

Westleigh

Settlement: Westleigh

Site Reference and Name: E/WES/01 Burlescombe Works

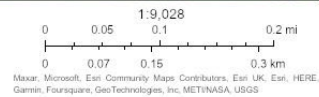
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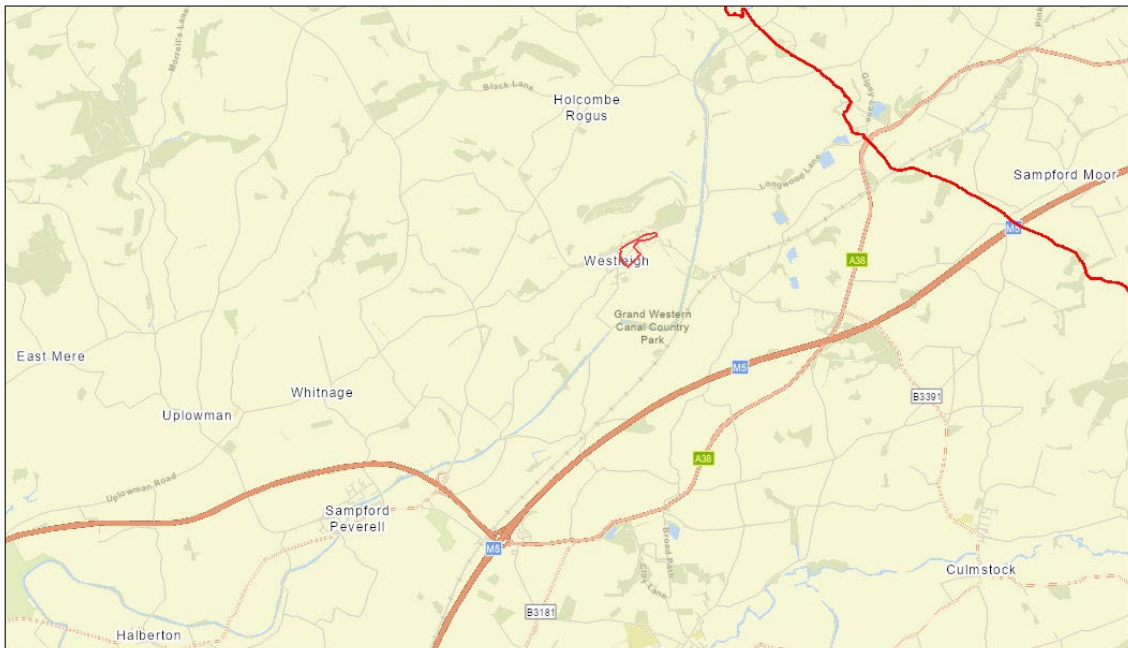
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- District Boundary
- Call For Sites Layer



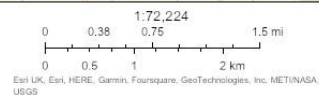
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E/WES/01



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- District Boundary
- Call For Sites Layer



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Parish: Burlescombe

Site Area: Whole 5.03 ha | Gross 5.03 ha | Net 3.02 ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 106

Min Yield: 60

Promoter Yield: 52 – 62 (Mid point 57)

HELAA Assessed Yield: 83 (Mid Yield)

Site description: Moderately sloping greenfield (N) and gently sloping brownfield (S and E), rising to the NW. The site is located to the E of Westleigh. It is flanked by an unnamed lane to the N and an unnamed road to the E, from which there is existing access. The site is bordered by a working quarry to the N (<100 metres), farmland to the S, and residential development to the E and W. Located within a Minerals Safeguarding Area and within a Soluble Rock Risk area. The entrance to the site lies <300 metres W of the Grand Western Canal Country Park and Local Nature Reserve. The easternmost (access route) part of the site is located with the Grand Western Canal Conservation Area. Grade II listed lime kilns approx. 10 metres (N) and 50 metres NE, and a Grade II listed building <50 metres to the E. The site is within the Great Crested Newt Consultation Zone. A Core Nature Area, which is also designated as deciduous woodland priority habitat borders the site to the N. The site is currently in use as a roofing materials depot and primarily consists of buildings and hard surfacing, with an area of grassland (N) buffered by mature trees and low hedges. A tree line extends SW to NE across the site from the western boundary, hedges and hedgerow trees border the site, partially screening it from view. The site has one landowner. The HELAA Panel assessed the site to be achievable, however further work will be required to understand the site further and whether the constraints of the site can be overcome, in particular the impact of the existing quarry and comments provided by the Minerals Planning Authority .

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Mixture of greenfield (N) and brownfield (S and E).

Access: The site is bordered to the NE by an unnamed road, from which there is existing access. The promoter states that the site is currently used for storage and distribution of roofing materials and that there are there are plans to consolidate operations to the eastern part, leaving the W and N available for development. The promoter proposes that two access points would be formed to

segregate residential traffic from the extant works. The promoter states that a footpath would be formed from the NW boundary, running S/E through the site to provide pedestrian access to and from the village and nearby primary school. DCC Highways advises that the site is accessed off a C Classified Road with no footway. A site of this scale would require a full transport assessment and master planning exercise. There are no PRoWs on site, the closest is <100 metres S of the SE corner. The closest bus stop is approx. 100 metres SW. The nearest railway station is Tiverton Parkway, 3.5km SW. The closest shops and facilities are in Sampford Peverell approx. 3.5km SW.

Natural Environment: Beavers are present in catchment. Legally protected species have been recorded <35 metres beyond the W boundary (bats) and <40 metres from the N boundary (dormice). A Core Nature Area, which is also designated as deciduous woodland priority habitat borders the site to the N. The entrance to the site lies <300 metres W of the Grand Western Canal Country Park and Local Nature Reserve. The site primarily consists of buildings and hard surfacing, with an area comprising of grassland buffered by mature trees and low hedges. A tree line extends SW to NE across the site from the western boundary, hedges and hedgerow trees border the site, partially screening it from view. Natural England advise that this site has potential for biodiversity net gain with Priority Habitat (Deciduous woodland) and Open Mosaic Habitat present on/close to the N border. Devon County ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. A site visit is required prior to development to check botanical interest. Part of site is existing hardstanding with negligible ecological value. Surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs, and act as bat flight lines. Hedges and grassland may provide bat foraging habitat. The site is within the Great Crested Newt Consultation Zone. The site is of low strategic ecological importance. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors for bats, dormice, etc. Licences may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met on/off site.

Flood Risk, Water Quality and Drainage: FZ1. Medium-high groundwater vulnerability. Low risk of surface water flooding within the SW area of the site (0.01 ha). Within a Soluble Rock Risk area. The promoter has stated that a landscaped drainage basin would be created to assist with surface water drainage. DCC specialists advise that for developments on brownfield sites, the volume of surface water runoff discharged off-site must still match the greenfield runoff volume. The peak flow control must also still match the greenfield runoff rate. However, if this is robustly demonstrated as unfeasible, the applicant must work backwards to achieve a betterment, with a surface water runoff volume as close to the greenfield conditions as possible, providing robust evidence of the calculations undertaken. Therefore, even though significant parts of the site are currently impermeable, any development here will need to provide appropriate space for sustainable drainage systems within their design. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: DCC archaeology specialists note that the site has largely been disturbed by the construction of the extant factory and associated hard-standing. However, the N part of the site alongside the road does not appear to have been historically disturbed, is still green field and, as such, has some archaeological potential lying as it does to the SE of a former, undated enclosure, within the area now quarried away in Westleigh Quarry, and to the south of Canonsleigh Abbey. Based on the evidence available to date and depending the nature and extent of any development of

this site, any proposal will require a programme of archaeological work by condition. MDDC conservation specialists note that the Grand Western Canal (GWC) Conservation Area is located immediately to the E and access to the site is provided from within the Conservation Area, with the site falling partly within. There are no designated heritage assets within the site but two Grade II listed lime kilns lie beyond the boundary, approx. 10 metres (N) and 50 metres NE, and Grade II Canonsleigh Barton Farmhouse is located <50 metres (E) within the Conservation Area. The site is considered to make a limited contribution to these heritage assets and the experience of the assets. The site is within an area of undeveloped land with interposing development between the heritage assets, and the topography of the land results in there being little visual connection to the limekilns near to the site (across the road) and there is no known functional link to the site. The significance of the Grade II listed Limekilns is predominantly expressed by their architectural interest. Therefore it is not considered that, in principle, the proposals should harm their significance. However, care should be afforded to ensure that the scale, density and materiality of any proposed development is in keeping with local character and distinctiveness. The site is not considered to make a significant contribution to the character or appearance of the Great Western Canal or its setting, and as such harm in principle to the heritage asset is not considered likely. Nor, due to interposing development and the limited contribution of the site to the experience of the Grade II listed Farmhouse, are the proposals in principle considered to result in harm to the significance of Cannonsleigh Barton Farmhouse. However, any potential development must consider the setting of the nearby heritage assets and be in keeping with local character and distinctiveness. Any forthcoming masterplan should be informed by a heritage statement and setting assessment in order to avoid or minimise the harm.

Education Infrastructure: The closest schools to the site are Burlescombe CofE Primary School and Uffculme Secondary School. DCC education note that there is limited capacity at primary level and school difficult to expand, the secondary school has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Cullompton and Tiverton. There would be home to school transport implications for the secondary schools

Landscape: Blackdown Hills National Landscape lies approx. 4km E of the site. The site falls within the Lower Rolling Farmed and Settled Valley Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. The promoter states that the trees and grassed northern part of the site would be retained as green infrastructure and enhanced for biodiversity. The promoter has stated that a landscaped surface water drainage basin would be created. The overall sensitivity to housing development is medium-high (N); low-medium (S/SW); and medium (SE). Hillside site comprising of a mixture of greenfield (N) and brownfield (S). Tranquillity levels are already likely to be adversely impacted by commercial use of the storage depot and ancillary buildings, which are surrounded by extensive hard surfacing. The site is accessed from the E from a road with a strong rural character. Screened by trees from a working quarry to the N, the surrounding landscape is characteristic of LCT3B. Trees, boundary hedges and hedgerow trees should be protected and incorporated as part of any development layout. Local views into the site are limited but the topography makes it possible that the site could be visible in distant views, and from the Blackdown Hills National Landscape. Housing development within the N is likely to be visually prominent due to the topography. Although adjoining Westleigh to the W, the site has no obvious relationship to the village. However, residential fringe development along the site's western boundary would not harm the existing linear settlement form. Active footpaths and cycleways linking the site to the village would be required in order to prevent it from feeling divorced from the existing settlement. Housing of a limited height (1-2 storeys) could relate to the built character of

the village. Further assessment is required to address uncertainty over the site's visual prominence in sensitive views.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the NE section of the site and are close to the boundaries in the S and SW. Impact of nearby quarry.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Potential contamination on site from materials storage. Contaminated land from quarrying to the N (<100 metres). The DCC Waste Planning Authority notes that the site is not located within a waste consultation zone and therefore raises no objection. The DCC Minerals Planning Authority identifies that the site is located within a minerals safeguarding area for limestone resource. An operational limestone quarry is located directly adjacent to this site. Therefore, the mineral planning authority strongly objects to this site. Mineral resources within an MSA should be protected from sterilisation or constraint by non-mineral development under Policy M2: Mineral Safeguarding Areas, of the Devon Minerals Plan 2011-2033. The introduction of additional residential properties in the area has the potential to constrain future working at the site. The nature of the mineral extraction at this limestone quarry means that associated noise, dust and vibration are likely. This quarry has a history of dust and vibration complaints relating to the blasting and quarry operations. It should also be noted, that working is currently focussed to the E of the quarry, with future working planned in the central area which is directly adjacent to this site. Therefore, it is considered that impacts to the proposed site will be likely.

Topography: Rising to the NW, the greenfield part of the site (N) has a moderate slope (12.5% slope percentage), while the remainder of the site gently slopes up to the NW (5.2% slope percentage).

Open Space and Recreation: The following spaces are within walking distance of the site. Recreation ground and play area (100 metres SW).

Potential Constraints to Delivery: Access. Water Quality and Drainage. Assessment of groundwater risk and surface water flow. Potential archaeological impact. Education infrastructure. Potential landscape impact. Potential Grade 3 ALC. Mineral Safeguarding Area. Topography (N). May lead to increased traffic levels in an AQMA. Health and Safety related constraints.

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

Build out rate: Based on HELAA market conditions model 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	35	-	-	-
Max	25	50	31	-	-
Promoter	25	32	-	-	-
HELAA	25	50	8	-	-