

# Stockleigh Pomeroy

**Settlement: Stockleigh Pomeroy**

**Site Reference and Name: W/ST/01 Greenhill Orchard, Town Living House**

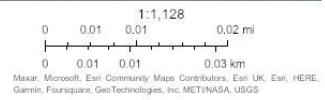
**Customer Reference Number: dg13k5i**

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 Call For Sites Layer




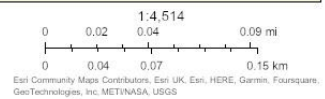
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**Parish:** Stockleigh Pomeroy

**Site Area:** Whole 0.25ha | Gross 0.25ha | Net 0.25ha

**Site submitted for:** Custom and self-build homes

**Max Yield:** 9

**Min Yield:** 5

**HELAA Assessed Yield:** None

**Site description:** Greenfield site located to the NW of Stockleigh Pomeroy village. The existing site is a former apple orchard, but is now a gently sloping (7% slope percentage) grassed paddock, which rises to the south. Hedgerows and mature trees border the site. The S boundary lies adjacent to an unnamed road which runs through the village. The site is bordered to the SE by a private access road to residential development and the Stockleigh Pomeroy Conservation Area. Residential dwellings are adjacent to the SW boundary, with farmland to the NW, N and E. The promoter identifies some lower voltage power infrastructure near the SE corner. The site is subject to a single title deed. The HELAA Panel assessed the site as unachievable for housing development due to location, site shape and form.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield land.

**Access:** Devon County Council Highways identifies that the access and access road to this site is narrow and has no street lights or footway. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. A PRoW runs approx. 100m to the SW. The closest bus stop lies approx. 565m to the SW. Stockleigh Pomeroy has a village hall and church approx. 0.35m SW. A farm shop lies approx. 1km N. Other services and facilities and train station are available at Crediton approx. 6km SW.

**Natural Environment:** Beavers are presented in connected catchment. The promoter has identified that there are approx. 10 mature oak trees on the S boundary and that the N end contains 40 native tree saplings, with 5 fruit trees near the field gate. Devon County ecology specialists identify the site is a long thin strip of grassland bound on all sides by hedges and large mature oak trees. The ecological value of grassland is unclear from aerial imagery. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat and trees may support roosting

bats. Impact of development on site could include direct loss of habitat, loss / disturbance of bat roosts and foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. A site visit would be required to assess the ecological value of the grassland. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

**Flood Risk, Water Quality and Drainage:** Predominantly FZ1. 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:** The SE border adjoins the Stockleigh Pomeroy Conservation Area. The closest listed building is a Grade II granary, approx. 100 metres SE. Grade II Elston and Lake Cottage lie 135 metres to the E. Devon County Council archaeology specialists note that the site has archaeological potential with settlement enclosures of prehistoric and/or Roman date in field to west. Mitigation suggested includes a programme of archaeological recording as condition. The MDDC Conservation specialists note that the site is a very long narrow plot on the edge of the Conservation Area. Development in this linear arrangement would possibly have a harmful impact on setting of Conservation Area.

**Education Infrastructure:** The closest schools to the site are Cheriton Fitzpaine Primary School and Queen Elizabeth's Secondary School, Crediton. DCC education have noted that the local primary school has capacity to support additional housing. There are aspirations for the secondary school to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. There would be primary and secondary school home to school transport implications.

**Landscape:** The Blackdown Hills National Landscape lies approx. 9.7km to the E. The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to housing development is medium-high. The site is set within an undulating landscape of medium and large irregular shaped fields, enclosed by a strong patchwork of dense, tightly clipped hedges and hedgerows. The site consists of a gently sloping, narrow strip of grassland bordered by hedgerows and containing mature oak trees. These contribute positively to the rural character and landscape quality, and form part of a prominent treeline when viewed from the NE and north. Located within the northern part of Stockleigh Pomeroy, which has a dispersed settlement pattern. A conservation area adjoins the site and development could have an adverse impact of its setting. Dense hedgerows and the surrounding topography restrict views of the site from other parts of the settlement. Small-scale housing development of limited height (1-2 storeys) would relate best to the built character of the settlement but would be likely to result in substantial loss of the existing green infrastructure, impacting adversely on the wider landscape. Taller and larger scale buildings associated with employment development may be problematic to accommodate and could have a negative effect on the peaceful quality of the area. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** The A3072 lies approx. 0.16km NW. Potential for noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line to the SE corner.

**Soils and contamination:** Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Gently sloping (7% slope percentage) rising to the S.

**Open Space and Recreation:** The closest open space and recreation facilities are available in Crediton approx. 6km SW.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Heritage. Education infrastructure. Possibly Grade 3a ALC. 11KV electric overhead line to the SE corner. May lead to increased traffic levels in an AQMA. The A3072 lies approx. 0.16km NW, potential for noise and pollution. Potential landscape impact.

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

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