impact on Biodiversity

No designations.

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. Land is currently a field. Does not appear to be grazed as recently been mowed. The land is generally flat, and landscape impacts would likely be minimal (particularly given the mitigating presence of the adjacent housing).

Minerals Resources

No comments.

Air Quality

No comments.

Access to Public Transport

On a bus route served by 5 or more journeys per day.

Access to services/facilities

Very limited local services/facilities.

Land Status

Greenfield Grade 3

Constraints to Delivery

There are no immediately apparent constraints. Site well within existing built up area boundary.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

The local highway network consists of narrow roads having restrictive alignments.

Highway Access

Access via an existing estate road.

Pedestrian and Cycle Links

On carriageway only.

Compatibility

A two storey terrace to reflect adjacent properties.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):
Unknown
Is the site currently being marketed?
Unknown
Landowners development time estimate:
Unknown

Settlement: Culmstock

Site Reference & Name: Site 2, Highfields, Hunters Hill Allocation Reference: AL/CL/2 "Hunters Hill"





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- 0.4ha
- 10 dwellings
- 30% affordable housing

Notes: The SHLAA panel considered a larger site area in 2013 than is proposed for allocation. The panel considered the larger area put forward to be deliverable with a year 3 start. The area proposed for allocation matches the extent and quantum of development already allocated within the AIDPD.

2013 SHLAA Site Appraisal

Parish: Culmstock Site Area: 1ha Max yield: 50

Min yield: 30

Site description

The site is located on the northern limits of the village of Culmstock, on the main through route running north to south. The site is close to the school and village hall. There are ex-local authority houses bordering the site to the south. Currently used as a paddock for horses. The southern part of the site is currently allocated for 10 affordable dwellings.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit, though adjacent along southern boundary.

Biodiversity and Heritage

No European wildlife sites or SSSI designations. The Blackdown Hills AONB begins some distance to the north of the site.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. Any planning application for development here will need to 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 the development upon it.

Impact on Biodiversity

No designations.

Impact on Landscape Character

The site lies upon two landscape character areas. To the south west, the landscape character of the 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 north east part of the 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. The land is slightly elevated compared to level of houses bordering site to the south. Developing the higher reaches may result in breaking the skyline and dominating the existing residential developments. Containing the settlement within the valley would be preferable.

Minerals Resources

No comments.

Air Quality

No comments.

Access to Public Transport

On a bus route served by 5 or more journeys per day.

Access to services/facilities

Very limited local services/facilities.

Land Status

Greenfield Grade 3

Constraints to Delivery

Access may need improving but does not appear insurmountable. Site previously subject to planning application (outline) which was refused re: 02/00898/OUT which covered western part of site. Previous application 94/01864/FUL also relates to south western part of the site.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

The local highway network consists of narrow roads having restrictive alignments.

Highway Access

An adequate access is achievable. Hunter's Hill would require widening.

Pedestrian and Cycle Links

On carriageway only.

Compatibility

The site is compatiable to the residential estate to the south. A short terrace would compliment the adjacent estate or a formal layout to reflect variety of housing types in village.

Site Availability

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

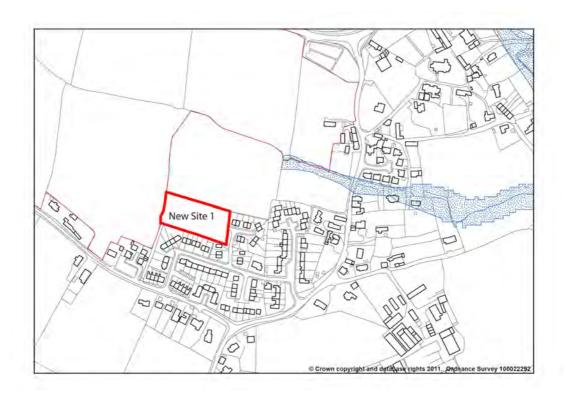
Is the site currently being marketed?

Not stated
Landowers development time estimate:

1 year

Settlement: Halberton

Site Reference & Name: New Site 1, Land adj Fisher's Way Allocation Reference: N/a





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- 0.6ha site area
- 10 dwellings
- 30% affordable housing
- A minimum of 12 months groundwater monitoring to assess groundwater characteristics
- Submission of drainage strategy
- Submission of Transport Assessment to consider the impact on the Junction 27

Notes: A larger site area than proposed for allocation was considered by the SHLAA panel in 2014. The panel limited the yield to 10 on highway grounds, and therefore the site area has accordingly been reduced. A year 3 start was indicated. The appraisal below relates to the larger site area.

2014 SHLAA Site Appraisal

Parish: Halberton Site Area: 2.7 ha Max yield: 81 Min yield: 49

Site description

This site comprises a field on the south western edge of Halberton (approximately three miles to east of Tiverton). It sits adjacent to modern housing of a range of post-war eras and styles. The south eastern corner of the field was built out as a rural exception site (granted planning consent in 2006). The site adjoins a sports field to the north east. Generally level throughout and bounded by the rear gardens of properties on Pethertons to the south and hedges and fencing elsewhere. There is an existing access point left of the Fishers Way development. Landowner has indicated that given they provided exception site in 2006, would be reluctant to put forward for anything other than market housing.

Stage A - Site Suitability

Strategic Policy

The site is adjacent to Halberton, a designated village under existing planning policy (this status is not proposed to be changed).

Biodiversity and Heritage

The Halberton Conservation Area lies to the north east of the site, whilst the Grand Western Canal Conservation Area lies some distance to the west. A number of listed buildings also sit to the north east. 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 on 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 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 25-50% 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

DCC Archaeology - This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape. Depending on the scale of development of the site, the Historic Environment Team may advise the Local Planning Authority that any consent granted should be conditional upon a programme of archaeological work to be undertaken in mitigation for the impact of the development upon the heritage assets that may be present within the site.

Impact of Biodiversity

The canal, which some distance to the west is a Local Nature Reserve/County Wildlife Site. The site is bounded by hedgerows which can be a haven for wildlife.

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 local countryside is of gently undulating fields, which can be viewed to the north and west. Views are medium distance, and the adjacent modern housing would mitigate some impact.

Air Quality

No issues

Land Status

Grade 1 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

<u>Stage B – Transport Considerations</u>

Highway Access

Fishers Way has an existing shared surface road. Current design guide would indicate 25 maximum. Approx 9-10 all that can be accommodated.

Infrastructure Capacity

Original Highways Agency comment:

Junction 27 currently suffers from congestion in the peak periods, and new development within this area 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'.HA/DCC comments

Subsequent Highways Agency comment:

The numbers are modest and in that event a cumulative impact wouldn't generate sufficient trips to require a TA.

Access to Public Transport

The site is a short distance from the existing bus stops on the main road. The location would fit well with proposed developments towards Tiverton. Pro-rata contributions to bus service improvements would be sought.

Pedestrian and Cycle Links

Site could potentially fit in with infrastructure that links Tiverton EUE and J27/Parkway station such as cyclepath improvements and improvements to local bus services linking station and town.

Stage B – Social and Other Considerations

Access to services/facilities

Halberton has a school, shop, pub, daily transport service, doctors, village hall and mobile library service.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

The primary school is forecast to have some limited spare capacity to support development but cannot be easily expanded due to its restricted site. Additional secondary provision required as school expected to be at capacity from cuurent demographic and proposed housing.

Compatibility and density

The adjacent housing is modern, and medium density, being semi-detached or terraced properties. There are no compatibility concerns.

Site Availability

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

Is it currently being marketed:

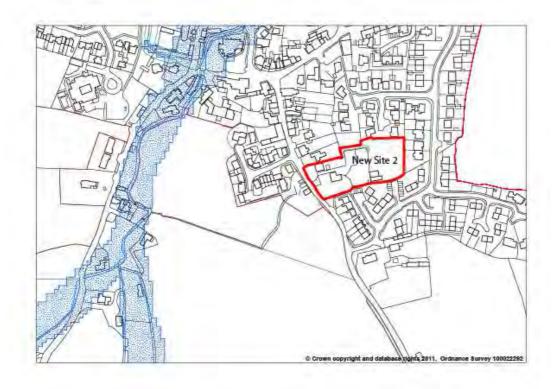
Landowners estimated development time:

Not stated

Not stated

Settlement: Hemyock

Site Reference & Name: New Site 2, Depot Allocation Reference: N/a





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 0.55ha
- 8 dwellings
- 30% affordable housing
- Archaeological investigation and appropriate mitigation
- Submission of Transport Assessment to justify proposed housing numbers
- Assessment of land contamination and appropriate mitigation

Notes: This site was considered deliverable by the SHLAA panel in 2014, but with a maximum yield of 13 on highway grounds, subject to a transport assessment. A reduced yield has been proposed, given the small site area.

2014 SHLAA Site Appraisal

Parish: Hemyock Site Area: 0.55ha Max yield: 22 Min yield: 13

Site description

This site lies within the village of Hemyock, in the Blackdown Hills AONB. It is a potential infill site, being surrounded by residential development on all sides. The site consists of a bungalow (1930s?), garage/depot building, and waste land and part green field. The land to the rear of the bungalow is used for the storage of vehicles. To the west is older housing along High Street, whilst to north and south it is more modern. The site is on elevated ground, being higher than that to the north, but lower than the housing development to the south. Redeveloping the site could tidy up what is a partly unkempt site. Planning permission for an agricultural building on part of the site was given consent in 2013 (13/01283/FUL). This has yet to be implemented.

Stage A - Site Suitability

Strategic Policy

Hemyock is a designated village under existing policy. This site falls within the settlement limit.

Biodiversity and Heritage

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

Flood Risk

Flood zone 1.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - 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. During the development of Churchills Rise to the west, an important, early 16th century pottery site was exposed, yielding 40,000 pot sherds as well as evidence for earlier medieval iron smelting. Given the proximity of this site to Churchills Rise and the high 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

No designations.

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 site also falls within the Blackdown Hills AONB. The site is elevated and offers wide views to the north from the eastern part of the site. However, any impact is likely to be minimal given the surrounding housing development on all sides. The site is therefore unlikely to have an impact on the special qualities of the AONB.

Biodiversity Observations

There are a number of trees across the site, as well as as hedgerows and leylandii, which could be a haven for wildlife. The barns/outbuildings could also be a habitat for protected species such as barn owls.

Air Quality

No issues.

Land Status

The eastern part is grade 3 agricultural land. The remainder is comprised of a house and garden, garage and brownfield land (where a building once stood).

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable.

Stage B – Transport Considerations

Highway Access

Site is currently a commercial use and consent has been sought for a further building to the east of the original building. Site has a traffic generation and a substitution of this generation would be acceptable. A transport statement should be submitted to justify the housing numbers, single cul-de-sac with footpath frontage acceptable.

Infrastructure Capacity

No comments.

Access to Public Transport

Limited bus services.

Stage B - Social and Other Considerations

Access to services/facilities

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

Constraints to Delivery

The central part of the site is potentially contaminated land, being associated with historic quarrying on the site.

Open Space and Recreation

No loss.

Loss of Employment Land

Potential loss of employment land as site was consented for a garage for coach storage in 1988. Subsequent planning application in 1990 consented for residential development. Neither seems to have been implemented.

Education infrastructure

The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Additional site area would be required to support larger development. Limited secondary capacity with transport implications.

Compatibility and density

Adjacent housing is one or two storey low-medium density, which sets an appropriate benchmark. No compatibility concerns.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

Not stated
Not stated
Landowners estimated development time:

Not stated

Settlement: Lapford

Site Reference & Name: New Site 1, Land south of Sandhurst Allocation Reference: N/a





2014 Proposed Site Allocation - Potential Policy Criteria

- Site area of 0.95ha
- 15 dwellings
- 30% affordable housing
- Provision of a footpath link through the site linking Moorland View to Eastington Lane

Notes: The site was considered deliverable by the panel in 2014 with a year 3 start.

2014 SHLAA Site Appraisal

Parish: Lapford Site Area: 0.95ha Max yield: 38 Min yield: 23

Site description

The site is on the east side of the village of Lapford, which is about nine miles north west of Crediton. The site is currently used for pasture. It is in close proximity to the primary school and congregational church. The site consists of a plot adjacent to the bungalow 'Sandhurst' and the field to the south. The plot adjacent has had outline planning permission for a bungalow for approximately 20 years, but never implemented (the PP is still live). This is a sloping site, which is highest at the north by the lane and falls away to the south, and resultingly offers wide southerly views. There is no current access on to Eastington Lane, at present a bank separates the site from the road.

Stage A - Site Suitability

Strategic Policy

Under existing policy Lapford is a designated village. The site lies outside but adjacent to the settlement limit.

Biodiversity and Heritage

Grade II listed congregational church on north side of the road to the west. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - Assessment of the Historic Environment Record (HER) suggests that the development of this site will not impact upon any known heritage assets.

Impact on Biodiversity

No designations.

Impact on Landscape Character

This sites 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. This site is a large field, offering wide southerly views, facilitated by the elevated position of the village. The site being on the south-facing would be visible when viewed from the south. However the site is likely to be viewed within the context of the existing built form, which at a higher level than the site would mitigate some of the impact.

Biodiversity Observations

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

Air Quality

No issues.

Land Status

Grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

<u>Stage B – Transport considerations</u>

Highway Access

Technically feasible but accessed off a road which has limited footway provision and blind bends and will attract pedestrian traffic to the school. May be feasible if it can be established if a footpath can be provided to the main road via Moorland View.

Infrastructure Capacity

No comments.

Access to Public Transport

Reasonable services.

Stage B – Social and other considerations

Access to services/facilities

Lapford has a school (in close proximity to the site), a shop, pub, less than daily transport service, mobile library, village hall, post office and petrol station.

Constraints to Delivery

Uplift clause of 50%. Sloping site.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary and secondary school have capacity for small amounts of growth, transport implications of secondary.

Compatibility and density

Adjacent density along Eastington Lane is low, though to the west is low-medium. No concerns regarding compatibility though consideration would need to be given to potential for overlooking, given height differential between dwellings on Eastington Lane and the site.

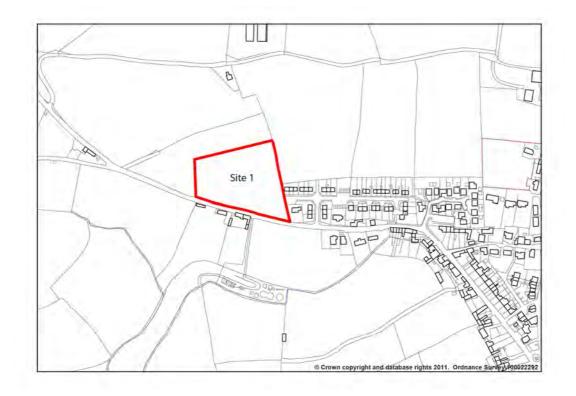
Site Availability

Is the site immediately available for development? Yes
Soonest date available (if currently unavailable): N/a
Is it currently being marketed: No

Landowners estimated development time: 1-2 years

Settlement: Morchard Bishop

Site Reference & Name: Site 1, Land west of Greenaway Allocation Reference: AL/MB/1 "Greenaway"





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- Site area 1.2ha
- 20 dwellings
- 30% affordable housing
- Archaeological investigation and appropriate mitigation
- Road widening and provision of footpath along part of site frontage, secondary link into the estate to the east

Notes: This site was considered twice by the SHLAA panel: in 2013 with a smaller site area (i.e. the allocated site area only), and again in 2014 with a larger site area. The size of the land proposed for allocation falls between those previously considered. On both occasions the panel determined the site to be deliverable with a year 3 start. The site is no longer proposed for 100% affordable housing (as is required by the existing allocation); instead it is now intended for market housing.

2014 SHLAA Site Appraisal

Parish: Morchard Bishop

Site Area: 1.8ha Max yield: 72 Min yield: 43

Note: This site was assessed by the panel in 2013 and was deemed achievable. The landowner has suggested the site could be bigger. This assessment considers the larger site area.

Site description

The site comprises agricultural land to the west of Morchard Bishop. The site slopes from north to south and is bound to the north by further agricultural land. To the west is an allotment site. To the east the site is bounded by 1970s residential development and to the south by a highway and farmstead. The south east corner was allocated in 2010 for 10 affordable dwellings.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Stage B - Environmental considerations

DCC Archaeology - The site lies to the west of a possible prehistoric funerary monument, identified through aerial photography. Any development here has the potential to expose archaeological and artefactual deposits associated with this nearby, known, prehistoric activity. Depending upon the nature and impact of any proposed development here a planning application may need to be supported by an appropriate programme of archaeological work to allow the impact upon any heritage assets to be understood and the appropriate mitigation implemented.

Impact on Biodiversity

No designations. The site is bounded by hedgerows which can be a haven for wildlife.

Impact on Landscape Character

The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by its gently rolling and strongly undulating form and an intensively farmed agricultural area. However, development of this site would have minimal impact on character of landscape as it is bound to the east by existing development which already provides a backdrop of the built environment.

Air Quality

No issues.

Land Status

Greenfield Grade 3

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable

Stage B – Transport considerations

Highway Access

There is existing farm access into the site from the road immediately to the South. There is a possible further access via the eastern boundary from the Greenway Estate. Technically feasible provision of secondary access and footway provision through site 1 would require road widening and provision of footway over site frontage

Infrastructure Capacity

No issues.

Access to Public Transport

Limited services not considered of a sustainable frequency.

Pedestrian and Cycle Links

The village centre is accessed via a quiet road

Stage B – Social and other considerations

Access to services/facilities

There is a pub, shop and sports facility within Morchard Bishop which are easily accessible.

Constraints to Delivery

Possible issues with access and topography.

Open Space and Recreation

No loss. Site could provide footpath link to the allotments to the west.

Loss of Employment Land

No loss.

Education Infrastructure

The primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Secondary school transport required.

Compatibility and density

The site follows on from 1970s low density dwellings, generally semi-detached, or in terraces of three. Any development on this site should reflect this existing density.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

N/a

Is the site currently being marketed?

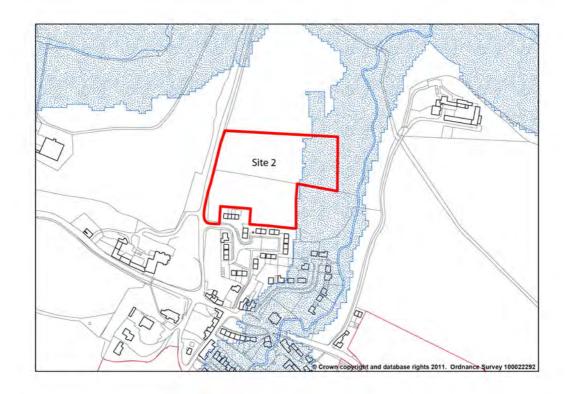
Landowners estimated development time:

2 years

Settlement: Newton St Cyres

Site Reference & Name: Court Orchard

Allocation Reference: N/a





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- Site area of 2.7ha
- 25 dwellings
- 30% affordable housing subject to viability
- Provision of new primary school
- Area within the flood zones 2 or 3 for school sports provision only
- Archaeological investigation and appropriate mitigation
- Widening of Station Road to reduce congestion

Notes: A smaller site was considered by the SHLAA panel in 2013 and was deemed to be deliverable for 32 dwellings with a year 3 start. Since this time, discussions are in place between the Council, County Council, landowner, school and parish council regarding moving the primary school from its current location on the A377 to this site. The proposed site area and housing numbers reflects the current proposal from the landowner.

2013 SHLAA Site Appraisal

Parish: Newton St Cyres

Site Area: 1.5ha Max yield: 75 Min yield: 45

Site description

The site lies on the northern edge of the village of Newton St Cyres, located not far from the A377 road to Exeter. The site is currently an apple orchard, is largely flat and is bounded by hedgerows on all sides which are occasionally interspersed by trees. The site lies adjacent to an existing housing estate, where most recently in 2007, four new affordable houses were consented on the edge of the site. The adjacent houses are generally low-medium density, being either bungalows or a short terrace.

Site Suitability

Stage A

Strategic Policy

Outside the existing settlement limit, though the southern boundary of the site lies adjacent to it.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 1ha (66% of the site, to the west) Flood zones 2 and 3 0.5ha (33% eastern portion)

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The site also contains the remnants of an extensive water meadow system. Any proposal for development here should be supported by the results of an appropriate programme of archaeological work to allow the significance of the heritage assets affected to be determined and appropriate mitigation implemented.

Impact on Biodiversity

The majority of the southern half of the site is a designated as Traditional Orchard Majority Habitat – however aerial photography shows the no evidence of the orchard a decade ago. The trees are generally immature and likely to have been relatively recently planted.

Impact on Landscape Character

The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area, which is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape to the north of the site opens out and is relatively flat, with views that are not distant from the site, it being largely screened by the existing field boundaries. The adjacent housing would provide some level of mitigation from developing the site for additional dwellings.

Minerals Resources

No comments

Air Quality

No issues

Access to Public Transport

The A377 carries regular bus services. The rail station is within walking distance.

Access to services/facilities

Newton St Cyres has very limited services.

Land Status

Greenfield, agricultural grade 2.

Constraints to Delivery

None.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

The site has sufficient highway frontage to enable the provision of an adequate access. However, the narrow carriageway approaching the A377 would be likely to restrict traffic generation to avoid congestion.

Pedestrian and Cycle Links

There is a footpath link to the A377

Compatibility

Developing the site would be compatible with the adjoining housing use.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

Is the site currently being marketed?

Landowners estimated development time:

Yes

N/a

No

2 years

Settlement: Sampford Peverell

Site Reference & Name: New Site 1, Former Tiverton Parkway Hotel Allocation Reference: N/a





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 0.45ha
- 10 dwellings
- 30% affordable housing, subject to viability
- Provision of doctors surgery

Notes: This site was considered by the SHLAA panel in 2014 to be deliverable with a year 3 start.

201 SHLAA Site Appraisal

Parish: Sampford Peverell

Site Area: 0.45 ha Max yield: 18 Min yield: 11

Site description

This site is located on the eastern edge of Sampford Peverell. It was the location of the Tiverton Parkway Hotel, which has since been demolished. The site is level, and though outside the settlement limit, sits between residential development to the east and west. Playing fields lie to the north. The north and east boundary is hedging, whilst to the west the site is temporarily enclosed with Heras fencing. The site received planning permission in 2008 for a care home facility. An updated application, for a 58 bed scheme and adjoining GP surgery, was consented in 2012. The applicants have since stated that they will no longer be pursing the nursing home. They are considering selling the site planning permission, but through discussions with the Council, have stated that in principle the site could be considered for housing. Any eventual housing development could include provision for the GP surgery.

Stage A - Site Suitability

Strategic Policy

The site is outside, but adjacent to the existing settlement limit of Sampford Peverell. The Council proposed in the recent Local Plan Review consultation to keep Sampford Peverell as a designated village.

Biodiversity and Heritage

No designations immediately around the site, however the Sampford Peverell Conservation Area lies a little distance to the west, though this is unlikely to be affected by development on this location. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a 0-25% 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.

<u>Stage B – Environmental Considerations</u>

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact upon any known heritage assets.

Impact on Biodiversity

The grand western canal, which lies to the north, is a Local Nature Reserve and County Wildlife site. There are hedges to the north and east of the site which can be a haven for wildlife.

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. There is a modern housing estate to the west and low density single plot dwellings to the east. The site is on higher land than to the south east, where the landform drops away, offering wider and longer views. The landform to the south west is steeper and shields the site from views from that direction. Given the previously built nature of the site, and the fact that planning permission has been granted, any impacts have already been assessed and deemed acceptable by the planning system.

Air Quality

No issues

Land Status

Brownfield.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations

Highway Access

Has an existing consent for nursing home, access can be achieved with some footway provision.

Infrastructure Capacity

Original Highways Agency comment:

Junction 27 currently suffers from congestion in the peak periods, and new development within this area 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'.HA/DCC comments

Subsequent Highways Agency comment:

The numbers are modest and in that event a cumulative impact wouldn't generate sufficient trips to require a TA.

Access to Public Transport

The site is a short distance from the existing bus service. Pro-rata contributions to bus service improvements would be sought.

Stage B – Social and Other Considerations

Access to services/facilities

Sampford Peverell has a school, shop, pub, daily transport service, doctors surgery, village hall and post office.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

Though the site is vacant, the previous use of a hotel, and consented use, of a nursing home, would involve an element of employment. If the doctor's surgery could be accommodated on-site, this ensure the site still retained an element of employment.

Education infrastructure

The primary school is forecast to have some limited spare capacity to support development but cannot be easily expanded due to its restricted site. Additional secondary provision required as school expected to be at caapcity from cuurent demographic and proposed housing.

Compatibility and density

Adjacent housing to the west is modern, medium density. To the east the housing is individual plot, lower density. Low-medium is therefore the most appropriate. No compatibility concerns.

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

Is it currently being marketed:

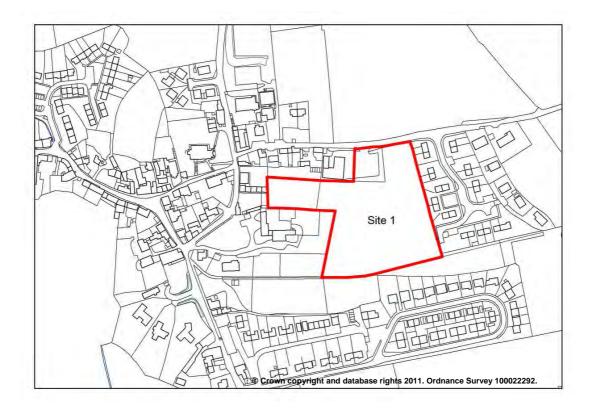
Yes N/a

Yes – with planning permission as a nursing home Not stated

Landowners estimated development time:

Settlement: Sandford

Site Reference & Name: Site 1, Fannys Lane Allocation Reference: AL/SA/1 "South of village hall"





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 1.5ha
- 27 dwellings
- 30% affordable housing
- Creation of a buffer strip of planting or open space to protect the setting of the listed Park House to the south west
- Design which reflects the sloping nature of the site and avoids development dominating views back towards Sandford, retaining the emphasis on the historic core around the church

Notes: This site was considered deliverable by the SHLAA panel in 2013 with a year 3 start. Part of the site is allocated and has planning permission for 19 dwellings. It is proposed to include the larger site area but with a greater yield.

2013 SHLAA Site Allocation

Parish: Sandford Site Area: 1.5ha Max yield: 68 Min yield: 41

Site description

The site comprises of mainly greenfield land which is located within the village of Sandford. Part of the site is allocated (AL/SA/1, north part and which was recently granted permission for 13 market and six affordable dwellings). The site lies adjacent to the conservation area and there are a number of listed buildings to the west.

Site Suitability

Stage A

Strategic Policy

The site lies outside the existing settlement limit.

Biodiversity and Heritage

The western boundary of the site abuts the curtilage of a listed building. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

MDDC Conservation - Historic maps do not show development previously on this site and so this would be a new extension of the development pattern of Sandford. I have concerns about 'hemming in' Park House as it will be surrounded on all sides

by housing, with none of its park land remaining. However, I accept that there may be ways of minimising impact through the creation of a buffer strip of open space, planting or other methods to minimise the impact on the setting of the listed building and conservation area. Views towards Sandford from the south east would be affected by development here and as it is a sloping site, some good design consideration of this impact will be necessary to avoid domination of views and retain the emphasis on the historic core of the church in particular.

Impact on Biodiversity

No designations.

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. However, development of this site would have a minimal impact on the character of the landscape as it is contained by development and man-made interventions.

Minerals Resources

None.

Air Quality

No comments

Access to Public Transport

The closest bus stops lie approximately 150 metres to the north west and 200m to the west in the village centre. There is a school bus service.

Access to services/facilities

The site buts the village hall to the north and a primary school lies close by to the west along Fanny's Lane. There is easy access to the village centre and a public house, church and community shop/post office approximately 200m to the West.

Land Status

Greenfield Grade 2

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss

Loss of Employment Land

No loss

Infrastructure Capacity

No comments.

Highway Access

Would need to be accessed off the new road into the estate recently granted planning permission.

Pedestrian and Cycle Links

There are no designated links although the surrounding roads are generally quiet.

Education Infrastructure

Primary school has capacity to support development in the area but very limited capacity to expand.

Compatibility

No concerns.

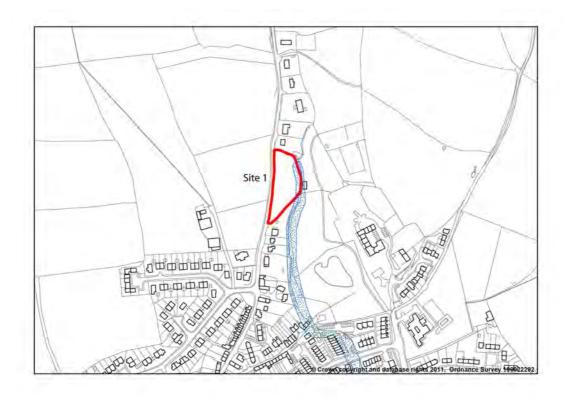
Site Availability

Is the site immediately available for development? Soonest date available (if currently unavailable): Is the site currently being marketed? Landowners estimated development time:

Yes
N/a
Yes (part of site)
Promoter states
depends on market
forces

Settlement: Silverton

Site Reference & Name: Site 1, Land at Old Butterleigh Road





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- Site area 0.35ha
- 8 dwellings
- 30% affordable housing
- · Submission of flood risk assessment
- Provision of footpath along site frontage

Notes: A larger site, comprising land on both the west and east sides of Old Butterleigh Road was considered to be deliverable by the SHLAA panel in 2013 with a year 3 start. Only the area to the east of the road is proposed for allocation. The appraisal below relates to the larger site area.

2013 SHLAA Site Appraisal

Parish: Silverton Site Area: 1.9ha Max yield: 95 Min yield: 57

Site description

This site falls on the northern boundary of the village of Silverton and is comprised of two parts which are bisected by Old Butterleigh Road. The east part of the site is currently used for agricultural purposes (fallow) and is largely flat. The western part of the site is used for allotments in the southern part and for horses in the north. The site gently slopes to the north. Both parts of the site are bounded by high hedgerows and trees.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the existing settlement boundary, but adjacent along the southern boundary.

Biodiversity and Heritage

The site is adjacent to the Silverton Conservation Area. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. A river runs to the eastern side of the site, and a small proportion of the eastern field falls within the flood zones 2 and 3.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

No designations.

Impact on Landscape Character

This sites 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. The site is shielded to the west and north by high hedges, but may be viewd from the east. The site would be visible from the houses adjacent.

Minerals Resources

None.

Air Quality

No issues.

Access to Public Transport

Silverton has an hourly bus service.

Access to services/facilities

Silverton has a convenience store and butchers. Other services/facilities require travel.

Land Status

Greenfield Grade 2 1.02ha (54% S)

Grade 3 0.88ha (46% N)

Constraints to Delivery

Western part is steeply sloping.

Source Protection Zone

Not applicable.

Open Space and Recreation

Loss of allotment land.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues.

Highway Access

An adequate access to both sites is achievable. The highway would require widening across the site frontages.

Narrow lane, access gate at south end of site.

Pedestrian and Cycle Links

Frontage footways would need to be provided.

Compatibility

There is housing to the immediate north (of eastern site) and south of both sites.

Site Availability

Is the site immediately available for development? Yes (eastern part), no

(western)

Soonest date available (if currently unavailable):

Is it currently being marketed:

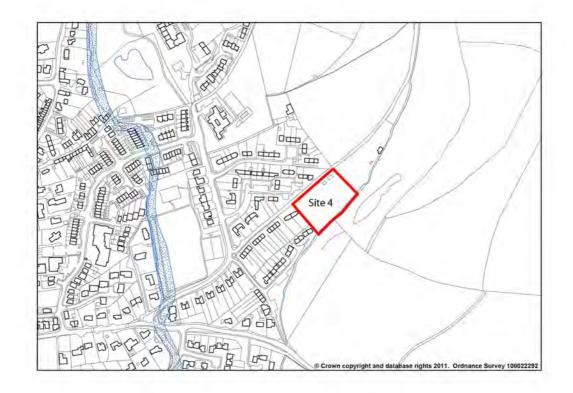
Before March 2015 Western part under option, eastern part -

no

Landowners estimated development time: 1 year

Settlement: Silverton

Site Reference & Name: Site 4, Livinghayes Road





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- 0.5ha site area
- 8 dwellings
- 30% affordable housing

Notes: A larger site area was considered deliverable by the panel in 2013 and was given a year 3 start. A maximum yield of 15 was indicated by the panel as being acceptable on highway grounds. A reduced site area has been selected which has a better relationship with the existing built form than the original area proposed. The appraisal below relates to the original site area put forward.

2013 SHLAA Site Appraisal

Parish: Silverton Site Area: 1.04ha Max yield: 52 Min yield: 31

Site description

The site is located on the north eastern edge of the village of Silverton. The site is a gently sloping agricultural field, with a flater gradient along the eastern flank. The site is bounded by high hedges and trees and is bounded to the east and south east by a stream. There is existing housing along the south and south western boundaries.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the settlement limit, but adjacent along the south western and part of the north western boundary.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

No designations.

Impact on Landscape Character

This sites 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. The site would be highly visible from the hillside immediately east, which is adjacent to the site. The high hedges and trees would reduce the impact of developing the site and provide screening from views in other directions.

Minerals Resources

None.

Air Quality

No issues.

Access to Public Transport

Silverton has an hourly bus service.

Access to services/facilities

Silverton has a convenience store and butchers. Other services/facilities require travel.

Land Status

Greenfield Grade 3

Constraints to Delivery

None.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues.

Highway Access

The site is located on a private road which is narrow and lacks footways. An adequate site access is achievable.

Assess on to Livinghayes Road, although it is narrow.

Pedestrian and Cycle Links

Pedestrian facilities would need to be provided by any development.

Compatibility

Residential immediately adjacent to south.

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

Is it currently being marketed:

Landowners estimated development time:

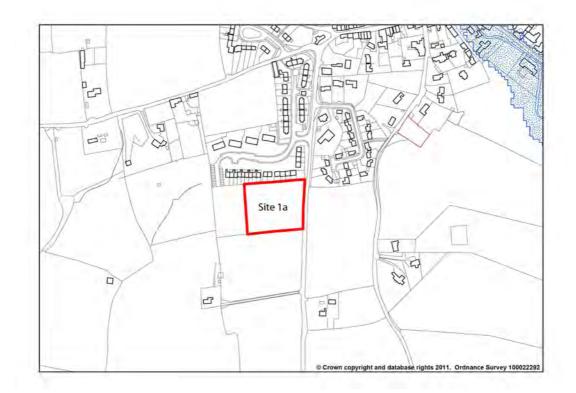
No

Before March 2015

No 1 year **Settlement: Thorverton**

Site Reference & Name: Site 1a (larger area) Allotments and paddock

Allocation Reference: N/a





2014 Proposed Site Allocation – Potential Policy Criteria

- 0.7ha site area
- 11 dwellings
- 30% affordable housing
- Archaeological investigation and appropriate mitigation
- Road widening and provision of footpath along site frontage

Notes: Originally a much larger site either side of the north-south road, the area to the west was resubmitted to the panel in 2014. The resubmitted area included additional land to the west currently used for allotments. This area is not proposed for inclusion in the allocation. The site has been considered to be deliverable with a year 3 start.

2014 SHLAA Site Appraisal

Parish: Thorverton Site Area: 1.15 ha Max yield: 46 Min yield: 28

Note: Site 1 was originally two sites either side of the road, submitted by separate landowners. The landowners of the western site have submitted additional land to be considered but have requested that this be considered only alongside their own holdings, not those on the east side of the road. This appraisal has therefore been updated to reflect only the land on the west side.

Site description

The site is located on the edge of the settlement of Thorverton. It is currently being used as a paddock (eastern part) and allotment (western part). The site is located close to the village shops, within walking distance. The boundary of the site is comprised from hedgerows and trees which screen views to the east. A number of houses on Broadlands adjoin and overlook the site. A lane is adjacent which leads to Brampford Speke and Exeter. The site can also be accessed via the garages at the end of Broadlands, this being the current access point to the allotments.

Site Suitability - Stage A

Strategic Policy

Outside settlement limit of Thorverton, but adjacent along northern boundary. Thorverton is a designated village under existing planning policy. This status was proposed to be retained within the recent Local Plan Review Options Consultation.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

<u>Stage B – Envir</u>onmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies just to the north of a large probably prehistoric enclosure site. In accordance with the NPPF any planning application for development here will need to 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 the development upon it.

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 site has distant views of the site from the west, but this could be limited through the use of screening. The site itself if fairly level and there would be limited visual impact on the character of Thorverton.

Impact on Biodiversity

The site is bounded by hedgerows which can be a haven for wildlife. The current allotments may also attract a range of wildlife. To the west of the site is a Traditional Orchard Priority Habitat.

Air Quality

No issues.

Land Status

Greenfield Grade 1

Minerals Resources

None.

Source Protection Zone

Part of the site (south eastern) is within Zone 3 Source Protection Zone.

Stage B – Transport Considerations

Highway Access

Original highway authority comment: Site 1 west has a limited highway frontage to the C23 which at this location is subject only to the national speed limit. An adequate site access cannot be achieved without a lowering of the speed limit. Site 1 east can be accessed from both the C23 and School Lane. The latter is not favoured due to the lack of pedestrian facilities. Adequate access from the C23 is achievable if the access is placed at the north end of the site. The C23 would require widening over the site frontage.

Subsequent highway authority comment: Would require road widening and footway link to existing to serve site but access can be achieved. Surrounding network is narrow and would limit both sides to shared surface cul-de-sacs of 25 dwellings each subject to the highway improvements and widening.

Technically achievable with some off site highway works as per previously identified.

Infrastructure Capacity

No issues.

Access to Public Transport

Unsustainable frequency of bus service 678.

Pedestrian and Cycle Links

Links would need to be provided.

There is no footpath from the site towards Thorverton village centre for 100m.

Stage B - Social or Other Considerations

Access to services/facilities

The site is close to a number of services, including a primary school, a shop, public house and a church.

Constraints to Delivery

The current access into the site is poor and would need to be improved and would result in the potential loss of hedgerow.

Open Space and Recreation

Would involve the loss of the allotments. The promoter has stated that they have interests in other land around the village periphery which would be suitable for relocating the allotments.

Loss of Employment Land

No loss.

Education Infrastructure

Primary is forecast to be at capacity and very limited capacity to expand. Implications on secondary transport.

Compatibility

The site is adjacent to a modern estate to the north of Thorverton, and, if of a medium density would be a compatible use for the site.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

2015/16
Is it currently being marketed:

Landowners estimated development time:

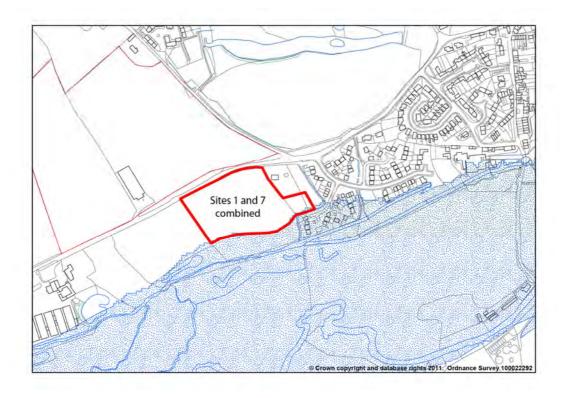
1 year

Settlement: Uffculme

Site Reference & Name: Sites 1 & 7 (combined), Harvesters & Land West of

Uffculme

Allocation Reference: N/a





<u>2014 Proposed Site Allocation – Potential Policy Criteria</u>

- 2.3ha site area
- 32 dwellings
- 30% affordable housing
- Archaeological investigation and appropriate mitigation
- Extension of footpath along site frontage
- Mitigation of any biodiversity impact including protection of trees

Notes: This site is formed of parts of two sites previously assessed by the panel in 2013. The joint site was reconsidered by the panel in 2014 and was deemed to be deliverable with a year 3 start. A reduced site area is proposed, a scale appropriate for a village location.

Parish: Halberton / Uffculme

Site Area: 5.2ha

Max yield: 121 (having excluded land within flood zones 2 & 3) Min yield: 73 (having excluded land within flood zones 2 & 3)

Note: This was formerly two sites assessed by the panel in 2013. Site 1, 'Harvesters', the most easterly of the two sites was considered unachievable on highway grounds. The site has been resubmitted, with the landowner now cooperating with the landowner to the west who will provide access to the site.

Site description

The site is located on the western edge of the settlement of Uffculme. The site is comprised of an agricultural field and part of a garden at the rear of the property of 'Harvesters'. The site is adjacent to the main road which runs through the village. The field is bounded by hedging and mature trees. The field is relatively flat (being in close proximity to the flood plain of the River Culm to the south. There is a copse of protected trees immediately adjacent to the east boundary of the site.

Site Suitability

Stage A

Strategic Policy

Outside, though adjacent to existing settlement limit.

Biodiversity and Heritage

The nationally important historic park and garden of Bridwell Park lies to the north of the site on the other side of the B3440. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 4.04ha

Flood zone 2 and 3 1.16ha (along the southern boundary of the site).

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site occupies a substantial area 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.

MDDC Conservation - Uffculme Sites 1 and 7 whilst close to Bridwell Registered Park and Garden in my view there will be no significant adverse impact on the setting. There is little intervisibility between the site and the nearest boundary points. There is an intervening parcel of land and there is screening by hedgebanks and trees along the boundaries of this intervening land. Any impact on the setting would be less than existing modern development to the east.

Impact on Biodiversity

The site is close to an area classified as a Deciduous Woodland Priority Habitat and a Woodpasture and Parkland Priority Habitat, in the north east. To the south is coastal and floodplain grazing marsh. Protected trees are to the east.

Impact on Landscape Character

The site falls on the boundary of two landscape character areas. The majority of the site falls within the 'Lowland plains' character area, which is typified as having an open, low lying flat agricultural landscape. The southern part of the site and stretching away further south following the floodplain is the character area 'sparsely settled farmed valley floors'. 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. The field is open to wide and distant views from the south, with therefore, the potential for landscape impacts.

Minerals Resources

None.

Air Quality

None.

Access to Public Transport

Located on a bus route having an hourly or greater service.

Access to services/facilities

The site lies 1 km from the centre of Uffculme which has two education facilities, shop, pub, daily transport service, doctors, mobile library, village hall and post office.

Land Status

Greenfield Grade 3 2.7 ha (northern element running east-west)

Grade 4 2.5 ha (southern element, closer to floodplain)

Constraints to Delivery

There are a number of mature trees adjacent to the site.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Across the site frontages Uffculme Road is subject only to the national speed limit. Any development would require the extension of the 30 mph limit. Access to the north section of the site is achievable from Bridwell Lane which would require widening over the site frontage.

Pedestrian and Cycle Links

The existing footway would need to be extended to any site access, with the footway at Culm Valley way being extended to the site.

Compatibility

Housing adjacent to the site is low density, mainly bungalows and detached houses and semi-detached houses. A mixture of densities would be more appropriate for this site, as it would reflect the adjacent densities.

Site Availability

Is the site immediately available for development?

Soonest date available (if currenly unavailable):

Is the site currently being marketed?

Landowners estimated development time:

Yes

N/a

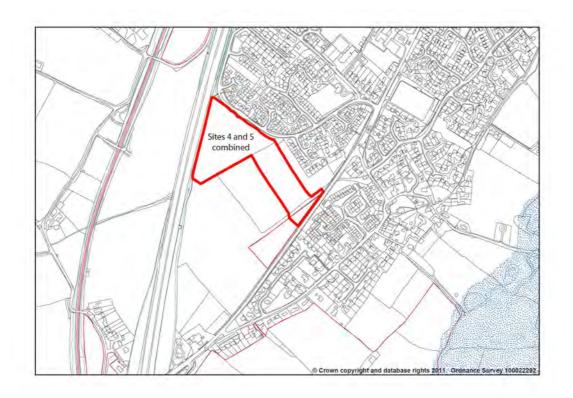
No

5 years

Settlement: Willand

Site Reference & Name: Sites 3 & 4 (combined), Land East of M5 & west of

B3181





2014 Proposed Site Allocation – Potential Policy Criteria

- Site area 4.2ha
- 42 dwellings
- 30% affordable housing
- Provision of buffer zone and appropriate planting to mitigate noise from the adjacent motorway
- Mitigation of any wildlife impact including protection of trees
- Transport assessment of capacity at the junction of Silver Street and Meadow Park required to justify housing numbers
- Retention and enhancement of the public right of way

Notes: Sites 3 and 4 were separately considered by the panel in 2013 to be deliverable from year 3. A larger site area which included sites 4 and 5 was also considered to be deliverable by the panel in 2014. The area put forward for allocation includes a reduced part of both sites 3 and 4. The appraisal below relates to the original extent of Site 4 (being the area forming the majority of the proposed allocation).

2013 SHLAA Site Appraisal

Parish: Willand Site Area: 5.9ha Max yield: 177 Min yield: 106

Site description

This sites lies to the south west of the settlement of Willand. Relatively modern housing lies immediately adjacent to the north of the site, whilst the M5 forms the western boundary. It is comprised of three flat agricultural fields currently in arable usage. The site is bounded by large mature trees to the east, whilst there is an established area of woodland to the north east boundary. Hedgerows forms the boundary on all other sides. A public footpath runs across the northern boundary of the site.

Site Suitability

Stage A

Strategic Policy

Outside but adjacent to the existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

The woodland along the north eastern boundary is covered by a tree protection order and is a Deciduous Woodland Priority Habitat.

Impact on Landscape Character

The site lies within the 'lowland plains' landscape character area which is typified by being an open, low lying flat landscape in a prosperous agricultural area. The site is flat in nature, and is well screened from views from the east by the presence of tall trees. There are some distant views from the west into the site. The existing adjacent housing is well screened by the high trees, and therefore any new developments would represent a change in the landscape character when viewed from the west.

Minerals Resources

No comments.

Air Quality

No comments.

Access to Public Transport

Near a bus route having an hourly or greater service.

Access to services/facilities

Willand has limited services/facilities.

Land Status

Greenfield. Agricultural grade 1 (3.7ha, 43% of site, northern portion)

Agricultural grade 3 (5h, 57% of site, southern portion)

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

None.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues.

Highway Access

Original highway authority comment: An adequate access is achievable. Subsequent highway authority comment: Access from Meadow park verge would appear to be achievable as the verge is maintained by the Highway Authority

although this is not shown on the land charges record only on the verge cutting schedule. The Site would serve Cul-de-sac style development and numbers would be dependent on Transport assessment of the junction with Silver St. The Track that runs to the south is not highway and does not appear to be ROW and must be assumed to be private.

Pedestrian and Cycle Links

There are existing pedestrian facilities.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

Possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact my negatively affect residential amenity.

Site Availability

Is the site immediately available for development?

Soonest date available (if currently unavailable):

1 years notice
No
Landowners estimated development time:

1 year