

Kentisbeare

Settlement: Kentisbeare

Site Reference and Name: E/KEN/01 Land at Kentisbeare

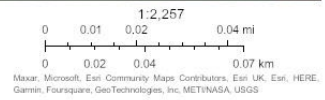
Customer Reference Number: i313131

E/KEN/01



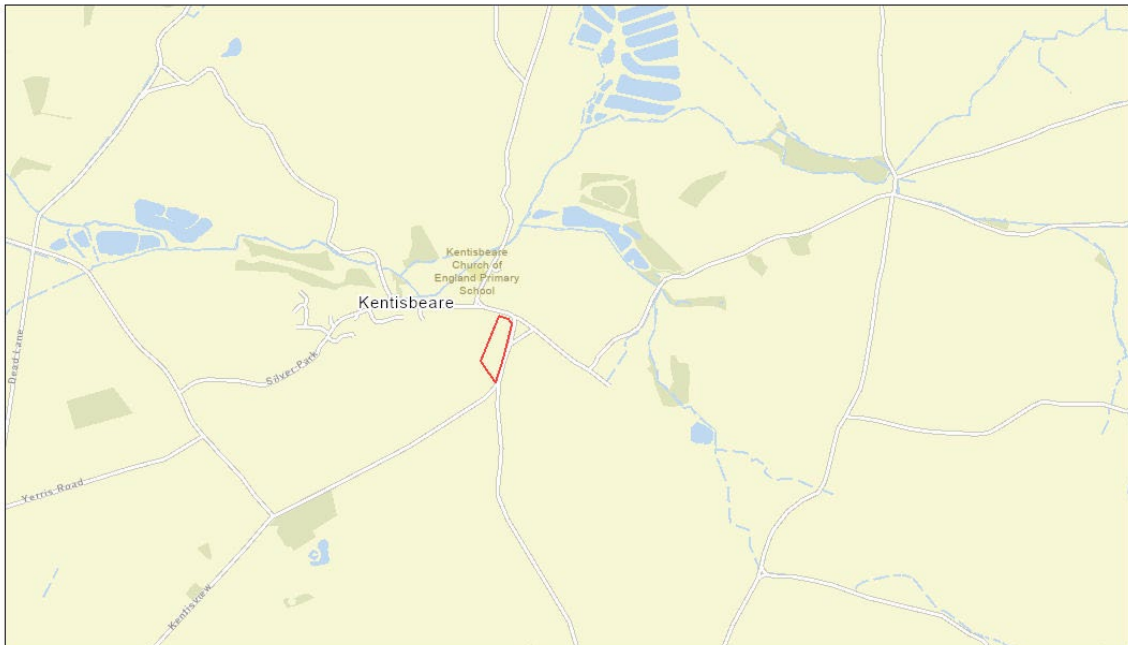
04/11/2022, 09:49:18

-  District Boundary
-  Call For Sites Layer




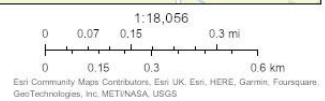
GMS Unit
© Crown copyright and database rights 2019. OS Licence No. 100022292

E/KEN/01



04/11/2022, 09:50:25

-  Call For Sites Layer



GMS Unit
© Crown copyright and database rights 2019. OS Licence No. 100022292

Parish: Kentisbeare

Site Area: Whole 0.81ha | Gross 0.81ha | Net 0.65ha

Site submitted for: Homes for sale

Max Yield: 17

Min Yield: 10

HELAA Assessed Yield: None

Site description: Greenfield. The site is located to the east of Kentisbeare Village Hall, on higher land which slopes downward to the north (8.7% slope percentage). The village hall access road bisects the site and it is located on the edge of the village. There are hedges and trees on the north and south boundaries and the site is within Great Crested Newt Consultation Zone. North boundary is touching Kentisbeare conservation area. This site has one landowner. The site was previously allocated in the AIDPD as a mixed use site. Although this site was previously allocated, the site is not in the current Local Plan and does not have planning permission for residential development, therefore the site has been assessed as part of this HELAA. The HELAA Panel assessed this site as unachievable for residential development due to the constraints of the site including the landscape impact.

the landscape given the elevation of the site lying above Kentisbeare.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways identifies the access to the site to be a PRow and not a public highway. Additionally, they suggest that the site is inappropriate for large development and would not be suitable for non-motorised users. PRow along S boundary. The closest bus stop is approx. 120m NW. Closest train station is Tiverton Parkway, approx. 6.3km NW. Closest services and facilities <400m N.

Natural Environment: The site is within Great Crested Newt Consultation Zone. Beavers are present in catchment. Legally protected species (bats) approx. 50m NW. Devon County Council ecology specialists identify that the site appears to be permanent grassland surrounded in part by hedgerows with some trees, and appears currently unlit. A site visit is needed prior to development to check botanical interest. The surrounding hedgerows and field margins could support protected and priority species such as bat roosts, dormice, reptiles and hedgehogs and also act as bat corridors. The hedgerows and grassland may provide bat foraging habitat. Great Crested Newt may be present. 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 hedgerows and field margins. Protecting and enhancing hedgerows for associated fauna. There is potential for grassland enhancement. Maintaining dark corridors and unlit areas for wildlife. 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. Medium-high groundwater vulnerability. 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: N and northern part of the E boundary of the site lay against Kentisbeare Conservation Area. Devon County Council specialists identify some potential for medieval and post-medieval archaeology due to proximity to the historic settlement core and the parish church. Potential mitigation would require staged programme of archaeological assessment and evaluation as condition. MDDC Conservation Officers identify good views from the public road across to the Grade I listed parish church tower. Northern edge of the site is elevated above the listed No 3 and 4 High Street. The proximity of the heritage assets make this a site where development is likely to have an adverse impact on the setting of heritage assets.

Education Infrastructure: The closest schools to the site are Kentisbeare Church of England Primary School and Uffculme secondary School. DCC education note Kentisbeare C of E Primary has capacity to support low levels of 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 1.6km to the E to 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 site is within the immediate setting (2km) of a nationally protected landscape. The site is on the top of a slope that overlooks the settlement. Medium-high sensitivity to housing development due to the high elevation of the site in comparison to the settlement, contributing to the green setting of and views from the settlement. Possibility of a negative impact on the Blackdown Hills National Landscape setting.

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

Soils and contamination: Grade 2 (0.23ha in S) and Grade 3 (7.87ha) agricultural land (DEFRA 2020 Provisional Land Classification Grade). The site is within a Mineral Consultation Area for Aggregates (Sand and Gravel Pebblebeds formation). Devon County Council minerals and waste specialists note that mineral resources within MSA should be protected from sterilisation or constraint by non-mineral development. In this case, it is considered the existing mineral resource is already constrained due to existing relationship with residential properties. The Mineral Planning Authority, therefore, has no objections.

Topography: Majority nearly flat, where it slopes down S-N is gentle slope (8.7% slope percentage)

Open Space and Recreation: Play area approx. 200m N. Open space approx. 400m N.

Potential Constraints to Delivery: Access. Heritage and Archaeology. Education infrastructure. Potential landscape impact. Water quality and drainage. Grade 2 and possible Grade 3a ALC site. 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 11-15 years.

Build out rate: As the HELAA Panel consider the site as unachievable no build out is provided.

Settlement: Kentisbeare


Site Reference and Name: E/KEN/02 Land North of Warren Farm

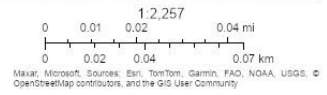
Customer Reference Number: EKEN02

E/KEN/02



02/08/2025 15:53:56

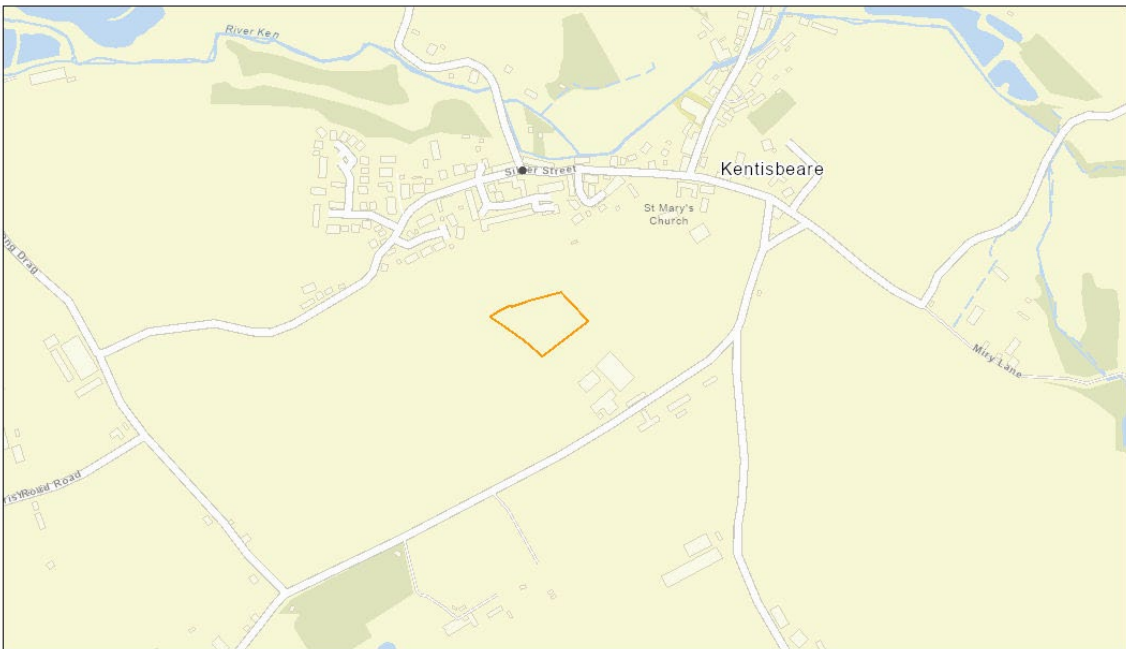
 Call for Sites 2025




Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

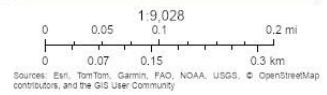
GMS
© Crown copyright and database rights 2023. OS Licence No. 100022292

E/KEN/02



02/08/2025 15:54:58

 Call for Sites 2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

GMS
© Crown copyright and database rights 2023. OS Licence No. 100022292

Parish: Kentisbeare

Site submitted for: E/KEN/02 Office/Industrial/Warehouse/Mix Use

Site Area: Whole 0.66ha | Gross 0.66ha | Net 0.17ha – 0.53ha

Site description: The site lies to the South of the settlement boundary of Kentisbeare (circa 100 metres) and immediately to the North of an existing business park. The site can be accessed via an existing vehicular entrance to the existing business park, directly from a Class C classified road to the South of the site. The site is within Beaver Activity Zone and the Greater Crested Newts Consultation Zone. There are no Legally Protected Species within, or immediately adjacent to the site. FZ1. Sites of archaeological importance are circa 48 metres to the North-East and 100 metres to the North-West. The Grade I listed building lies approximately 168 metres to the North-East, Grade II* listed building is within a distance of 165 metres to the North of the site. The site is nearly level and surrounded by mature vegetation on the Western and Northern boundary of the site. Grade 2 ALC. The site already has planning permission for commercial use for the erection of offices and store room including the formation of a new access road and parking (23/00760/MFUL). Therefore the site is already achievable for commercial development and a HELAA assessment is not required.