

Witheridge (near)

Settlement: Witheridge (near)

Site Reference and Name: W/WT/01 Land south of Witheridge

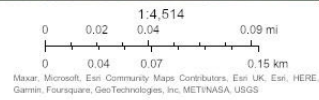
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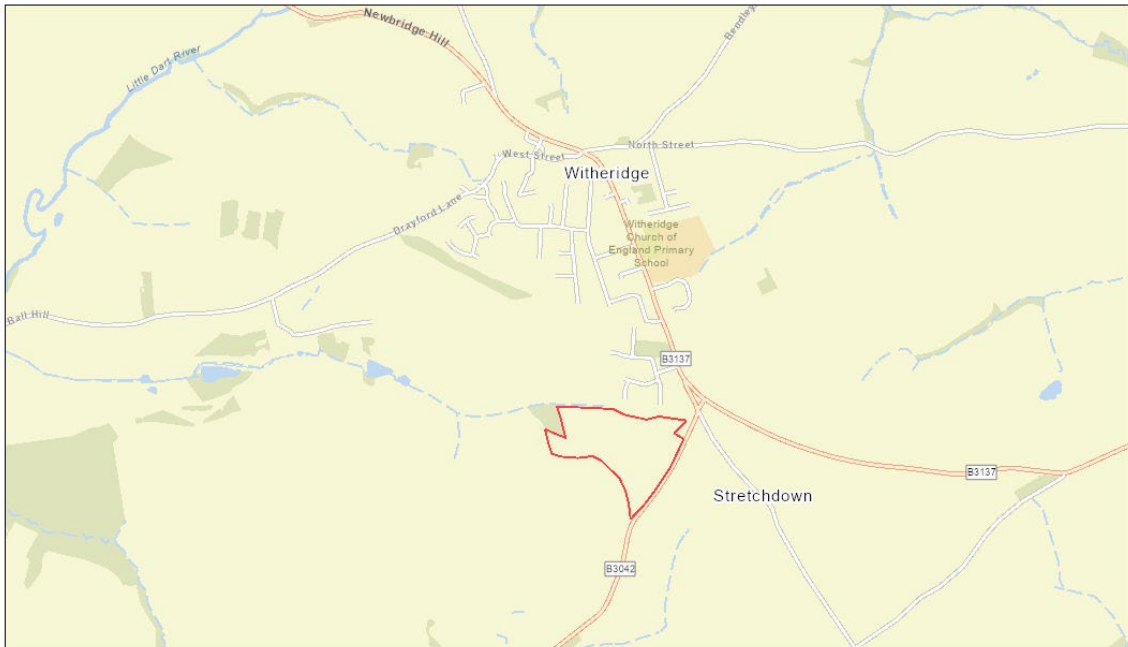
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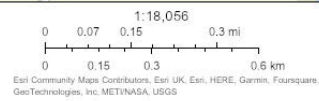
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W/WT/01



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Parish: Thelbridge

Site Area: Whole 6.07ha | Gross 6.07ha | Net 3.64ha

Site submitted for: Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

Max Yield: 127

Min Yield: 73

HELAA Assessed Yield: 100

Site description: Greenfield gently sloping (7% slope percentage) agricultural land rising to the SE and bordered by hedges to the N and NW. The site lies to the south of the Witheridge village which lies within North Devon District. The site falls within Mid Devon District. The site is bordered by the B3042 to the SE. Residential development lies to the NW with agricultural land abounding the remainder of the site. A watercourse runs along the western part of the N boundary. The site is subject to a single title deed. The HELAA Panel assessed the site as achievable for the mid-point yield of up to 100 dwellings.

Site Suitability

Stage A

International/national designations: Located within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: None.

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access would be off the B3042 and foot connections would be required to the adjacent development and to the bus stops. A development of this size would require a Transport Assessment. DCC Highways suggest that this could be a site considered for the yield proposed. A PRoW runs within 85m to the W of the site. The closest services and facilities lie within Witheridge approx. 1km to the N. The nearest bus stops are <500 metres to the North by road, the closest train station is Lapford Railway station approx. 9.6km SW.

Natural Environment: The site falls within the UNESCO North Devon Biosphere Reserve. There are two County Wildlife sites within the vicinity; Washford Wood approx. 1.6km to the S and Hence Ford 2.4km SE. Culm Grasslands (SAC) and Hare's Down, Knowstone & Rackenford Moors (SSSI) approx. 7.8km to the NE. Swathes of ancient woodland are located approx. 1.4km N, 1.2km W, and 1.6km S. A watercourse spans the western half of the northern boundary. Legally protect species (dormouse) have been recorded adjacent to the NE corner of the site. A range of other legally protected species have been recorded within 1.6km (butterflies, owls, bats) to the S and SW. Beavers are present in catchment. Devon County ecology specialists identify the site is a large pasture field bordered by heavily managed hedges and a few scattered mature trees. Pasture appears to be improved and

species-poor but it is not clear from imagery with a possibility it is of higher ecological value. 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. 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. A watercourse runs along the western part of the northern boundary. Approx. 50m of the western end of the northern boundary is at high risk of flooding from surface water. 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: There are Grade II Listed buildings within 240m to the NE of the site (1 and 2 Providence Place) and 365m E of the site (North Beacon and South Beacon). Devon County Council archaeology specialists note that there is some potential for early prehistoric evidence with Mesolithic flint scatters in wider area. DCC archaeology specialists note there is currently no specific requirement for archaeological mitigation although evaluation may be advisable, in case of unforeseen discoveries. The MDDC Conservation specialists note that it would be unlikely that there would be heritage assets harmed.

Education Infrastructure: The closest schools to the site are Witheridge Church of England Primary School and Chulmleigh Community College. Devon County Council education identify that the local primary school has latent capacity to support development. The site would feed into Chulmleigh College which is full but with numbers from outside of the catchment, development would see push back to other schools. There would be home to school transport implications for secondary school.

Landscape: The landscape character type is the Upper farmed and wooded valley slopes (north, approx. 70%), Farmed lowland moorland and Culm grassland (south, approx. 30%). The Devon landscape character area is the Witheridge and Rackenford Moor. The overall sensitivity to housing development is low-medium. Set within a flattish landscape with hills of similar heights, the site could accommodate development without any major change to the topographic character. Forming part of the setting of Witheridge, when approached from the south, small scale employment or housing of a limited height would relate better to the open countryside and neighbouring buildings.

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

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), begins almost flat then slopes down towards the NW corner.

Open Space and Recreation: The following open spaces and recreation areas are available within walking distance. Playgrounds approx. 350m and 1km N of the site.

Potential Constraints to Delivery: Access, provision of pedestrian connections and requirement of transport assessment. Water quality and drainage. Watercourse along the western end of the northern boundary. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Potential landscape impact. 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 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	48	-	-	-
Max	25	50	50	2	-
HELAA	25	50	25	-	-

Settlement: Witheridge (near)

Site Reference and Name: W/WT/02 South of Thelbridge Hall

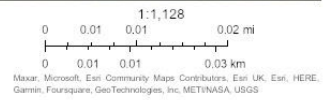
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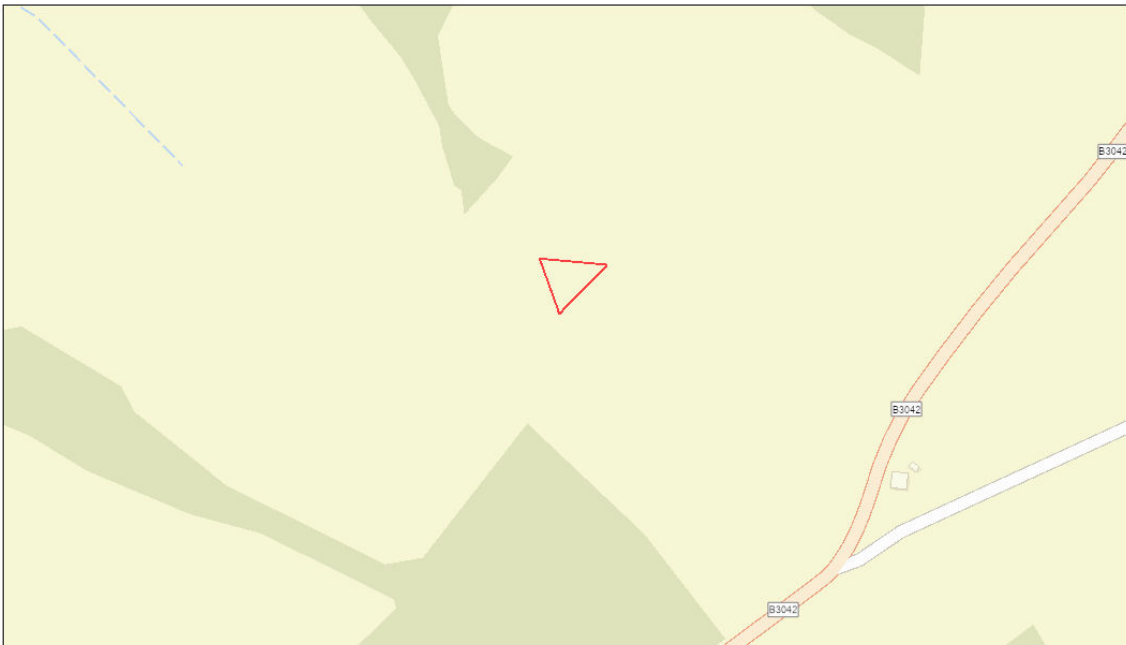
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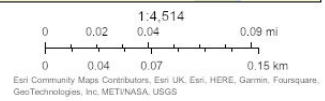
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Parish: Thelbridge

Site Area: Whole 0.09ha | Gross 0.09ha | Net 0.09ha

Site submitted for: Renewable Energy

Site description: A small area is identified within a Greenfield nearly level/very gently sloping (2% slope percentage) agricultural field. The field which the site falls within is bordered by hedgerows, which rises to the SE. The site is located approx. 800 metres north east of Thelbridge Barton and due north of the B3042. It is set amidst farmland and access would require crossing the field to the East. The site has been submitted by a community group seeking a community wind turbine (800-1000kW). The site is subject to a single title deed. The site may be considered for renewable energy provided the constraints can be overcome.

Site Suitability

Stage A

International/national designations: Located within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: None.

Stage B

Land Status: Greenfield land.

Access: Access to the site is via a track to Thelbridge Hall (off the B3042), across the field to the East of the site and through a gap in the hedgerow. Devon County Council Highways note that connection to the public highway would be required. 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: The site falls within the UNESCO North Devon Biosphere Reserve. Washford Wood County Wildlife Site is 1.4km NW. Priority habitats lie 65m NW and 235m NE. Legally protected species Curlews have been recorded 35m SW. Beavers are present in connected catchment. Natural England identify the site is within 10km of Hare's Down, Knowstone & Rackenford Moors SSSI. Natural England suggest that any renewable proposals that include combusive processes - anaerobic digestion, for example - may need to be assessed for their impacts on air quality in relation to the SSSI. Devon County ecology specialists identify the site is within a small arable field, the field in which the site lies is bordered by hedges and trees. Negligible ecological value. The boundary hedges and trees of the field 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 for access, lighting/noise impacts related to renewable energy infrastructure. 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: FZ1. Medium 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: Grade II Thelbridge Hall lies approx. 0.7km to the N and Grade II* Church of St. David approx. 0.85km to the W. Devon County Council archaeology specialists note that there is some potential for early prehistoric evidence flint tool scatters, barrows, settlement enclosures. Mitigation suggested depends on the scale of any proposal. With pre-determination work or condition, archaeological assessment and evaluation depending on the scale of any proposal. The MDDC Conservation specialists note it would be unlikely that heritage assets would be harmed.

Landscape: The landscape character type is the Farmed lowland moorland and Culm grassland. The Devon landscape character area is the Witheridge and Rackenford Moor. The Farmed lowland moorland and Culm grassland is dominated by wide panoramic views and of high nature conservation importance. A variety of field patterns and visual accents given by the siting of settlements with little influence of development is key to its high quality and value as well as high levels of tranquillity and remoteness with unbroken skylines and dense species-rich hedgerows defining the open moorland. The sense of enclosure provided by hedgerows and copses, presence of larger-scale modern and post-modern fields and presence of some human influence in the landscape could indicate a lower sensitivity to the principle of solar PV development. However the valued expanses of semi natural habitat on the higher ground (Culm grassland and moorland), smaller-scale medieval enclosures based on strip fields and Barton fields, high levels of tranquillity and remoteness and the strong rural character increase sensitivity. The landscape has a medium sensitivity to very small-small scale solar PV (<1-5ha). The landscape has a low-medium sensitivity to very small turbines (15-25m), medium sensitivity to small to medium scale turbines (26-75m), medium-high sensitivity to large scale turbines (76-110m) and high sensitivity to very large turbines (111-150m). Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

Health and Safety related constraints: Falling distance of wind turbines.

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

Topography: Nearly level/ gently sloping (2% slope percentage) rising to the SE.

Potential Constraints to Delivery: Access. Water quality and drainage. Possible impact on SSSI. Possible Grade 3a ALC. Falling distance of wind turbines. Potential landscape impact.

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.

Settlement: Witheridge (near)

Site Reference and Name: W/WT/03 Field west of Westcott Lane, near Witheridge

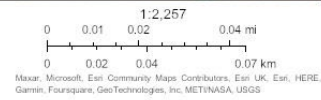
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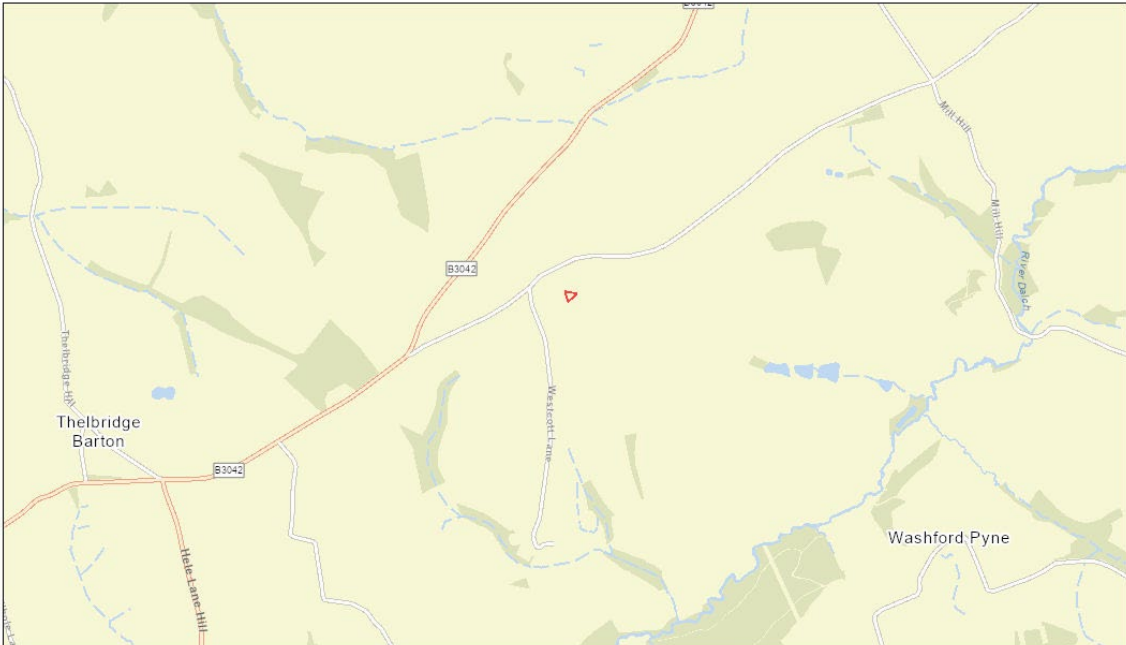
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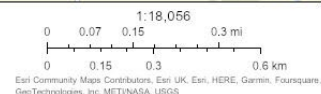
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Parish: Thelbridge

Site Area: Whole 0.05ha | Gross 0.05ha | Net 0.05ha

Site submitted for: Renewable Energy

Site description: A small area is submitted which lies within a greenfield gently sloping (2.3% slope percentage) agricultural field, which rises to the NE. The site is set amidst farmland, the field in which it falls within is bordered by Westcott Lane to the W, and an unnamed road to the N. The promoter states that the land is not registered at this stage but that the owner is likely to resolve this. The site has been submitted by a community group seeking a community wind turbine (800-1000kW). The site may be considered for renewable energy provided the constraints can be overcome.

Site Suitability

Stage A

International/national designations: Located within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: None.

Stage B

Land Status: Greenfield land.

Access: There is existing access to the field in which the site falls within from Westcott Lane along the western boundary. A PRoW is situated within 100m NW. Devon County Council Highways note that connection to the public highway would be required. 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: The site falls within the UNESCO North Devon Biosphere Reserve. Washford Wood County Wildlife Site is 0.9km S. Legally protected species butterflies have been recorded approx. 65m W. Beavers are present in connected catchment. Natural England identify the site is within 10km of Hare's Down, Knowstone & Rackenford Moors SSSI. Natural England suggest that any renewables proposals that include combustive processes - anaerobic digestion, for example - may need to be assessed for their impacts on air quality in relation to the SSSI. Devon County ecology specialists identify the site is within an arable field, the field in which the site lies is bordered by hedges and two or three mature trees. Negligible ecological value. The boundary hedges and trees of the field 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 for access, lighting/noise impacts related to renewable energy infrastructure. 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: FZ1. Medium 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: Grade II Westcott Farmhouse lies approx. 800m to the S and Grade II Mill Barton 1.1km SE. Devon County Council archaeology specialists note there is a prehistoric enclosure in the adjacent field to the E. Mitigation suggested includes pre-determination assessment and evaluation to inform need for any further mitigation. The MDDC Conservation specialists note there is unlikely to be heritage assets harmed.

Landscape: The landscape character type is the Farmed lowland moorland and Culm grassland. The Devon landscape character area is the Witheridge and Rackenford Moor. The Farm lowland moorland and Culm grassland is dominated by wide panoramic views and of high nature conservation importance. A variety of field patterns and visual accents given by the siting of settlements with little influence of development is key to its high quality and value as well as high levels of tranquillity and remoteness with unbroken skylines and dense species-rich hedgerows defining the open moorland. The sense of enclosure provided by hedgerows and copses, presence of larger-scale modern and post-modern fields and presence of some human influence in the landscape could indicate a lower sensitivity to the principle of solar PV development. However, the valued expanses of semi natural habitat on the higher ground (Culm grassland and moorland), smaller-scale medieval enclosures based on strip fields and Barton fields, high levels of tranquillity and remoteness and the strong rural character increase sensitivity. The landscape has a medium sensitivity to very small-small scale solar PV (<1-5ha). The landscape has a low-medium sensitivity to very small turbines (15-25m), medium sensitivity to small to medium scale turbines (26-75m), medium-high sensitivity to large scale turbines (76-110m) and high sensitivity to very large turbines (111-150m). Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

Health and Safety related constraints: Falling distance of wind turbines.

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

Topography: Nearly level/ gently sloping (2% slope percentage) rising to the SE.

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