

Rural Areas

3.185 Strategy for rural areas is set out in Policy S13. The following table summarises the supply of housing and commercial development outside the three main towns.

Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 to 31 March 2014 2016	Uncommitted Allocations	Total
Housing (dwellings)	432 535	82 347	330 407	844 1,289
Commercial (employment, retail and leisure) square metres floorspace <u>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</u>	20,733	4,119	8,800	33,652

Table 21: Development supply in rural areas

3.186 Twenty-one housing sites are allocated in rural areas and are considered achievable in principle, corresponding to rural settlement maps that accompany this document. Most housing allocations in rural areas are expected to deliver around 20 dwellings per hectare due to the low density character of existing village development, but in some cases a higher or lower density is justified.

Parish/location	Policy	Site	Gross Site Area (ha)	Net site area (ha)	Uncommitted Local Plan allocations
Bampton	BA1	Newton Square	0.25	0.25	5
Bow	BO1	Hollywell	1.2	0.96	20
Bow	BO2	West of Godfreys Gardens	0.23	0.23	6
Bradninch	BR1	Hele Road	0.3	0.3	7
Chawleigh	CH1	Barton	1.25	1	20
Cheriton Bishop	CB1	Land off Church Lane	1.49	11.52	30 20
Cheriton Fitzpaine	CF1	Barnhill Close	0.3	0.3	7
Cheriton Fitzpaine	CF2	Land adj school	1.1	0.88	22
Copplestone	CO1	Old Abbatoir	1.5	1.2	30
Culmstock	CL1	Linhay Close	0.23	0.23	6
Culmstock	CL2	Hunter's Hill	0.4	0.4	10

Halberton	HA1	Land adj Fishers Way	0.6	0.48	10
Hemyock	HE1	Depot	0.55	0.44	40
Morchard Bishop	MO1	Greenaway	1.2	0.96	20
Newton St Cyres	NE1	Court Orchard	2.7	1.62	25
Sampford Peverell	SP1	Former Tiverton Parkway Hotel	0.45	0.36	10
<u>Sampford Peverell</u>	<u>SP2</u>	<u>Higher Town</u>	<u>6</u>	<u>3.6</u>	<u>60</u>
Sandford	SA1	Fanny's Lane	1.5	1.2	278
Silverton	SI1	Old Butterleigh Road	0.35	0.35	8
Silverton	SI2	The Garage	0.11	0.11	5
Thorverton	TH1	South of Broadlands	0.7	0.56	12
<u>Uffculme</u>	<u>UF1</u>	<u>West of Uffculme</u>	<u>3.49</u>	<u>2.1</u>	<u>60</u>
Willand	WI1	Land east of M5	2.9	1.74	420
Total					330 <u>347</u>

Table 22: Housing allocations in rural areas (excluding sites with planning permission)

3.187 ~~Three~~Five allocated housing sites already have planning approval, and these are set out below. The figures for these sites are based on the position as at 31st March ~~2014~~2016. The site, 'West of Uffculme' was granted permission on appeal, but fell outside the monitoring year and hence is included in the table above.

Site	Policy	Site area	Dwellings with planning permission
Stone crushing works (Scotts Quarry), Bampton	BA2	3.41	18
Ashleigh Park, Bampton	BA3	0.3	7
<u>School Close, Bampton</u>	<u>BA4</u>	<u>0.7</u>	<u>26</u>
<u>West of Godfreys Gardens, Bow</u>	<u>BO2</u>	<u>0.23</u>	<u>6</u>
Fanny's Lane, Sandford	SA1	1.12	19
Total			<u>4476</u>

Table 23: Allocated housing sites with planning permission in rural areas

3.188 Evidence shows that employment in rural areas is more likely to come forward on unallocated sites, permissible under development management policies where planning permission is required at all. This is discussed further under Policy S6.

- 3.189 Only two rural sites are considered suitable for allocation for commercial development. Willand Industrial Estate has been allocated in previous Local Plans, Phase 1 having been commenced within recent years. The remaining land is available, suitable and achievable. Land at Scott's Quarry is the remaining undeveloped part of a previous Local Plan allocation and now has planning permission for mixed housing and commercial use.

Parish/location	Site	Gross site area (ha)	Net site area (ha)	Floorspace (sq.m)
Bampton	Stone crushing works (Scott's Quarry), Bampton	0.45	0.36	355
Willand	Willand Industrial Estate	2.29.2	2.25.52	8,800 <u>22,000</u>
Total				9,155 <u>22,355</u>

Table 24: Allocated commercial sites in rural areas

Policy BA1

Newton Square, Bampton

A site of 0.25 hectares to the rear of Newton Square, Bampton is allocated for residential development, subject to the following:

- a) 5 dwellings;**
- b) Provision is made on site for the parking of delivery vehicles serving the convenience store at 4-6 Newton Square;**
- c) Design which respects and enhances the character and appearance of the Conservation Area; and**
- d) Archaeological investigation and appropriate mitigation measures.**

- 3.190 The site comprises land to the rear of the existing convenience store. It is suitable being a brownfield site, lying partially within the existing settlement limit. The majority of the site lies within the Conservation Area where development should preserve or enhance the character and setting of the area. Access is likely to be obtainable only through the existing access off Newton Court which serves the convenience store and through which deliveries are made. Due to the width of the access, Newton Court is not suitable for the regular parking of delivery vehicles and provision should be made within the development site for this activity.
- 3.191 The site lies in an area of archaeological potential within the historic core of Bampton, so a programme of archaeological investigation will be required, with mitigation measures if necessary.

Policy BA2

Stone Crushing Works (Scott's Quarry), Bampton

A site of 0.45 hectares at Scott's Quarry, Bampton is allocated for mixed-use development, subject to the following:

- a) 18 dwellings with 30% affordable housing;**
- b) 355 square metres of commercial floor space;**
- c) Protection of mature trees within the site;**
- d) Removal of spoil heap;**
- e) Site contamination assessment and remediation where appropriate; and**
- f) Provision of a drainage strategy and sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance.**

3.192 The site is the remaining part of a previous allocation. The site is bounded by mature trees on two sides (north and west) and currently contains a large spoil heap within the middle of the site. There is existing access which serves Woodland Close. An appeal decision has allowed mixed use development on the remaining employment part of the site, comprising 18 dwellings (including four affordable dwellings) and 6 B1 units (with a floorspace of 355 square metres). Should a revised scheme for the site be submitted, the current target of 30% affordable housing would apply as the starting point for negotiation.

3.193 The history of quarrying at the site highlights the possibility of the presence of contaminated land. Developing the site would require removal of the large spoil heap. Groundwater flooding maps show a 20-25% chance of groundwater emergence within the site boundary. Any planning application on the site will need to be accompanied by a drainage strategy which takes account of the potential for groundwater flooding in addition to considering surface water runoff. The subsequent design of the Sustainable Urban Drainage Scheme will need to be appropriate to the conditions identified. Suitable drainage is a standard requirement of Policies S9 and DM1 but the requirement is reiterated in Policy BA2 for clarity due to the specific potential of this site for groundwater flooding.

Policy BA3

Ashleigh Park, Bampton

A site of 0.3 hectares at Ashleigh Park, Bampton is allocated for residential development, subject to the following:

- a) 7 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location;**
- b) Access is obtained off the existing estate road; and**
- c) Provision is made to replace any loss of allocated parking for existing dwellings in Ashleigh Park.**

- 3.194 The site comprises agricultural land at the end of the existing cul-de-sac development of Ashleigh Park. The site slopes downwards from south to north, with the northern part of the site the flattest and the southern extent the steepest part of the site. Access is likely to involve the demolition of the garage serving 33 Ashleigh Park and this loss of allocated parking provision should be replaced to ensure adequate allocated parking provision is retained.

Policy BA4

School Close, Bampton

A site of 0.7 hectares at School Close, Bampton is allocated for residential development subject to the following:

- a) 26 dwellings with 38% affordable housing;**
- b) Access to be achieved off West Street;**
- c) Traffic calming measures along West Street;**
- d) Provision of a pedestrian footpath along West Street to link with the entrance to the site on West Street; and**
- e) Provision of a Drainage Strategy and a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;**

3.194a This greenfield site is located towards the south of the former primary school and forms the remaining part of a previous allocation. It slopes upwards from north to south with the higher ground of the former school site on approximately the same level as that of the lower portions of the site.

3.194b An application for 26 dwellings and associated vehicular and pedestrian accesses was granted outline permission by the Council in April 2013 subject to conditions. The permission includes 10 affordable units and consequently, the policy provides the criteria to be applied as a starting point, should any revised scheme be submitted.

3.194c Parts of West Street are narrow and it is a Devon County Council Highways requirement that improvements, in the form of traffic calming measures, shall be made to the section immediately to the east of the access point and include the provision of a pedestrian path to link with an existing path further along West Street.

Policy BO1

Land adjacent to Hollywell, Bow

A site of 1.2 hectares at land adjacent Hollywell, Bow is allocated for residential development, subject to the following:

- a) 20 dwellings with 30% affordable housing;**
- b) Site access to come off Station Road via north west corner through the ‘Hollywell’ building; and**

c) Archaeological investigation and appropriate mitigation measures.

- 3.195 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 surrounded by hedging. The site is to the rear of a small number of detached bungalows, set in low density plots immediately to the west. Due to the large number of existing accesses further south along Station Road, advice from the Highway Authority states that a suitable access can only be achieved into the site via the north west corner where the boundary abuts Station Road. The existing house, 'Hollywell', will therefore need to be demolished to deliver the required access. However, an alternative access option will be considered if a suitable scheme can be demonstrated to the satisfaction of the Highway Authority.
- 3.196 This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity. Therefore, investigation of archaeology on the site will be required, with mitigation if necessary.

Policy BO2

West of Godfreys Gardens, Bow

A site of 0.23 hectares West of Godfreys Gardens is allocated for affordable housing, subject to the following:

- a) 6 dwellings with 100% affordable housing;**
- b) Provision of a pedestrian route linking Godfreys Gardens with Bow Mill Lane;**
- c) Archaeological investigations and appropriate mitigation measures; and**
- d) Access from Godfrey Gardens.**

- 3.197 This greenfield site lies to the west of a residential area within Bow. It slopes generally from east to west with borders of hedgerow and trees and the retention of those features would ensure that landscape impact is minimal. An application for 6 affordable units and associated access road, parking and drainage was granted permission by the Council in April 2014 subject to conditions. Provision of a pedestrian through route linking Bow Mill Lane to the west ensures pedestrian and cycling access for existing and new residents to the village shop.
- 3.198 This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity. Therefore, archaeological investigation of the site will be required, and mitigation if necessary.

Policy BR1

Hele Road, Bradninch

A site of 0.3 hectares at Hele Road is allocated for residential development, subject to the following:

- a) 7 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide affordable dwellings in another location;
- b) Access point to be located on the northern part of the site frontage on to Hele Road; and
- c) Archaeological investigations and appropriate mitigation measures.

3.199 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 if the site is developed. An adequate access is achievable to the north of the site.

3.200 The site lies in an area of archaeological potential demonstrated by the presence of prehistoric sites identified through aerial photography. Therefore, archaeological investigation of the site will be required, and mitigation if necessary.

Policy CH1

Barton, Chawleigh

A site of 1.25 hectares at the Barton is allocated for residential development, subject to the following:

- a) 20 dwellings with 30% affordable housing;
- b) Access to be achieved off School Close; ~~and~~
- c) Design solution which respects the setting of the conservation area and listed buildings; and
- ~~d~~e) Archaeological investigation and appropriate mitigation measures.

3.201 The site comprises part of an agricultural field to the north of the village of Chawleigh. The south western corner of the field contains a completed rural exception site named School Close. Access can be achieved off the exception site but road capacity should limit development to a maximum of 20 dwellings. The site is located in an area of archaeological potential and records indicate the presence of a prehistoric burial site. Therefore, archaeological investigation of the site will be required, and mitigation if necessary. Appropriate landscaping will be required to mitigate any potential impacts on the conservation area and listed buildings, including the grade I church which lies to the south east.

Policy CB1

Land off Church Lane, Cheriton Bishop

A site of 1.49 hectares at Land off Church Lane, Cheriton Bishop is allocated for residential development, subject to the following:

- a) ~~2030~~ dwellings with 30% affordable housing, subject to Transport Assessment;
- b) Assessment of the capacity of the junction of Church Lane and the main road (C50); ~~and~~
- c) Widening of Church Lane and provision of a footpath along site frontage; ~~and~~
- d) Provision of a landscape buffer along the northern boundary of the site.

- 3.202 This site comprises part of a field located on the east side of Church Lane and to the north of Hescane Park. The site is located between the older part of the village to the north, and the more modern development to the south known as Cheriton Cross. There is the opportunity to integrate more closely the two elements of the village by developing this site. The land gently undulates, dropping away further to the east. Landscape impacts are likely to be low as there is existing housing along the southern and western boundaries, which will mitigate some of the impact.
- 3.203 The junction of Church Lane with the main road to the south of the site may place a limitation on the number of dwellings that can be achieved. Any planning application should be accompanied by a Transport Assessment which should assess the capacity of the junction to accommodate additional vehicles. Improvements may be required to the junction as a result. The widening of Church Lane along the site frontage will be necessary and a footpath will also be needed along the site frontage linking up with the existing provision to the south. A design solution which provides the footpath on the inside of replacement planting to offset the loss of the hedgerow will be looked upon favourably at the planning application stage.
- 3.204 A small watercourse runs along the southern boundary of the site. A flood risk assessment will need to consider the potential for flooding. An onsite Sustainable Urban Drainage Scheme will require implementation to negate any increase in flood risk. Suitable drainage is a standard requirement of Policies S9 and DM1.

Policy CF1

Barnshill Close, Cheriton Fitzpaine

A site of 0.3 hectares at Barnshill Close, Cheriton Fitzpaine is allocated for residential development, subject to the following:

- a) 7 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location.

- 3.205 This site forms a rectangular block of land lying between the new school to the east and Barnshill Close to the west. It is a natural infill site which already has an existing access point to the south. The site is on higher ground than the road to the south, though any visual impact is likely to be minimal given the neighbouring uses. The site lies outside but relatively close to the edge of the conservation area. Appropriate design and choice of materials

should ensure that there is no detrimental impact on the character and appearance of the historic environment.

Policy CF2

Land adjacent school, Cheriton Fitzpaine

A site of 1.1 hectares adjacent to the school, Cheriton Fitzpaine is allocated for residential development, subject to the following:

a) 22 dwellings with 30% affordable housing.

- 3.206 This site forms an elongated and roughly triangular-shaped block of land lying on the eastern side of the village. It sits adjacent to the new primary school to the west. Developing the site will connect the White Cross area to the east with the remainder of the village. The local landscape is undulating, however the site is relatively flat. The adjacent school, and housing at White Cross will mitigate some of the visual impact.

Policy CO1

The Old Abattoir, Copplestone

A site of 1.5 hectares at The Old Abattoir, Copplestone is allocated for residential development and a car park subject to the following:

- a) 30 dwellings with 30% affordable housing, subject to viability;**
- b) 100 space railway station car park in the eastern part of the site;**
- c) The existing access point off Shambles Drive to serve both the housing and the car park; and**
- d) Assessment of land contamination and appropriate remediation.**

- 3.207 This site is located on the northern boundary of the village of Copplestone. It comprises a field with a number of dilapidated outbuildings. A small slaughterhouse once stood in the north east corner, though little trace of this now remains. It is not anticipated that there will be any harmful visual impact associated with developing this site.
- 3.208 Devon County Council has highlighted the need for a railway station car park at Copplestone. The eastern portion of the site, equating to approximately 0.25 hectares is allocated for provision of a 100 space car park. There is an existing access point off Shambles Drive which can service both the housing and the car park. It is anticipated that the car parking provision can also be used by residents. Should the cost of providing the car park make the development financially unviable, the Council will consider a reduced affordable housing provision subject to submission of robust viability evidence from the developer which justifies such a reduction.

- 3.209 There is the potential for land contamination associated with the slaughterhouse. Any planning application must be accompanied by a contaminated land report, and appropriate remediation will be required if necessary.

Policy CL1

Linhay Close, Culmstock

A site of 0.23 hectares at Linhay Close, Culmstock is allocated for residential development subject to the following:

- a) 6 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location; and**
- b) Design and layout to respect the character of the Conservation Area.**

- 3.210 This greenfield site forms part of a rectangular shaped field adjoining the village. Previously, there was an allocated site in this location with a requirement for 10 affordable dwellings. Part of the site was subsequently developed for six houses. The remaining site area has been combined with an adjacent piece of land to provide a small allocation for another six dwellings.

Policy CL2

Hunter's Hill, Culmstock

A site of 0.4 hectares at Hunter's Hill, Culmstock is allocated for residential development subject to the following:

- a) 10 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location;**
- b) Landscaping and design which protect the setting of the Blackdown Hills Area of Outstanding Natural Beauty; and**
- c) Archaeological investigation and mitigation.**

- 3.211 This is a greenfield site consisting of the south west corner of a field at the northern end of the village. The site was allocated for 100% affordable housing in 2010 but has not come forward. It is now allocated for a mixture of market and affordable housing, which is considered more likely to deliver the site whilst providing some housing for local needs. Given the sloping nature of the field and the location on the edge of Culmstock, the development should be sensitively designed with landscaping which protects the setting of the Blackdown Hills Area of Outstanding Natural Beauty.

Policy HA1

Land Adjacent Fishers Way, Halberton

A site of 0.6 hectares at land adjacent Fishers Way, Halberton is allocated for residential development, subject to the following:

- a) 10 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location; **and**
- b) Provision of a Drainage Strategy and a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance; **and**
- ~~c) Archaeological investigations and appropriate mitigation measures.~~

3.212 The site comprises part of a field to the south western edge of Halberton and sits adjacent to modern housing. The south eastern corner of the field was granted planning permission in 2006 and has been built out as a rural exception site. Groundwater flooding maps show a ~~25-50%~~**20-25%** chance of groundwater emergence within the site boundary. Any planning application on the site will need to be accompanied by a Drainage Strategy which takes account of the potential for groundwater flooding in addition to considering surface water runoff. The subsequent design of the Sustainable Urban Drainage Scheme will need to be appropriate to the conditions identified. Suitable drainage is a standard requirement of Policies S9 and DM1 but this is reiterated in Policy HA1 for clarity due to the specific potential for groundwater flooding on this site. The site lies a short distance from the edge of the conservation area. Appropriate design, choice of materials and landscaping should ensure that there is no detrimental impact on the character and appearance of the historic environment.

~~3.213 This site lies in an area of archaeological potential with the Historic Environment Record recording prehistoric activity. Any application will need to be accompanied by archaeological investigation and appropriate mitigation.~~

Policy HE1

Depot, Hemyock

~~A site of 0.55 hectares at the Depot, Hemyock is allocated for residential development, subject to the following:~~

- ~~a) 10 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location; subject to Transport Statement;~~
- ~~b) Archaeological investigation and appropriate mitigation measures; and~~
- ~~c) Mitigation of any wildlife impact including protection of hedgerows and trees.~~

~~3.214 This site lies within the village of Hemyock, in the Blackdown Hills AONB. It is an infill site surrounded by residential development on all sides. The site consists of a bungalow, garage/depot building, waste land and part greenfield land. As the site is bounded by~~

~~development it is considered that the impact on the special qualities of the AONB and other landscape impacts are likely to be low.~~

~~3.215 High Street, from which the site is accessed, is narrow in places and has very little capacity to accommodate additional traffic. A substitution of the existing traffic generation for an equivalent as a result of redeveloping the site for residential use has been confirmed as acceptable. Any planning application should be therefore be accompanied by a Transport Statement to justify that the housing numbers proposed will not result in any net increase in traffic.~~

~~3.216 The site lies in an area of high archaeological potential so any application will need to be accompanied by appropriate investigations. There may be some wildlife interest from trees, hedgerows and trees across the site. The buildings on the site may also be habitat for protected species such as owls. Investigation should therefore be carried out and appropriate mitigation measures taken.~~

Policy MO1

Greenaway, Morchard Bishop

A site of 1.2 hectares at Greenaway, Morchard Bishop is allocated for residential development, subject to the following:

- a) 20 dwellings with 30% affordable housing;**
- b) Mitigation of any wildlife impact including protection of hedgerows;**
- c) Archaeological investigation and appropriate mitigation measures;**
- d) Road widening across the site frontage, provision of appropriate visibility splays and replacement provision of any lost Devon Bank; and**
- e) Provision of a footpath link into the estate to the east.**

3.217 The site comprises agricultural land to the west of Morchard Bishop. It is bounded by allotment to the west of the site, residential development to the east and by a highway and farmstead to the south. The south east corner of the site was previously allocated for 10 affordable dwellings but is now proposed for a mixture of market and affordable housing.

3.218 There may be some wildlife interest from hedgerows which bound the site, so this should be investigated and mitigation measures proposed where appropriate. The site lies to the west of a possible prehistoric funerary monument. Any development here has the potential to expose archaeological and artefactual deposits associated with this, so any application will need to be accompanied by appropriate investigations.

3.219 To enable appropriate access to the site the policy requires road widening across the site frontage and a secondary pedestrian link to the estate to the east. Replacement of the Devon Bank should be incorporated into the design of the access point to mitigate for any loss.

Policy NE1

Court Orchard, Newton St Cyres

A site of 2.7 hectares at Court Orchard, Newton St Cyres is allocated for residential development and a new primary school, subject to the following:

- a) 25 dwellings with 30% affordable housing, subject to viability;
- b) A site of 1.1 hectares for a new primary school at no cost to the Local Education Authority;
- c) Design which respects the setting of the conservation area;
- de) Archaeological investigations and appropriate mitigation measures;
- ed) School sports provision only within flood zones 2 and 3 to the east of the site; and
- fe) Widening of Station Road to reduce congestion.

3.220 The site lies on the northern edge of the village of Newton St Cyres adjacent to an existing housing estate. It is currently an apple orchard bounded by hedgerows on all sides which are occasionally interspersed by trees.

3.221 The site has been identified by Devon County Council as an appropriate site for the relocation of the existing primary school. The policy therefore requires the provision of a site for the new primary school as part of this development. Areas in flood zones 2 and 3 of the site should be used for school sports provision only. Should the cost of providing the school site make the development financially unviable, the Council will consider a reduced affordable housing provision subject to submission of robust viability evidence from the developer which justifies such a reduction.

3.222 The widening of Station Road to reduce congestion is also required by the policy. There may be some wildlife interest from hedgerows which bound the site and trees within the site, so the impact on protected species should be assessed and mitigation measures included where appropriate. The conservation area boundary was revised in 2015 and now extends up to the south western boundary of the site. Careful design will be required to ensure the development can be sensitively accommodated. The site lies in an area of archaeological potential and therefore any application will need to be accompanied by appropriate investigations.

Policy SP1

Former Tiverton Parkway Hotel, Sampford Peverell

A site of 0.45 hectares at the former Tiverton Parkway Hotel, Sampford Peverell is allocated for residential development and a doctors' surgery, subject to the following:

- a) 10 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location, subject to viability;
- b) Provision of a doctors' surgery;

- c) **Provision of a drainage strategy and Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance; and**
- d) **Mitigation of any wildlife impact including protection of hedgerows.**

3.223 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 received planning permission in 2008 for a care home. An updated application in 2012 was consented for a 58 bed scheme and adjoining GP surgery. The applicants have since stated that they will no longer be pursuing this development and the site is available for housing. Any housing development should include the provision for a GP surgery. Should the cost of providing the GP surgery make the development unviable, the Council will consider a reduced affordable housing provision subject to submission of robust viability evidence from the developer which justifies such a reduction.

3.224 Groundwater flooding maps show a ~~0-25%~~**20-25%** chance of groundwater emergence within the site boundary. Any planning application on the site will need to be accompanied by a Drainage Strategy which takes account of the potential for groundwater flooding in addition to considering surface water runoff. The subsequent design of the Sustainable Urban Drainage Scheme will need to be appropriate to the conditions identified. Suitable drainage is a standard requirement of Policies S9 and DM1 but the requirement is reiterated in Policy SP1 for clarity due to the specific potential for groundwater emergence on this site. There may also be some wildlife interest from hedgerows which bound the site, so the potential impact on protected species should be assessed and mitigation measures included if appropriate.

Policy SP2

Higher Town, Sampford Peverell

A site of 6 hectares at Higher Town, Sampford Peverell is allocated for residential development, subject to the following:

- a) 60 dwellings with 30% affordable housing;
- b) No development until the completion of improved access works to the A361;
- c) Landscaping and design which respect the setting and character of the area;
- d) Provision of a drainage strategy and Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;
- e) Mitigation of any wildlife impact including protection of hedgerows; and
- f) Archaeological investigation and appropriate mitigation.

3.224a The site is on the edge of Sampford Peverell, outside the main built up part of the village. The site is elevated and will require careful landscaping and mitigation measures. Development of the highest ground should remain undeveloped. Low density and good design will be required to respect the existing character of edge-of village housing and conservation area. The site is currently bounded by hedgerow. Some loss of hedgerow would be required to enable access however, careful design should be considered to

minimise this impact including incorporating new hedgerow into the design of the development.

3.224b This site lies in an area of archaeological potential with the Historic Environment Record recoding prehistoric activity. Any application will need to be accompanied by archaeological investigation and appropriate mitigation.

3.224c The Highway Authority has advised that any development of the site should only commence once improvements to the A361 junction have been implemented.

Policy SA1

Fanny's Lane, Sandford

A site of 1.5 hectares at Fanny's Lane, Sandford is allocated for residential development, subject to the following:

- a) 27 dwellings with 30% affordable housing;**
- b) Buffer strip of planting or open space to protect the setting of the listed Park House and Sandford Conservation area; and**
- c) Careful design and landscaping to protect views towards Sandford and the historic core around St Swithun's Church.**

3.225 The site comprises mainly greenfield land which is located within the village of Sandford. Part of the site was previously allocated and planning permission was granted for 19 dwellings on the northern part of the site in 2013. The site size has been enlarged from that which has planning permission to accommodate a limited number of additional dwellings. As such the number of houses required by the policy of 27 includes the 19 which are currently consented, resulting in a net gain of 8 dwellings.

3.226 The site lies adjacent to the conservation area and the western boundary of the site abuts the curtilage of a listed building. A buffer strip of planting or open space should be provided to protect the setting of this listed building. Careful design and landscaping is also required to avoid the development dominating views towards Sandford from the south east and to retain the emphasis on the historic core of St Swithun's Church and to protect the setting of the conservation area.

Policy SI1

Land at Old Butterleigh Road, Silverton

A site of 0.35 hectares at Old Butterleigh Road is allocated for residential development subject to the following:

- a) 8 dwellings with 30% affordable housing which may be in the form of a financial contribution to provide the affordable dwellings in another location;**
- b) No development on the floodplain to the east of the site;**

- c) **Widening of carriageway over site frontage and provision of grass verge; and**
- d) **Design and layout to respect the character of the Conservation Area.**

- 3.227 The site falls on the northern boundary of the village of Silverton and is on the eastern side of Old Butterleigh Road. The site is shielded to the north and west by high hedges which limit inward views.
- 3.228 A small watercourse runs along the eastern boundary of the site and the small area of floodplain associated with this should not be developed.
- 3.229 The carriageway will need to be widened across the site frontage to accommodate two passing vehicles. The footpath network terminates some distance to the south of the site. Rather than provide a new footway which does not connect with existing provision, a grass verge along the site frontage should be provided as defensible space for pedestrians.

Policy SI2

The Garage, Silverton

A site of 0.11 hectares at The Garage, Silverton is allocated for residential development subject to the following:

- a) **5 dwellings;**
 - b) **Design and layout which respects the character of the Conservation Area;**
 - c) **Suitable design and layout of access arrangements; and**
 - d) **Site contamination and remediation where appropriate.**
- 3.230 This is a small brownfield site which is located adjacent to a complex of residential dwellings, which is separated from and to the south of the main body of the village of Silverton. The site currently comprises an industrial unit which is used for storage and maintenance of vehicles.
- 3.231 The design of the site is important as it lies at the edge of the village's Conservation Area, being the first complex of buildings encountered when approaching Silverton along Newcourt Road. Design of the access to serve the five dwellings will need to be provided having specific regard to the neighbouring access serving the adjacent barn conversions and detailing appropriate visibility splays.
- 3.232 There is also the potential for land contamination as a result of the history of vehicle repair and fuel storage on the site. Assessment will therefore be required and remediation to take place where appropriate.

Policy TH1

South of Broadlands, Thorverton

A site of 0.7 hectares at South of Broadlands in Thorverton is allocated for residential development subject to the following:

- a) 12 dwellings with 30% affordable housing;**
- b) Archaeological investigation and appropriate mitigation; and**
- c) Road widening and provision of footpath along site frontage extending northwards to connect with the existing network at the entrance to the Broadlands estate.**

- 3.233 The site to the south of the village on the edge of the settlement. There is limited highway frontage to the C23. Road widening and a footpath north into the village, connecting to the existing provision at the entrance to the Broadlands estate will be required. The land required for the footpath is in the ownership of Devon County Council who currently maintain it as a grass verge.
- 3.234 The site is to the north of a large prehistoric enclosure and development will need to be supported by an appropriate level of archaeological works to allow the significance of the heritage asset to be understood.
- 3.235 As the site is partially located within a groundwater Source Protection Zone -appropriate forms of sustainable urban drainage should be used.

Policy UF1

Land west of Uffculme, Uffculme

A site of 3.49 hectares at land west of Uffculme, Uffculme, is allocated for residential development subject to the following:

- a) 60 dwellings with 35% affordable housing;**
- b) Archaeological investigation and appropriate mitigation; and**
- c) Provision of a drainage strategy and Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance.**

- 3.238 The site is located to the west of Uffculme, adjacent to Uffculme Road. It comprises an agricultural field together with part of the rear garden belonging to the property known as Harvesters. The field has a frontage onto Uffculme Road from which access would be taken. An appeal decision has granted outline planning permission on the site for 60 dwellings with 35% affordable housing. The policy provides the criteria to be applied as a starting point, should any revised scheme be submitted. The site occupies an area where prehistoric activity is recorded in the wider landscape. Archaeological investigation and appropriate mitigation will therefore be required.

Policy WI1

Land east of M5, Willand

A site of 2.9 hectares at land east of M5, Willand, is allocated for residential development subject to the following:

- a) 42 dwellings with 30% affordable housing;
- b) Provision of buffer zone and appropriate planting to mitigate noise from the adjacent motorway;
- c) Mitigation of any wildlife impact including protection of trees ;
- d) Transport assessment of capacity at the junction of Silver Street and Meadow Park; and
- e) Retention and enhancement of the public right of way.

3.236 The site is located to the south of Willand, adjacent to modern housing to the north and the M5 to the west. Noise from the M5 should be mitigated by a buffer zone and planting along the boundary to ensure residential amenity is not adversely affected. The site has a number of mature trees on the eastern boundary and established woodland along the north east boundary. Mitigation measures should be taken to ensure there are no adverse impacts on any of the surrounding biodiversity.

3.237 A Transport Assessment of the capacity of the junction of Silver Street and Meadow Park may result in a different number of dwellings from the number allocated. The current public footpath across the northern boundary of the site should be retained and enhanced.

Policy WI2

Willand Industrial Estate, Willand

A site of ~~92.2~~ hectares is allocated for commercial uses subject to the following:

- a) ~~22,000~~8,800 square metres of commercial floorspace within use classes B1, B2 and B8; and
- b) Archaeological investigation and appropriate mitigation.

3.238 This site comprises level land within and adjoining the existing Willand Industrial Estate. ~~It is part of a larger site that was previously allocated, but only part of Phase 1 of the development has proved deliverable. This smaller allocation will complete the development of industrial land close to the existing access into the industrial estate, commensurate with rural employment needs, while larger commercial allocations are located in more strategically accessible locations at Cullompton and Tiverton. It is part of a larger site allocated in the previous Local Plan which has partly been developed. Access has now been secured to Phase 2 and an application for nearly 13,000 sqm of employment units has been submitted. This application would facilitate the relocation of Pallex from the neighbouring industrial estate to a purpose built Regional Distribution Centre within Phase 2 whilst providing a range of different sized units to meet market demand. It is anticipated that any remaining unconsented parts of the site could come forward over the plan period.~~