

Holcombe Rogus

Settlement: Holcombe Rogus

Site Reference and Name: E/HR/01 Land adjoining Little Ford Bungalow

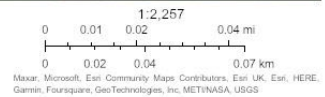
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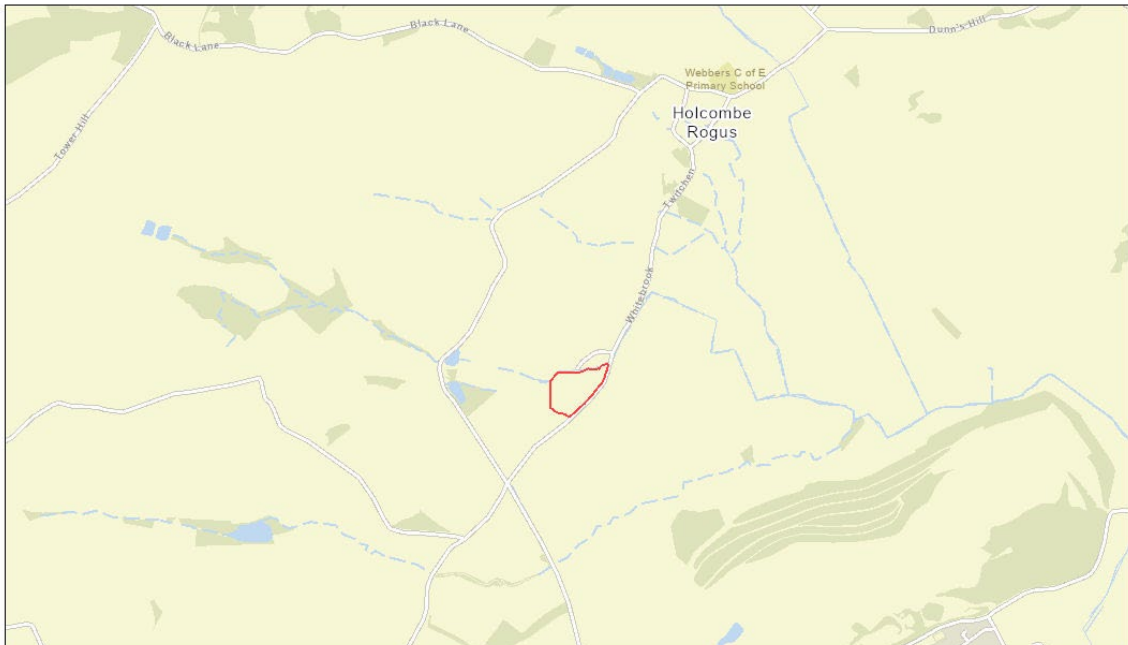
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-  District Boundary
-  Call For Sites Layer



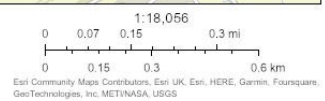
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E/HR/01



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-  District Boundary
-  Call For Sites Layer



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Parish: Holcombe Rogus

Site Area: Whole 1.43ha | Gross 1.43ha | Net 1.14ha

Site submitted for: Homes for sale, affordable homes, custom and self-build homes

Max Yield: 40

Min Yield: 23

Promoter Yield: 20

HELAA Assessed Yield: 5-15 (mid point 10)

Site description: Greenfield. Very gently sloping (3.5% slope percentage) agricultural land outside of Holcombe Rogus. Northern boundary is against the settlement boundary. A couple of agricultural buildings lie outside of the southern border. Trees and hedges border the site and a small stream runs along the N boundary. SE border borders the road that leads to Holcombe Rogus. The site is within a Great Crested Newt Consultation Zone. Land is subject to a restrictive covenant. This may need to be investigated further. This site has one landowner. The HELAA Panel assessed this site as isolated but achievable if the development was small scale and recommend a lower yield of 5-15 dwellings.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Site lies along the main road through Holcombe Rogus. Devon County Council Highways identifies the site to be on the edge of the village, and would require footway/cycleway connection to local services and bus stops. They further comment that the site is inappropriate for large development and would not be suitable for non-motorised users from a highways perspective. There are no PRoW within the site, closest is approx. 400m NE. The closest bus stop is approx. 50m N. Closest train station is Tiverton Parkway, approx. 4.1km S. Closest services and facilities approx. 800m N.

Natural Environment: The site is within Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) just outside of the site in S and W. Priority habitats approx. 150m W. Devon County Council ecology specialists identify that the site appears to be improved permanent grassland surrounded by hedges with trees. A stream is present to the N of the site. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges are likely to 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 providing a buffer for the watercourse from direct and indirect impacts, as well as protecting and enhancing hedges, margins, trees and dark corridors for bats, dormice, badgers 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 onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Risk of flooding from surface water low in the NE corner of the site (0.03ha) due to the small stream along N boundary. 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: Holcombe Rogus Conservation area lies approx. 475m NE of the site. The nearest listed buildings are approx. 340m NW. No heritage and/or archaeology related constraints raised.

Education Infrastructure: The closest schools to the site are Webbers CofE Primary School and Uffculme secondary School. DCC education note Webbers CofE Primary has capacity to support development. 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 both primary and secondary schools.

Landscape: Blackdown Hills National Landscape lies to the E of the site approx. 5km. 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 site adjoins settlement boundary with the northern boundary. The site has gently undulating landform that can accommodate development without any major change to the topographic character. Medium-low sensitivity to development due to unmemorable character, notable field boundary loss and presence of major road and small scale wooden pylons.

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

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Eastern part of the site is within Aggregates Mineral Consultation Area for Aggregates. Devon County Council mineral and waste specialists identify the site's location <1km from Westleigh Quarry (Policy M2: Mineral Safeguarding Areas of the adopted Devon Minerals Plan 2011-2033 is relevant). Mineral resources within Mineral Safeguarding Areas should be protected from sterilisation or constraint by non-mineral development. It is considered that the distance of the site from the mineral resource and the presence of existing residential properties will avoid any further constraint of the resource. The Mineral Planning Authority, therefore, has no objections.

Topography: Very gentle slope (3.5% slope percentage) down SW-NE.

Open Space and Recreation: Area of open space (Holcombe Wood) approx. 1.2km N and play area approx. 500m N.

Potential Constraints to Delivery: Access. Education infrastructure. Flood Risk, Water Quality and Drainage. 11KV electric overhead lines. Possible Grade 3a ALC site. Covenants. May lead to increased traffic levels in an AQMA.

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	23	-	-	-	-
Max	25	15	-	-	-
HELAA	10	-	-	-	-