

Clayhidon

Settlement: Clayhidon

Site Reference and Name: E/CLY/01 Field in front of Half Moon pub in Clayhidon

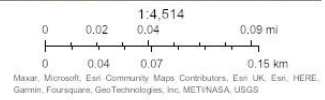
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E/CLY/01



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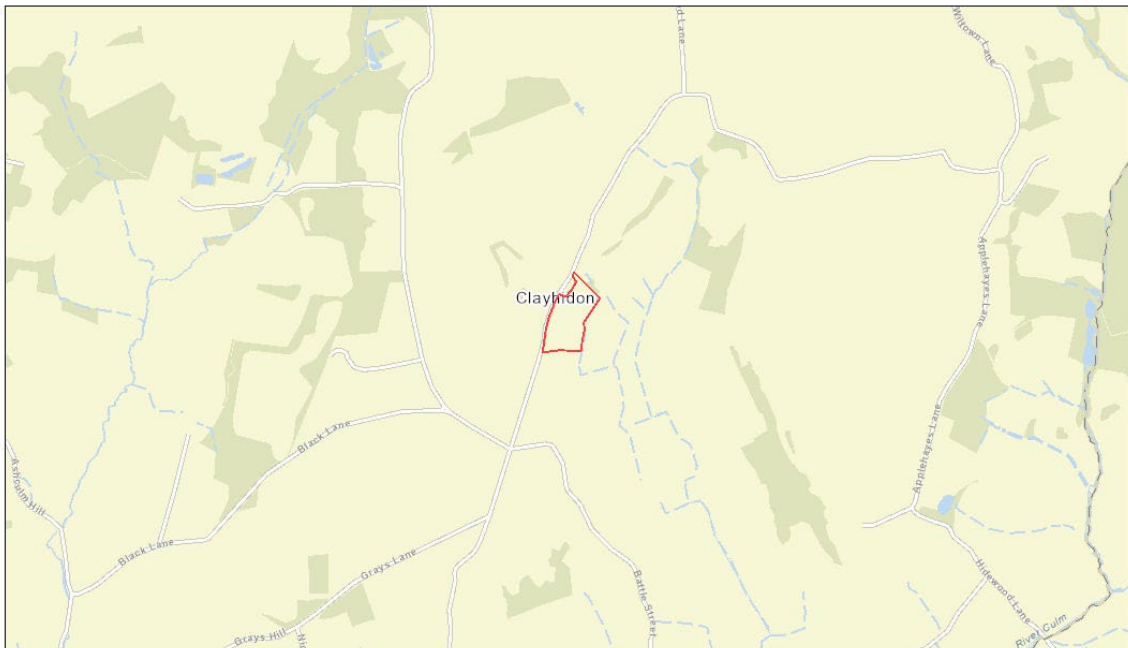
-  District Boundary
-  Call For Sites Layer




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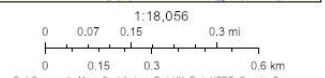
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E/CLY/01



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-  Call For Sites Layer



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Parish: Clayhidon

Site submitted for: E/CLY/01a Homes for sale, affordable homes, homes for older people; E/CLY/01b Habitat creation/enhancement; E/CLY/01c Renewable energy (solar panels or wind turbine).

Site description: Greenfield. The site lies to the south of Clayhidon and is within the Blackdown Hills National Landscape. It is an agricultural grass field that is flat at the top but then strongly slopes (20.4% slope percentage) downwards W to E. There are trees around the boundary and a watercourse along the E border. W half of the site within Great Crested Newt Consultation Zone and legally protected species (bats) are just off the site in the W. A group of one Grade I and several Grade II buildings less than 100m from the NW border of the site. This site has one landowner. The HELAA panel suggested that due to the site location the site would likely only be achievable for a lower yield of 5 provided the constraint of the site could be overcome. It was noted that the site would be inappropriate for sheltered housing and most forms of specialist accommodation for older persons as it is not close to a town centre with the necessary services needed to support retirement accommodation. The site may be considered for habitat creation/enhancement and renewable energy.

E/CLY/01a Homes for sale, affordable homes, homes older people

Site Area: Whole 1.94ha | Gross 1.94ha | Net 1.55ha

Max Yield: 54

Min Yield: 31

HELAA Assessed Yield: 5

Site Suitability

Stage A

International/national designations: Blackdown Hills National Landscape.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Access from the main road through Clayhidon. Devon County Council Highways suggests the site may be suitable for a lower quantum of housing. One PRoW across the main road, another one approx. 240m N. The closest bus stop is in Hemyock approx. 3.5km SW. The closest train stations are Tiverton Parkway approx. 11.8km W and Taunton station approx. 11.9km NE. Nearest shops and other facilities are in Hemyock approx. 3.5km SW.

Natural Environment: Part of the site in the West is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species just outside of the site in W (bats). Priority habitats about 400m to the E and W. Natural England identify Ashculm Turbary SSSI and Ringdown SSSI within 2km of the site and also identify the site to be within Blackdown Hills National Landscape. Natural England have no specific comments to make at this stage. Devon County Council

ecology specialists identify the site as a permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins and trees and dark corridors for bats, dormice, badgers etc. Licences and compensation may be required if offences cannot be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. A watercourse along E boundary. The promoter notes that it is possible that water comes off the road onto the field. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: A group of one Grade I, St Andrew's Church, and several Grade II buildings less than 100m NW of the site. Devon County Council archaeology specialists note proximity to historic settlement core and identify finds of iron slag and ditch feature within the site. They also identify possible Romano-British or medieval iron industrial and settlement evidence. Potential mitigation would require pre-determination assessment and evaluation to inform design/layout and further mitigation. MDDC Conservation Officers identify views from the Church looking to the S over the site and views back up the valley from the road. The significance of the Church and its setting is highly sensitive to change and the proposal is highly likely to be harmful to the setting of the Church and the experience of this group of heritage assets. In addition, there may also be views of the church and into the valley from the public footpath to the N, and views from the public footpath to the S and E. The historic grouping of public house, rectory, Church, farm and Smithy make up an undesignated heritage asset, and development is likely to be harmful to this grouping. Further onsite assessment is needed should the site be taken forward.

Education Infrastructure: The closest schools to the site are Hemyock Primary School and Uffculme secondary school. Very remote site. 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 both primary and secondary schools.

Landscape: The site is within the Blackdown Hills National Landscape. The site falls within the Steep Wooded Scarp Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. High sensitivity due to the site's location within a National Landscape and relatively steep and difficult landform that would require significant change to accommodate major development. Additionally, any development on this site would have a significant impact on the settlement and surroundings and would harm the setting and views of the Grade I listed church in the vicinity of the site.

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

Soils and contamination: Grade 3 (1.22 ha NW-SW) and Grade 4 (0.72 ha NE-SE) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Strong slope (20.4%) downwards W to E.

Open Space and Recreation: The areas of open space and recreation are available in Hemyock, approx. 3.5km SW.

Potential Constraints to Delivery: Heritage and Archaeology. Education infrastructure. Potential landscape impact. Small scale wooden pylons. Water Quality and Drainage. Topography. Potential Grade 3a ALC site. May lead to increased traffic levels in an AQMA. 11KV electric overhead line.

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

Build out rate: Based on HELAA market conditions model 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	6	-	-	-
Max	25	29	-	-	-
HELAA	5	-	-	-	-

E/CLY/01b Habitat creation/enhancement

Site Area: Whole 1.94ha | Gross 1.94ha | Net 1.94ha

Site Suitability**Stage A**

International/national designations: Blackdown Hills National Landscape.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Access from the main road through Clayhidon. One PRoW across the main road, another one approx. 240m N.

Natural Environment: Part of the site in the West is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species just outside of the site in W (bats). Priority habitats about 400m to the E and W. Natural England identify Ashculm Turbary SSSI and Ringdown SSSI within 2km of the site and also identify the site to be within Blackdown Hills National Landscape. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify the site as a permanent grassland surrounded by hedges with trees. A site visit is needed to check botanical interest. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. The site is of low strategic ecological importance due to it being isolated from other areas of biodiversity habitat. However, the site is of a reasonable size that could be used to create good quality habitats and biodiversity net gains/offsets. Devon Nature Recovery Network Habitat Opportunity Map shows this site as being close to areas with potential for woodland creation. The closest Unconfirmed Wildlife Site (Smith's Farm, 180m E of site) is designated due to the potential presence of broadleaved woodland. Site visit is needed to identify the best use of this site ecologically.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. A watercourse along E boundary. The promoter notes that it is possible that water comes off the road onto the field.

Heritage and Archaeology: A group of one Grade I, St Andrew's Church, and several Grade II buildings less than 100m NW of the site. Devon County Council archaeology specialists note proximity to historic settlement core and identify finds of iron slag and ditch feature within the site. They also identify possible Romano-British or medieval iron industrial and settlement evidence. Potential mitigation would require pre-determination assessment and evaluation. MDDC Conservation Officers note that appropriate forms of habitat creation to improve biodiversity would not be harmful.

Landscape: The site is within the Blackdown Hills National Landscape. The site falls within the Steep Wooded Scarp Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands.

Soils and contamination: Grade 3 (1.22 ha NW-SW) and Grade 4 (0.72 ha NE-SE) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Strong slope (20.4%) downwards W to E.

Potential Constraints to Delivery: The site is of low strategic ecological importance. Potential Grade 3a ALC site.

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

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

E/CLY/01c Renewable energy (solar panels or wind turbines)**Site Area:** Whole 1.94ha | Gross 1.94ha | Net 1.94ha**Site Suitability****Stage A****International/national designations:** Blackdown Hills National Landscape.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.**Access:** Access from the main road through Clayhidon. One PRoW across the main road, another one approx. 240m N. DCC Highways suggest the site could be suitable for renewables but would require a construction and deconstruction management plan, with regard to wind turbines there would need to be enough space to fall without affecting the highway.**Natural Environment:** Part of the site to the West is within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species just outside of the site in W (bats). Priority Habitats about 400m to the E and W. Natural England identify Ashculm Turbary SSSI and Ringdown SSSI within 2km of the site, and also identify the site to be within Blackdown Hills National Landscape. Natural England have no specific comments to make at this stage. Devon County Council ecology specialists identify the site as permanent grassland surrounded by hedges with trees. A site visit is needed prior to development to check botanical interest. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges and grassland may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, etc.) on habitats and species. Site is of low strategic ecological importance. There are opportunities for enhancement, e.g. grassland creation/management. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers etc. Licences and compensation may be required if offences cannot be avoided – if bat roosts are impacted then compensation will be required. Biodiversity net gain requirements to be met onsite/offsite.**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. A watercourse along E boundary. The promoter notes that it is possible that water comes off the road onto the field. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.**Heritage and Archaeology:** A group of one Grade I, St Andrew's Church, and several Grade II buildings less than 100m NW of the site. Devon County Council archaeology specialists note proximity to historic settlement core and identify finds of iron slag and ditch feature within site. They also identify possible Romano-British or medieval iron industrial and settlement evidence. Potential mitigation would require pre-determination assessment and evaluation to inform design/layout and further mitigation. MDDC Conservation Officers identify views from the Church

looking to the S over the site and views back up the valley from the road. The significance of the Church and its setting is highly sensitive to change and the proposal is highly likely to be harmful to the setting of the Church and the experience of this group of heritage assets. In addition, there may also be views of the church and into the valley from the public footpath to the N, and views from the public footpath to the S and E. The historic grouping of public house, rectory, Church, farm and Smithy make up an undesignated heritage asset, and development is likely to be harmful to this grouping. Further onsite assessment is needed should the site be taken forward. The view of solar panels would be from the side and rear where the supporting structures would be visible from the road and most likely from the Church. They may well also be visible from the south looking up the valley. A wind turbine at the head of the valley would compete with the primacy of the Church and would be harmful to it. The site is unlikely to be acceptable for above ground renewables, but ground sourced heating may be appropriate.

Landscape: The site lies in the Blackdown Hills National Landscape. The site falls within the Steep Wooded Scarp Slopes landscape character type. The Devon landscape character area is Culm Valley Lowlands. Steep wooded scarp slopes landscape has steeply sloping landform, high visual prominence of the steep slopes, distinctive, undeveloped skylines, presence of important ancient and alder carr woodland, general absence of modern development, feeling of remoteness or wildness and high scenic quality (as recognised through the National Landscape designation) mean this landscape is highly sensitive to the principle of any scale wind energy development. The special qualities of the National Landscape, particularly its isolated and unspoilt rural character further increases sensitivity. Additionally, it would be highly sensitive to any scale of solar PV development due to its high scenic quality and recognised by the area's National Landscape designation and the steeply sloping, highly prominent landform, presence of naturalistic land cover types and very remote and 'wild' characteristics.

Health and Safety related constraints: Falling distance of wind turbines (height +10%).

Soils and contamination: Grade 3 (1.22 ha NW-SW) and Grade 4 (0.72 ha NE-SE) agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Strong slope (20.4%) downwards W to E.

Potential Constraints to Delivery: Heritage and Archaeology. Potential landscape impact. Water Quality and Drainage. Potential Grade 3a ALC site. Topography. Falling distance of wind turbines (height +10%). 11KV electric overhead lines.

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

Build out rate: Years 1-5 as promoter has confirmed the site is available within the next 5 years.