

Bow

Settlement: Bow

Site Reference and Name: W/BO/01 Land to the east of Bow Mill Lane

Customer Reference Number: hf13lhc

W/BO/01



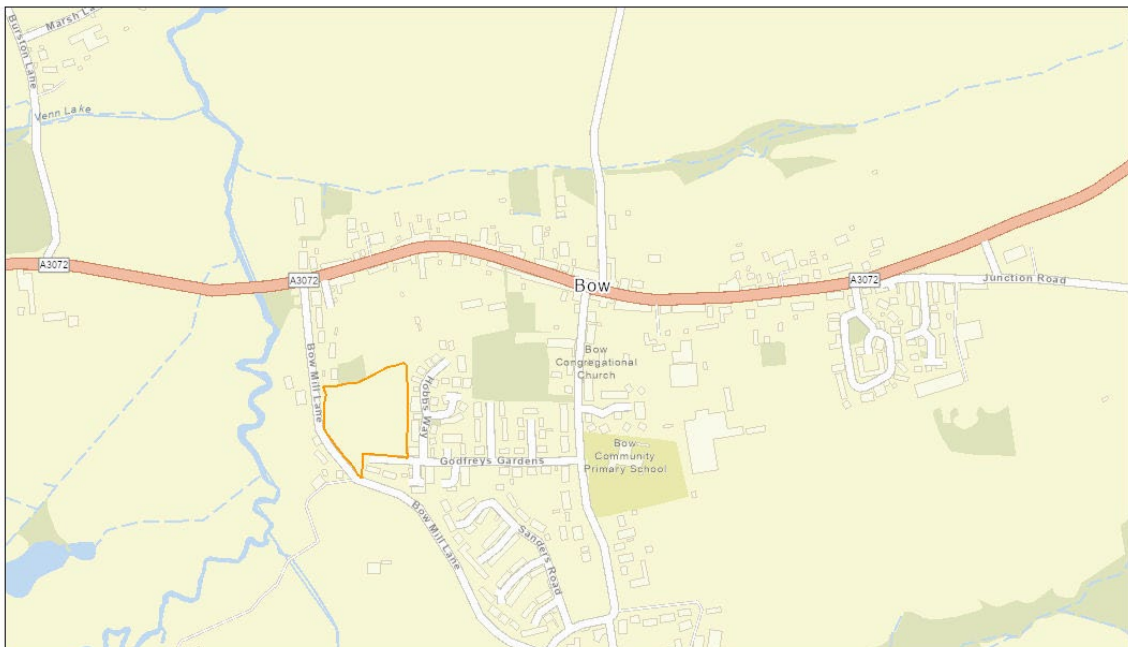
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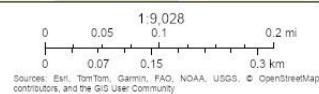
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W/BO/01



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Parish: Bow

Site submitted for: W/BO/01 Homes for sale, affordable homes, homes for older people

Site description: This site originally was submitted to include only the Western portion of the field but was later updated by the promoter to include the whole field as available for development and is now only available for residential development. The site is greenfield with existing Site Allocation B02 along the South and part of the allocation overlapping the SW corner of the site. The area overlapping B02 has not been included in the site area for the purposes of this HELAA as this is already allocated. The promoter identifies that the site adjoins site allocation B02, which was brought forward by the same landowner previously and is serviced to the boundary. Site is currently agricultural land with a gentle slope (8.1% slope percentage) rising to the E. The site is bounded to the E by Bow Mill Lane, with mixed use development to the N and W and residential development to the South and East. Bow Conservation Area is located approx. 110m to the N with a group of ancient monuments (bowl barrows) approx. 255 metres to the west. A TPO exists on the opposite side of Bow Mill Lane, within 20m of the southern most corner boundary. A number of records exist showing that legally protected species (bats) are present outside of the site 145m to the N of the site. Single title deed, two named owners, who have a right of way to build a road from the North from Hobbs Way. The HELAA Panel assessed that provided access can be achieved via Godfrey Gardens the site would be achievable.

W/BO/01a Homes for sale, affordable homes, Homes for older people

Site Area: Whole 1.26ha | Gross 1.26ha | Net 1.01ha

Max Yield: 35

Min Yield: 20

Promoter: 25

HELAA Assessed Yield: 27 (mid-point yield)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: The HELAA Panel identify that provided access can be achieved via Godfrey Gardens the site would be achievable, although the shared surface of Godfrey Gardens may limit the potential for access. Bow Mill Lane is very narrow and would not be acceptable for access. Pedestrian and cycle connection to local services and bus stops would be required and should connect to Godfrey Gardens. The promoter identifies that they have a right of way to build a road to the N from the NE

corner of Godfreys Gardens. There are no PRow on site. The village centre has the Kings Arms Inn, a Spar Store 550-600m NE. There is also a convenience store approx. 630m NW. The nearest bus stops are within the centre of the village 550 NE. The closest railway stations are Morchard Road 4.7km NE and Copplestone 5km E.

Natural Environment: A SSSI (Nymet Barton Marsh) lies 570m SE. A County Wildlife Site is located approx. 2.8km also to the SE. The site is located within 60m of TPO Areas to the E and NE, and a TPO exists on the opposite side of Bow Mill Lane, within 20 metres of the southern corner boundary. Priority habitats lie 150m NE (deciduous woodland). Records show that legally protected species (bats) are present outside of the site 145m to the N. Beavers are present in connected catchment. NE identify the site is within 1km of Nymet Barton Marsh SSSI and within 10km of Dartmoor National Park. No further specific comments are provided by NE at this stage. Devon County ecology specialists identify the site appears to be agricultural (arable) field surrounded by hedgerows. They note that the site is within the Nymet Barton Marsh SSSI Impact Risk Zone however the impacts are screened out if development is less than 50 dwellings. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. 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, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Mitigation would be required for the SSSI if 50+ dwellings were to be built.

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: Bow Conservation area is approx. 110m to the N and includes the closest listed buildings (Wallens Cottages, Grade II) which are sited 145m away, along the A3072. The site is located to the east of a series of scheduled ancient monuments, with the closest (a bowl barrow) 255m to the NW. Devon County Council archaeology specialists note that the site has archaeological potential. The site is adjacent to Bow Mill and at the S end of medieval tenement strips. There is also a concentration of prehistoric settlement and funerary monuments in the wider area. Mitigation suggested includes a staged programme of archaeological work as condition. The MDDC Conservation specialists note that the site is bounded by rural Bow Mill Lane to E and S side where the field entrance is located. The lane has a strong rural character and strong native hedgerow bank forming the edge of site. There is modern housing to E boundary on Hobbs Way. Open field with slope to the N toward village and Conservation Area and adjoins A3072 at SW edge of Conservation Area. On the opposite site to NW corner is Bow Mill House a pre-1840 building and considered a Non Designated Heritage Asset (NDHA). The proposed development would not result in harm to the significance of the Bow Conservation Area due to its limited contribution to setting and its physical separation. Furthermore mitigation measures such as robust landscaping could reduce any potential impact. With regards to the NDHA, Bow Mill house, the proposed development of the site would result in prominent built form in close proximity to the asset. Furthermore, the principal elevation of the NDHA looks unto the site thus environmental factors such as noise, light spill and disturbance should be considered. The proposed development of the site would result in a low adverse impact to our experience of the asset, resulting in a low level of harm to its significance. Further mitigation

could be realised by a robust landscaping scheme and development which is sympathetic to local character and distinctiveness, including scale.

Education Infrastructure: The closest schools to the site are Bow Community Primary School and Queen Elizabeth’s, Crediton. DCC education have noted that Bow Primary School has limited capacity to support additional growth in the area, although the school is on a relatively good sized site and could potentially support small expansion. Home to school transport impacts for secondary school. 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. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, SEND and school transport contribution.

Landscape: Dartmoor National Park lies to the S approximately 8.7km. The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeoxe Rolling Farmland. The overall sensitivity to housing development is medium-low. The site is greenfield amidst a landscape of irregular field patterns and lies outside of a nationally protected landscape or the setting of one. It is situated along the edge of an existing settlement but is already partially surrounded by developed land. If developed, the site could strengthen the settlement form and relationship with the landscape setting. The site has a gently undulating landform and mature hedgerows, which are likely to be predominantly elm, reducing visibility from the wider countryside. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low. Further site appraisal would be needed to address uncertainty over the site’s distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A3072 0.15km N, possible noise and pollution. 11KV electric overhead line along the Eastern boundary.

Soils and contamination: Grade 3 (0.29ha) and 4 (0.06ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCA. Potential landscape impact.

Topography: Gently sloping (8.1% slope percentage) downwards to Bow Mill Lane.

Open Space and Recreation: The following spaces are within walking distance to the site. Godfreys Gardens playgrounds approx. 805m and Iter Park approx. 1.1km. The promoter suggests that development on this site would provide open space and pedestrian links.

Potential Constraints to Delivery: Potential cumulative impact of on SSSI if dwellings in vicinity 50+. Water quality and drainage. Heritage Impacts. Education infrastructure. May lead to increased traffic levels in an AQMA. Possibly Grade 3a ALC. A3072 0.15km N, possible noise and pollution. Potential landscape impacts. 11KV 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 2 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	20	-	-	-	-
Max	25	10	-	-	-
Promoter	25	-	-	-	-
HELAA	25	2	-	-	-

W/BO/01b Renewable Energy**Site Area:** Whole 1.26ha | Gross 1.26ha | Net 1.26ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield agricultural land.

Access: Existing access appears to be from Bow Mill Lane, at the junction opposite Natson Mill Lane. The promoter identifies that they have a right of way to build a road to the N from the NE corner of Godfreys Gardens. There are no PRow on site. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management

Natural Environment: A SSSI (Nymet Barton Marsh) lies 570m SE. A County Wildlife Site is located approx. 2.8km also to the SE. The site is located within 60m of TPO Areas to the E and NE, and a TPO exists on the opposite side of Bow Mill Lane, within 20 metres of southern most corner boundary. Priority habitats lie 150m NE (deciduous woodland). Records show that legally protected species (bats) are present outside of the site 145m to the N. Beavers are present in connected catchment. NE identify the site is within 1km of Nymet Barton Marsh SSSI and within 10km of Dartmoor National Park. No further specific comments are provided by NE at this stage. Devon County ecology specialists identify the site appears to be agricultural (arable) field surrounded by hedgerows. They note that the site is within the Nymet Barton Marsh SSSI Impact Risk Zone, during construction and operationally, if there is an increase in traffic movements this would need to be considered in terms of air quality that could impact upon botany. This would need to be considered in combination as well as alone. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Impact of development on site could include direct loss of habitat and impacts from renewable energy infrastructure (lighting, noise etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Mitigation for the impacts on the SSSI may be required.

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: Bow Conservation area is approx. 110m to the N and includes the closest listed buildings (Wallens Cottages, Grade II) which are sited 145m away, along the A3072. The site is located to the east of a series of scheduled ancient monuments, with the closest (a bowl barrow) 255m to the NW. Devon County Council archaeology specialists note that the site has archaeological potential. The site is adjacent to Bow Mill and at the S end of medieval tenement strips. There is also

a concentration of prehistoric settlement and funerary monuments in the wider area. Mitigation suggested includes staged programme of archaeological work as condition. The MDDC Conservation specialists note that the site has potential for solar as it is a south slope and backs onto village. There would be a need to maintain the hedgerow to ensure visual protection to Bow Mill Lane.

Landscape: Dartmoor National Park lies to the S approximately 8.7km. The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeoxe Rolling Farmland. The site is greenfield amidst a landscape of irregular field patterns and lies outside of a nationally protected landscape or the setting of one. It is situated along the edge of an existing settlement but is already partially surrounded by developed land. The site has a gently undulating landform and mature hedgerows, which are likely to be predominantly elm, reducing visibility from the wider countryside. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low. The scale, position, presence of varied land cover, proximity to human-scale features, and restricted visibility of the site reduce sensitivity to solar PV and wind energy development. For the landscape character type in general the landscape has a low to medium sensitivity to very small wind turbines (15-25m), a medium sensitivity to small turbines (26-50m), a medium-high sensitivity to medium-large turbines (51-110m) and a high sensitivity to very large turbines (111-150m). For small scale Solar the landscape has a low-medium sensitivity. Further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

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

Soils and contamination: Grade 3 (0.29ha) and 4 (0.06ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Gently sloping (8.1% slope percentage) downwards to Bow Mill Lane.

Potential Constraints to Delivery: Water quality and drainage. Possibly Grade 3a ALC. Falling distance of wind turbines. Potential landscape impacts. Potential impacts on the SSSI. 11KV overhead line.

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

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

Settlement: Bow

Site Reference and Name: W/BO/02 Land adjacent to Jackman car park

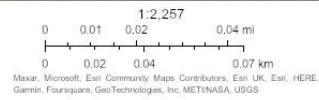
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W/BO/02



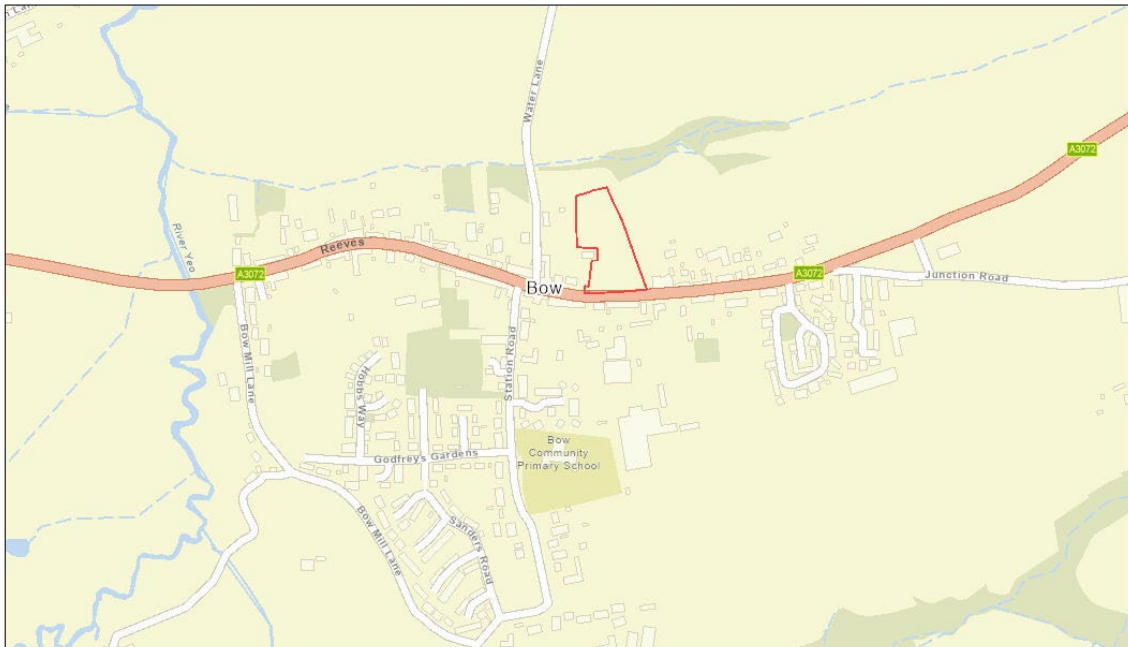
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 Call For Sites Layer



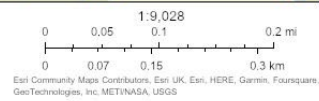
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W/BO/02



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 Call For Sites Layer



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Parish: Bow

Site submitted for: W/BO/02a Homes for sale W/BO/02b Mixed Use

Site description: Greenfield agricultural land moderately sloping (13.6% slope percentage) downwards to the N, with the flattest area to the S but this is significantly higher than the adjacent road. The site is bordered by agricultural land to the N and E, with residential development to the W, S and SE boundaries. The village public car park is situated alongside the SW boundary and serves as access. The southern-most part of the site lies within the Bow Conservation area and is adjacent to a number of Grade II and Grade II* listed structures, the nearest comprising of a raised pavement opposite the south western corner. A TPO exists adjacent to the SE corner and there are records showing that the protected species bats are present within the vicinity. The promoters have stipulated that development will need to incorporate extending Jackman car park to improve parking facilities for local residents and there would be a maximum of five dwellings. They have also indicated only the southern quarter of the site would be available for development. Restrictions relating to the transfer or disposal of land and a Deed of Covenant exists on part of the site but no further details at this stage. This may need to be investigated further. Predominantly single land ownership, with a slight overlap of a separate land registry file to the West. The site was previously dismissed at appeal for 2 dwellings in 2013 (13/00383/Full) based on current policy at the time which included the site being outside of the settlement limits and the impact of the development on Bow Conservation Area. The HELAA Panel assessed the site as achievable for approximately 15-20 dwellings on the S part of the site. The Panel suggest the N of the site is not achievable due to the topography. The site would not be appropriate for commercial use due to the scale of the site, although the economic development officer suggest there may be scope for small scale retail this would be below the threshold to be considered as part of the HELAA.

W/BO/02a Homes for sale

Site Area: Whole 0.92ha | Gross 0.92ha | Net 0.74ha

Max Yield: 26

Min Yield: 15

Promoter Yield: 5

HELAA Assessed Yield: 15-20 (Mid point 17)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access is via A3072 with a frontage footway and connection to bus stops. There are no PRoW on site. DCC Highways conclude that this could be an acceptable site for the proposed housing yield. The village centre has the Kings Arms Inn 65m and Spar Store 130m W. There is also a Co-op store approx. 1km further W. The nearest bus stops are within the centre of the village 130m W. The closest railway stations are Morchard Road 4.2km NE and Coplestone 4.5km E.

Natural Environment: A SSSI (Nymet Barton Marsh) lies 520m S. A County Wildlife Site is located approx. 2.7km to the SE. A TPO is adjacent to the SE corner. Priority habitats lie within 40m NE and within 200m W (deciduous woodland). A site containing a mixture of priority habitats lies 125 metres to the E. A number of records exist showing that legally protected species (bats) are present to the W of the site. Japanese Knotweed has been recorded approx. 55 metres SE (2008). Beavers are present in connected catchment. NE identify the site is within 1km of Nymet Barton Marsh SSSI. No further specific comments are provided by NE at this stage. Devon County ecology specialists identify the site appears to be an improved grassland field surrounded by hedges. A site visit would be required to check botanical interest. They note that the site is within the Nymet Barton Marsh SSSI Impact Risk Zone however the impacts are screened out if development is less than 50+ dwellings. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. 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, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Mitigation would be required for the SSSI if 50 or more dwellings were to be built.

Flood Risk, Water Quality and Drainage: 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. Small areas along the northern and southern boundaries (0.02ha) are at low risk from surface water flooding. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The southern-most part of the site lies within the Bow Conservation area and is adjacent to a number of Grade II and Grade II* listed structures positioned along the A3072 to the E and W, the nearest comprising of a raised pavement approx. 16m opposite the SW corner. Devon County Council archaeology specialists note that the site is within the historic medieval settlement core (Conservation Area). There is high potential for medieval settlement evidence and there is also a concentration of prehistoric settlement and funerary evidence in wider area. Mitigation suggested includes staged programme of archaeological work as condition. The MDDC Conservation specialists undertook a site visit and notes that the bottom third of the site is within the Conservation Area. The site adjoins the village car park and the site slopes steeply north toward the stream valley. There are terraces of dwellings with listed buildings to the SW of the site to both sides of the main road. An application 13/00383/FULL on the southern part of the site for 2 dwellings was dismissed at appeal in part due to the detriment to the character and appearance of Bow Conservation area. The proposed development of the site would result in built form which results in a change in land use and character, being urbanising in effect. The views across the rural landscape would also be adversely impacted and wider environmental effects should also be considered. Therefore, there would be harm both directly to the character and appearance of the Bow Conservation Area and to its setting. With regards to the NPPF this harm would be less than substantial, given the high level nature of this assessment and the prominent position of the site it is

suggested that the harm is within the low-medium end of the spectrum. There also remains the potential to result in harm to the setting of Richmond and Hillside Cottage, which have glimpsed views across the site. The site as a gap within the tight linear development allows views of the surrounding rural landscape which contributes to their significance as small rural dwellings within the village of Bow.

Education Infrastructure: The closest schools to the site are Bow Community Primary School and Queen Elizabeth's, Crediton. DCC education have noted that Bow Primary School has limited capacity to support additional growth in the area, although the school is on a relatively good sized site and could potentially support small expansion. Home to school transport impacts for secondary school. 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. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, SEND and school transport contribution.

Landscape: Dartmoor National Park lies to the S approximately 9.3km. The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeoxe Rolling Farmland. The overall sensitivity to residential development is medium-low. The site is rural greenfield amidst a landscape of small scale irregular field patterns and lies outside of a nationally protected landscape or the setting of one. It is situated within the midst of an existing settlement and is already partially surrounded by developed land. The southernmost part of the site has a moderate slope, whilst the northern end slopes steeply down, away from the village. Mature hedgerows, which are likely to be predominantly hawthorn, blackthorn and hazel with hedges, reduce visibility from neighbouring development and the wider countryside. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low however there is likely to be an impact on the Bow Conservation Area and potentially the setting of nearby listed buildings. A further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA.

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

Topography: Moderate slope (13.6% slope percentage) down towards the north, most level at the S end but significantly higher than the adjacent road.

Open Space and Recreation: The following spaces are within walking distance to the site. Godfreys Gardens playgrounds approx. 250m W and Iter Park approx. 285m E.

Potential Constraints to Delivery: Potential cumulative impact of on SSSI if dwellings in vicinity 50+. Water quality and drainage. Heritage Impacts. Education infrastructure. Topography. May lead to increased traffic levels in an AQMA. Possibly Grade 3a ALC. Restrictions relating to the transfer or disposal of land and a Deed of Covenant exists on part of the site but no further details at this stage. TPO adjacent SE corner. Legally protected species on site. Potential landscape impact.

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	15	-	-	-	-
Max	25	1	-	-	-
HELAA	17	-	-	-	-
Promoter	5	-	-	-	-

W/BO/02b Mixed Use

Site Area: Whole 0.92ha | Gross 0.92ha | Net 0.23-0.74ha

Max Yield: 80,000sqm

Min Yield: 25,000sqm

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access is via A3072 with a frontage footway and connection to bus stops. There are no PRoW on site. The village centre has the Kings Arms Inn 65m and Spar Store 130m W. There is also a Co-op store approx. 1km further W. The nearest bus stops are within the centre of the village 130m W. The closest railway stations are Morchard Road 4.2km NE and Copplestone 4.5km E.

Natural Environment: A SSSI (Nymet Barton Marsh) lies 520m S. A County Wildlife Site is located approx. 2.7km to the SE. A TPO is adjacent to the SE corner. Priority habitats lie within 40m NE and within 200m W (deciduous woodland). A site containing a mixture of priority habitats lies 125 metres to the E. A number of records exist showing that legally protected species (bats) are present to the W of the site. Japanese Knotweed has been recorded approx. 55 metres SE (2008). Beavers are present in connected catchment. NE identify the site is within 1km of Nymet Barton Marsh SSSI. No further specific comments are provided by NE at this stage. Devon County ecology specialists identify the site appears to be an improved grassland field surrounded by hedges. A site visit would be required to check botanical interest. They note that the site is within the Nymet Barton Marsh SSSI Impact Risk Zone of which non-residential development greater than 0.2ha could lead to adverse impacts on the SSSI. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. 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. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Mitigation maybe required for the SSSI.

Flood Risk, Water Quality and Drainage: 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. Small areas along the northern and southern boundaries (0.02ha) are at

low risk from surface water flooding. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The southern-most part of the site lies within the Bow Conservation area and is adjacent to a number of Grade II and Grade II* listed structures positioned along the A3072 to the E and W, the nearest comprising of a raised pavement approx. 16m opposite the SW corner. Devon County Council archaeology specialists note that the site is within the historic medieval settlement core (Conservation Area). There is high potential for medieval settlement evidence and there is also a concentration of prehistoric settlement and funerary evidence in wider area. Mitigation suggested includes staged programme of archaeological work as condition. The MDDC Conservation specialists undertook a site visit and notes that the bottom third of the site is within the Conservation Area. The site adjoins the village car park and the site slopes steeply north toward the stream valley. There are terraces of dwellings with listed buildings to the SW of the site to both sides of the main road. An application 13/00383/FULL on the southern part of the site for 2 dwellings was dismissed at appeal in part due to the detriment to the character and appearance of Bow Conservation area. The proposed development of the site would result in built form which results in a change in land use and character, being urbanising in effect. The views across the rural landscape would also be adversely impacted and wider environmental effects should also be considered. Therefore, there would be harm both directly to the character and appearance of the Bow Conservation Area and to its setting. With regards to the NPPF this harm would be less than substantial, given the high level nature of this assessment and the prominent position of the site it is suggested that the harm is within the low-medium end of the spectrum. There also remains the potential to result in harm to the setting of Richmond and Hillside Cottage, which have glimpsed views across the site. The site as a gap within the tight linear development allows views of the surrounding rural landscape which contributes to their significance as small rural dwellings within the village of Bow.

Landscape: Dartmoor National Park lies to the S approximately 9.3km. The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeoxe Rolling Farmland. The overall sensitivity to employment development is medium. The site is rural greenfield amidst a landscape of small scale irregular field patterns and lies outside of a nationally protected landscape or the setting of one. It is situated within the midst of an existing settlement and is already partially surrounded by developed land. The southernmost part of the site has a moderate slope, whilst the northern end slopes steeply down, away from the village. Mature hedgerows, which are likely to be predominantly hawthorn, blackthorn and hazel withy hedges, reduce visibility from neighbouring development and the wider countryside. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low however there is likely to be an impact on the Bow Conservation Area and potentially the setting of nearby listed buildings. A further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A3072 to the S of site, possible noise and pollution.

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

Topography: Moderate slope (13.6% slope percentage) down towards the north, most level at the S end but significantly higher than the adjacent road.

Open Space and Recreation: The following spaces are within walking distance to the site. Godfreys Gardens playgrounds approx. 250m W and Iter Park approx. 285m E.

Economic Development: MDDC economic development specialists note the site is in the centre of Bow village, the site would not be suitable for industrial use but may be suitable for retail/services or mixed use.

Potential Constraints to Delivery: Potential impact on the SSSI. Water quality and drainage. Heritage Impacts. Topography. May lead to increased traffic levels in an AQMA. Possibly Grade 3a ALC. Restrictions relating to the transfer or disposal of land and a Deed of Covenant exists on part of the site but no further details at this stage. A3072 to the S of site, possible 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: The promoter has confirmed the site is available within the next 5 years however as the HELAA Panel suggest the site would be unachievable for commercial use there is no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

Settlement: Bow

Site Reference and Name: W/BO/03 Bow Station

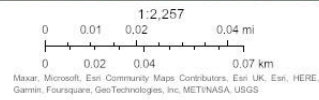
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W/BO/03



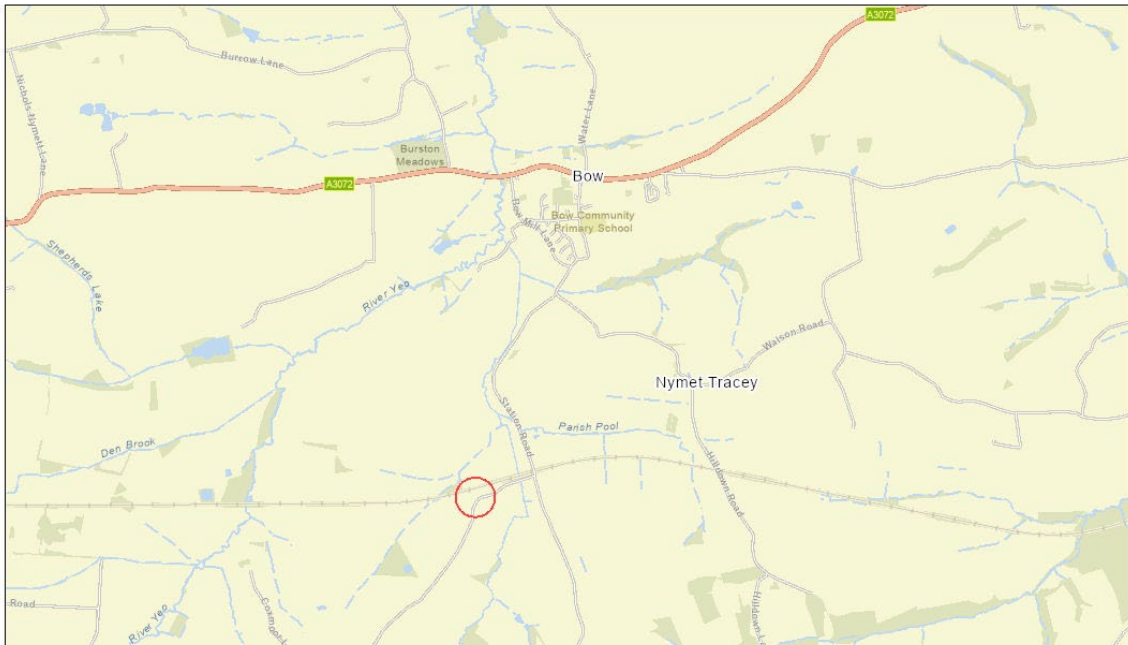
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 Call For Sites Layer



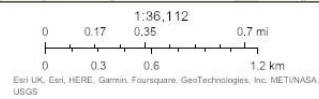
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W/BO/03



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 Call For Sites Layer



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Parish: Bow

Site Area: Whole 3.88ha | Gross 3.88ha | Net 3.88ha

Site submitted for: New train station (Okehampton-Exeter Railway Line) with associated car parking to improve rural transport links.

Max Yield: N/A

Min Yield: N/A

Site description: Brownfield site, very gentle sloping (2.9% slope percentage to the S). There are existing building on site, the Railway Cottage, Bow Station Yard, Station House, MD Coaches, M.C. Slates and Station Road connects the site with Bow (3.9km NE). The site is adjacent the River Troney Strategic Nature Area with a woodland Strategic Nature Area to the S of the site. There is potential for the site to include a woodland and forest Core Nature Area (adjacent to the N of the railway line). Legally protected species (bat) has been found in Bow Station House. Multiple land ownership. The HELAA Panel assessed the site as unachievable for the use proposed due to lack of evidence for strategic demand in the area or economic case. Network Rail has been approached to confirm. The location would likely also require access to the proposed station via the motor vehicle.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that pedestrian/cycle links would be required to local services and bus stops. Station Road runs through the site, with the closest village at Bow 3.9km NE. There are no PRoWs on site, with the closest bus stop 2.4km to the N.

Natural Environment: The site is adjacent the River Troney Strategic Nature Area with a woodland Strategic Nature Area to the S of the site. There is potential for the site to include a woodland and forest Core Nature Area (adjacent to the N of the railway line). Legally protected species (bat) has been found in Bow Station House. Beavers are present in connected catchment. Natural England note the site is within 2km of Nymet Barton Marsh SSSI, but have no specific comments at this stage. Devon County ecology specialists note that non-residential development greater than 0.2ha could lead to adverse impacts on the SSSI. They also note that there is an agricultural (arable) field in the S and a grazed field in the N. A site visit would be needed to check botanical interests, woodland and any possible Veteran trees. The wooded areas and hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The existing building require further surveys to assess for bat roost potential as this may influence site design. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges,

margins, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. The part of the site that lies within the River Troney Strategic Nature Area, there is potential for enhancements of grassland or woodland habitat. Further mitigation required if the buildings support roosting bats. Biodiversity net gain requirements to be met onsite/offsite. Potential mitigation required for the impacts on the SSSI.

Flood Risk, Water Quality and Drainage: 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: Devon County Council archaeology specialists note that the site is a historic railway station. There is also a concentration of prehistoric settlement and funerary evidence in the wider area. Mitigation suggested includes archaeological assessment/heritage statement to inform any further requirement for mitigation by condition. No comments from the MDDC Conservation specialists are provided at this stage.

Landscape: Dartmoor National Park lies approximately 7.5km to the S. The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to development of a new railway station is medium-high. The site is brownfield set within an open landscape of irregularly shaped fields and bordered by a road. It has been previously developed, currently comprising a railway line as well as a mixture of residential and commercial uses. Located on a very gentle slope with a valley floor, it could accommodate development without any major change to the topographic character. Mature trees and hedges run parallel to the railway line and road providing screening and contributing to the landscape quality. Reintroduction of a railway station would relate well to adjacent residential and employment land uses but the potential impact on the tree and hedge lines, as well as increased levels of movement, noise, and artificial lighting on the rural character of the area, would need to be assessed. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low. A further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and existing levels of artificial lighting.

Health and Safety related constraints: No health and safety constraints identified.

Soils and contamination: Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Very gentle slope (2.9% slope percentage). Land rises to the S.

Potential Constraints to Delivery: Potential impact on the SSSI. Water quality and drainage. Multiple Land Ownership. Natural Environment and Strategic Nature Area to S of site. Legally protected species on site. Potential landscape impact. Unknown demand for train station at this location.

Site Availability: Unknown.

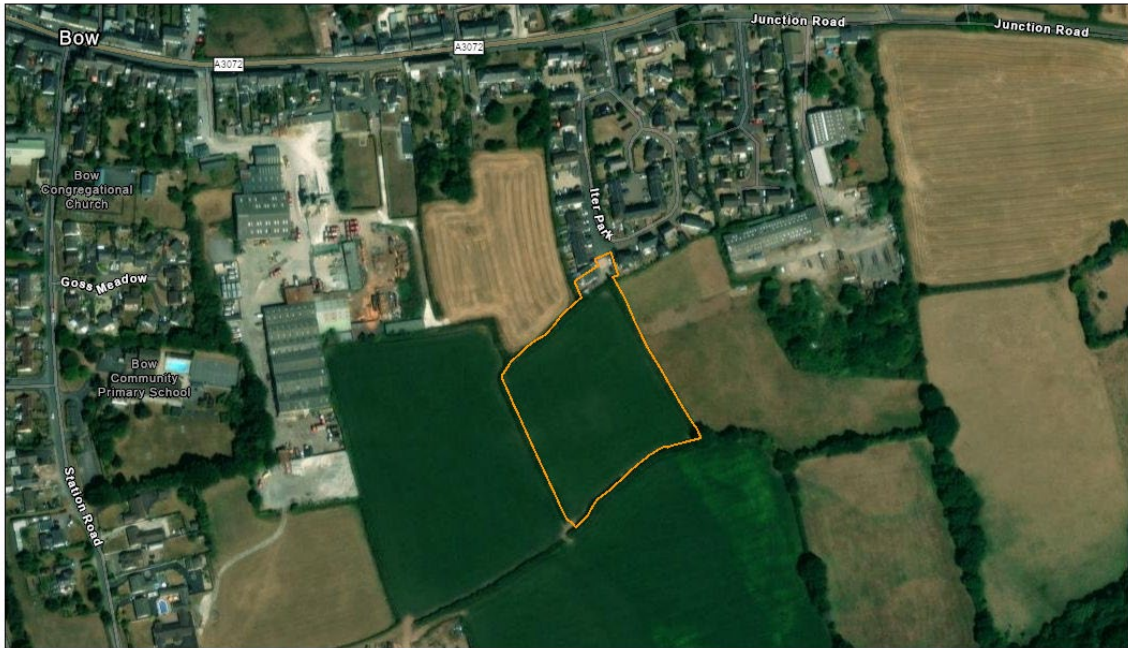
Build out rate: Unknown.

Settlement: Bow


Site Reference and Name: W/BO/04 The Land South-West of Iter Park

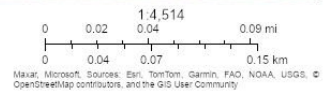
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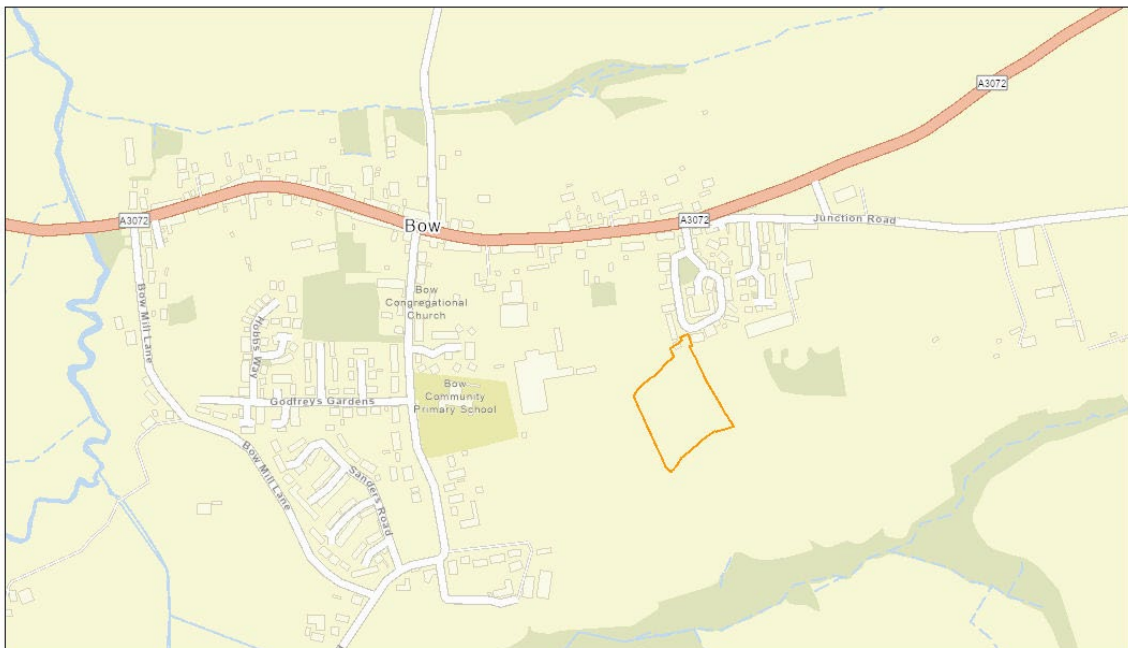
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 Call for Sites 2025




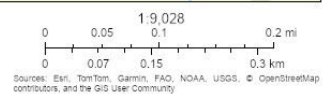
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W/BO/04



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 Call for Sites 2025



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Parish: Bow

Site submitted for: W/BO/04 Homes for sale, affordable homes, custom and self-build homes

Site Description: Greenfield site situated to the East and North-East settlement boundary of the village. The site is surrounded by farmland to the West, and open countryside to the South and East.. The Nymet Barton Marsh Site of Special Scientific Interest (SSSI) lies in close proximity to the Southern boundary of the site. Housing development of medium density lies immediately to the North-East corner of the site. The site has a gentle slope (6%) sloping from North to South. The site lies within the Beaver Activity Zone. Legally Protected Species are approximately 170 metres to the South. The site lies approximately 170 metres to the nearest Grade II listed buildings and 180 metres to the South-East boundary of the Bow Conservation Area. The site has potential to be of an archaeological significance. The site lies within the East Langford Farm Waste Consultation Zone. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. The site currently does not have any vehicular access. The promoter suggests a new access could potentially be created directly from Iter Park via the front garden of the dwelling, which is the promoter ownership. The Public Right of Way running alongside the Southern boundary of the site which could provide walking links to Station Road to the West of the site. The HELAA Panel however identify the site as unachievable due to access constraints.

W/BO/04 Homes for sale, affordable homes, custom and self-build homes

Site Area: Whole 1.26ha | Gross 1.26ha | Net 1ha

Max yield: 35

Min Yield: 20

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: There is no vehicular access to site directly from any public highway. The A3072 road (situated approximately 195 metres the North of the site) can be accessed through Iter Park road. A bus stop lies at intersection of Iter Park and the A3072. The A3072 provides connection to Crediton and Oakhampton. The nearest train station is Copplestone (3.7 miles East) and Crediton Train Station situated approximately 7.5 miles to the South-East of the site. There is a pedestrian link running from the potential access point to the site along Iter Park connecting the site to the village centre, facilities and services. There is also a Public Footpath running alongside the South boundary connecting the site to Station Road and can provide alternative walking links to the village centre and public transport. The site is within walking distance to a pub, a café in the garden centre and

convenience store, a doctor's surgery and butcher's shop in the village centres. The promoter suggests that an access could be created directly from Iter Park via the front garden of the dwelling in their ownership. DCC Highways identifies that the site currently has no direct vehicular access to the public highway. The promoter proposes access via Iter Park, through the front garden of a dwelling they own. However, Iter Park is a narrow residential cul-de-sac with limited width, constrained geometry, and no turning space. It was not designed to handle the additional traffic or vehicle types associated with a new residential development. Using Iter Park to access up to 35 dwellings (as per HELAA yield estimates) would significantly increase traffic, including construction vehicles, leading to safety and amenity concerns for existing residents and conflicts with pedestrians and cyclists. The proposed access arrangement would need to be tested through a Transport Assessment to demonstrate adequate visibility splays, swept path capacity, and junction performance. Without this evidence, the Highway Authority cannot support access via Iter Park. No alternative access options are evident, as the site is surrounded by open countryside and farmland, making reliance on Iter Park a major constraint. Additionally, Public Right of Way Bow Footpath 2 crosses the site and must be considered in any future design.

Natural Environment: The site is within the Nitrate Vulnerable Zone 2021 Designations. The site lies within Beaver Activity Zone with beavers present in connected catchment. Legally Protected Species are within the Southern border of the site (birds, bats and Butterflies) and outside of the site approximately 500 metres to the South and 270 metres to the North-West. The site is within the Impact Risk Zone for the Nymet Barton Marsh SSSI, which lies 170 metres directly to the South of the site and is identified to be of high ecological importance. Mitigation would be required for the SSSI if 50+ dwellings were to be built. The site is bounded by mature hedgerows which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors and impacts on the SSSI might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. It is likely that standard ecological mitigation requirements are sufficient. MDDC's arboriculture specialist has no observation to make on this site.

Flood Risk, Water Quality and Drainage: 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 and sustainable drainage as part of the design. DCC Local Lead Flood Authority noted that if infiltration is not viable, then an applicant should assess draining to a watercourse if appropriate (at greenfield runoff rates). There is a South West Water surface water sewer to the east, if infiltration is not viable and the applicant cannot drain to a watercourse, then they could ask SWW about discharging into their asset. If infiltration is viable, then the applicant should assess groundwater re-emergence.

Heritage and Archaeology: The nearest Grade II listed building lies circa 170 metres to the North of the site. The South-East boundary of the Bow Conservation Area lies circa 180 metres to the North. Scheduled Monument lies 760 metres to West and some sites of archaeological importance have been identified immediately to the West, with prehistoric settlement and funerary activity recorded in the vicinity. The DCC Historic Environment and Archaeology specialist identifies that given the potential for below-ground archaeological deposits linked to known prehistoric settlement and

funerary activity nearby, any planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. MDDC Conservation Officer advises that due to the visual separation and the presence of interposing development that, subject to an appropriate masterplan and mitigation, the development of the site and any potential impacts could be avoided.

Education Infrastructure: The closest schools to the site are Bow Community Primary School and Queen Elizabeth's, Crediton. DCC education have previously noted that Bow Primary School has limited capacity to support additional growth in the area, although the school is on a relatively good sized site and could potentially support small expansion. Home to school transport impacts for secondary school. 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. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: Dartmoor National Park lies approximately 10km to the South-West. The National Character area is the Devon Redlands. 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 site is situated outside of, however adjacent to, the settlement boundary of the village. There is existing development to the North of the site. The site has a gentle slope (6% slope percentage), sloping from North to South. The sensitivity to housing development is medium to low. Development of the whole site area would lead to an unusual settlement form. Mature hedgerows and trees reduce visibility of the site from the wider countryside. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low. Further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A3072 is 195 metres North, possible noise and pollution. MDDC environment health expert advise that commercial activity close by may cause noise impact.

Soils and contamination: The site is identified as Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). The site lies within the East Langford Farm Waste Consultation Zone. It does not fall within MCA or MSA.

Topography: Gentle slope (6% slope percentage) sloping from North to South.

Open Space and Recreation: The following spaces are within walking distance to the site. Godfreys Gardens playgrounds approx. 280 metres to the North-West and Iter Park approx. 110 metres to the North-East.

Potential Constraints to Delivery: Potential cumulative impact on SSSI. Access. Water quality and drainage. Heritage Impacts. Education infrastructure. May lead to increased traffic levels in an AQMA. Proximity to commercial activity. Site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site. Grade 2 ALC.

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.

Settlement: Bow


Site Reference and Name: W/BO/05 The Land North-East of Langford Plant Hire

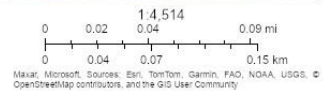
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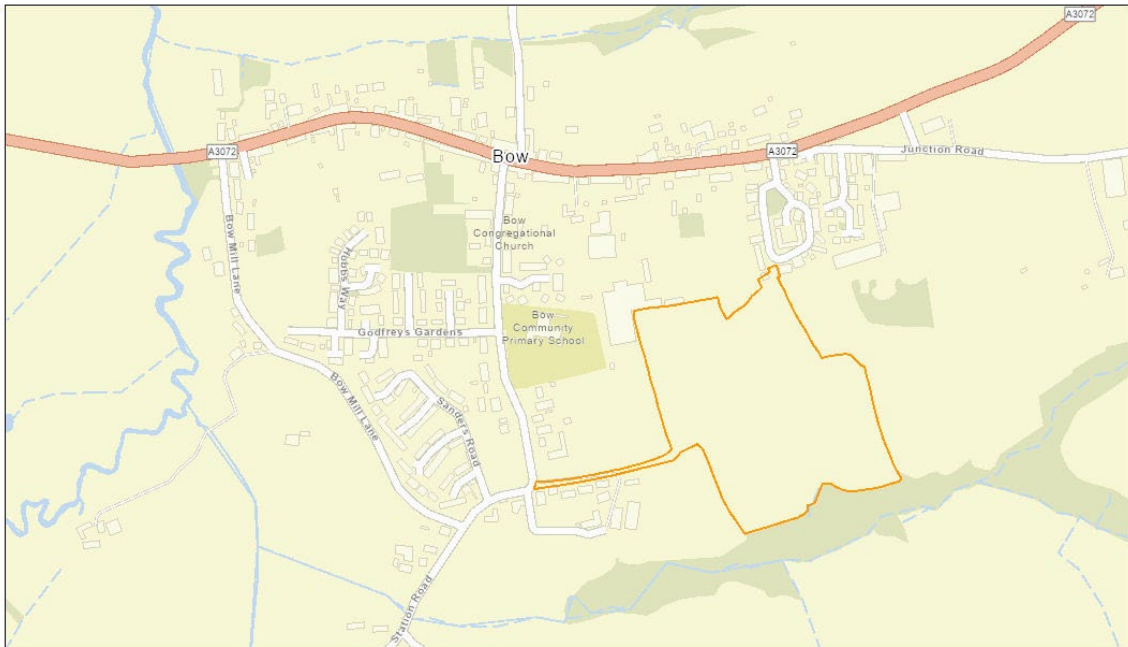
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 Call for Sites 2025




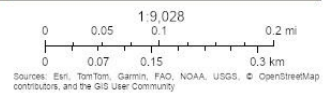
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W/BO/05



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 Call for Sites 2025



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Parish: Bow

Site submitted for: W/BO/05a Homes for sale, affordable homes, custom and self-build homes
W/BO/05b Habitat Creation/Enhancement

Site Description: This site overlaps W/BO/04, the two site areas were submitted as two separate entries. Given the site areas are significantly different two site appraisals have been provided. Greenfield site situated immediately to the East and North-East settlement boundary of the village. The site is surrounded by farmland and open countryside to the South and East. Existing allocation BO1 borders the site to the West. The Nymet Barton Marsh Site of Special Scientific Interest (SSSI) adjoins the Southern boundary of the site. The North-West part of the site adjoins the land developed for commercial development. Housing development of medium density lies to the North-East corner of the site. The Northern part of the site has a gentle slope (6%) and a very gentle slope (3.4%) at the Southern part of the site, sloping from North to South. The site lies within Beaver Activity Zone. Legally Protected Species are approximately 170 metres to the South. The site lies approximately 170 metres to the nearest Grade II listed buildings and 180 metres to the South-East boundary of the Bow Conservation Area. The site has potential to be of an archaeological significance. The site lies within the East Langford Farm Waste Consultation Zone. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. The site has a history of permission granted for change of use of land from agricultural to a sports and recreation ground on the southern portion of the site (03/01947/FULL). The site currently does not have any vehicular access, however the promoter suggests a new access could potentially be created directly from Iter Park via the front garden of the dwelling, which is in the promoter ownership and connects the site to walking links, facilities and services in the village centre. There is also the Public Right of Way running through the site which could provide walking links to Station Road to the West of the site. The HELAA Panel consider the site unachievable for residential development due to access constraints. The site may be considered for habitat creation and enhancement.

W/BO/05a Homes for sale, affordable homes, custom and self-build homes

Site Area: Whole 7.85ha | Gross 7.85ha | Net 4.71ha

Max yield: 165

Min Yield: 94

Promoter Yield: 100

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B**Land Status:** Greenfield

Access: There is no vehicular access to site directly from any public highway. The A3072 road (situated approximately 175 metres to the North of the site) can be accessed through Iter Park road. A bus stop lies at intersection of Iter Park and the A3072. The A3072 provides connection to Crediton and Oakhampton. The West part of the site can be accessed via the Public Right of Way running from Station Road to the West of the site through the Langford Plant Hire site, which is identified to be in the same ownership as the site. This footpath/road is narrow and likely to be unsuitable to serve development. However, the Public Footpath runs across the site towards the East and could provide an alternative walking/cycling link to the village centre. The site is within walking distance to a pub, a café in the garden centre and convenience store, a doctor's surgery and butcher's shop in the village centres. The nearest train station is Copplestone (3.7km East). The promoter suggests that an access could be created directly from Iter Park via the front garden of the dwelling, which is in their ownership. There is a pedestrian link running from the potential access point to the site access along Iter Park connecting the site to the village centre, facilities and services. DCC Highways identifies that the proposed site presents major highway concerns. The promoter suggests access via Iter Park through the front garden of an existing dwelling, but this is unsuitable for a development of up to 165 dwellings, as Iter Park is a narrow residential cul-de-sac with limited width. The resulting increase in traffic would significantly compromise highway safety and residential amenity. Station Road as the alternative access is constrained in width and alignment, with limited opportunities for two-way vehicle passing and no continuous pedestrian provision at its junction with the A3072. Existing challenges exist at the junction of Station Road and A3072. The development would generate substantial vehicle movements, adding pressure to Station Road and its junction with the A3072, both of which are already constrained. Additional traffic could worsen congestion, turning conflicts, and collision risks. A Transport Assessment would need to prove that safe access can be achieved and that cumulative network impacts are acceptable. Although the site is close to local services and a bus stop on the A3072, reliance on Iter Park would discourage sustainable travel and increase car dependency due to its narrow layout and lack of cycling infrastructure. Proposals must demonstrate safe and direct pedestrian and cycle connections to the village and public transport. Given the scale of development and existing constraints, the Highway Authority does not consider Iter Park suitable for access without clear evidence of feasible mitigation or alternative arrangements. Public Right of Way Bow Footpath 2 within the site must also be considered.

Natural Environment: The site is within the Nitrate Vulnerable Zone 2021 Designations. The site lies within Beaver Activity Zone with beavers present in connected catchment. Legally Protected Species are within the Southern border of the site (birds, bats and Butterflies) and outside of the site approximately 500 metres to the South and 270 metres to the North-West. The site is within the Impact Risk Zone for the Nymet Barton Marsh SSSI, which adjoins the Southern boundary of the site and is identified to be of high ecological importance. Mitigation would be required for the SSSI if 50+ dwellings were to be built. MDDC's arboriculture specialist identifies that, the development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland that borders the southern boundary. The site is bounded by mature hedgerows which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors and impacts on the SSSI might be required. Licences and compensation may be required if

offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential for a policy or legal showstoppers related to ecology. DCC ecology specialists expressed uncertainty around the potential impacts on the SSSI, which needs to be better understood. Natural England noted that the site has multiple constraints and shares its southern boundary with Nymet Barton Marsh, a Site of Special Scientific Interest (SSSI) designated for its nationally scarce wetland habitat and associated species. The site also borders Priority Lowland Fens and Priority Deciduous Woodland Habitat, contains a watercourse corridor and floodplain identified in the Draft Devon Local Nature Recovery Strategy, and requires a suitably sized buffer, such as low-management native hedgerows and trees to protect the SSSI from silt runoff and urban impacts. Additionally, appropriate SuDS and silt traps should be implemented to manage water runoff and maintain the integrity of the marshland.

Flood Risk, Water Quality and Drainage: 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 and sustainable drainage as part of the design. DCC Local Lead Flood Authority noted that the applicant should confirm whether the watercourse in the south is within the same ownership. If infiltration is not viable, then an applicant should assess the suitability of discharging into this watercourse (Lawful Development Certificate required for any works to this watercourse). Applicant should assess surface water flow paths. If infiltration is viable, applicant should assess groundwater re-emergence.

Heritage and Archaeology: The nearest Grade II listed building lies circa 220 metres to the West of the site and 200 metres to the North. The South-East boundary of the Bow Conservation Area lies circa 180 metres to the North. Scheduled Monument lies 760 metres to West and some sites of archaeological importance have been identified immediately to the West, with prehistoric settlement and funerary activity recorded in the vicinity. The DCC Historic Environment and Archaeology specialist identifies that given the potential for below-ground archaeological deposits linked to known prehistoric settlement and funerary activity nearby planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDDC Conservation Officer notes that there are no designated heritage assets within the site however nearby is the Bow Conservation Area and listed buildings to the north. To the east of the site access is the Grade II listed Langford Cross and a scheduled monument. The development of the site has the potential to affect the setting of the heritage assets, in particular the Langford Cross and Scheduled Monument therefore a detailed Heritage Assessment alongside a masterplan would be required. The site is large and there is the potential for mitigation subject to a detailed masterplan.

Education Infrastructure: The closest schools to the site are Bow Community Primary School and Queen Elizabeth's in Crediton. DCC education have previously noted that Bow Primary School has limited capacity to support additional growth in the area, although the school is on a relatively good sized site and could potentially support small expansion. Home to school transport impacts for secondary school. 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. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, SEND and school transport contribution.

Landscape: Dartmoor National Park lies approximately 10km to the South-West. The National Character area is the Devon Redlands. 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 site is situated outside of, however adjacent to, the settlement boundary of the village. It is already partially surrounded by developed land. The Northern part of the site has gentle slope (6% slope percentage) and very gentle slope (3.4% slope percentage) at the Southern part of the site, sloping from North to South. The sensitivity to housing development is medium to low. Medium density development could strengthen the settlement form and relationship with the landscape setting. Mature hedgerows and trees reduce visibility of the site from the wider countryside. No significant landmarks were noted during the desk study and the likelihood of memorable views is considered to be low. Further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A3072 is 195 metres North, possible noise and pollution. The site adjoins commercial site to the North-West and South-West, possible noise and light pollution as advised by MDDC environment health expert.

Soils and contamination: The majority of the site is identified as Grade 2 agricultural land and relatively small proportion of the land alongside the Southern boundary of the site is Grade 4 (DEFRA 2020 Provisional Land Classification Grade). The site lies within the East Langford Farm Waste Consultation Zone. It does not fall within MCA or MSA.

Topography: Gentle slope at the Northern part (6% slope percentage) and very gentle slope (3.4% slope percentage) at the Southern part of the site, sloping down from North to South.

Open Space and Recreation: The following spaces are within walking distance to the site. Godfreys Gardens playgrounds approx. 280 metres to the North-West and Iter Park approx. 110 metres to the North-East.

Potential Constraints to Delivery: Natural Environment Potential impact on SSSI. Access. Water quality and drainage. Heritage Impacts. Education infrastructure. May lead to increased traffic levels in an AQMA. Noise, lighting pollution. Site is in multiple land ownership however at the time of the HELAA it was identified that the owners have the same intentions for the site. Grade 2 ALC.

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.

W/BO/05b Habitat Creation/Enhancement

Site Area: Whole 7.85ha | Gross 7.85ha | Net 7.85ha

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access from Station Road to the West of the site. Potential new access from the Northern part of the site, directly from Iter Park. This would require access via the front garden of a dwelling.

Natural Environment: The site is within the Nitrate Vulnerable Zone 2021 Designations. The site lies within Beaver Activity Zone with beavers present in connected catchment. Legally Protected Species are within the Southern border of the site (birds, bats and Butterflies) and outside of the site approximately 500 metres to the South and 270 metres to the North-West. Nymet Barton Marsh SSSI adjoins the Southern boundary of the site, which is high ecological importance. The site is bounded by mature hedgerows which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The hedges may provide bat foraging habitat. DCC ecology specialists note that at 7.85ha, the site is suitable for a medium sized habitat bank, and likely well suited as a habitat bank. Nutrient levels and other soil conditions will be important to understand.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability.

Heritage and Archaeology: The nearest Grade II listed building lies circa 220 metres to the West of the site and 200 metres to the North. The South-East boundary of the Bow Conservation Area lies circa 180 metres to the North. Scheduled Monument lies 760 metres to West and some sites of archaeological importance have been identified immediately to the West, with prehistoric settlement and funerary activity recorded in the vicinity. The site may be an area of archaeological potential.

Landscape: The National Character area is the Devon Redlands. The Landscape Character Type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland.

Health and Safety related constraints: None identified.

Soils and contamination: The majority of the site is identified as Grade 2 agricultural land and relatively small proportion of the land alongside the Southern boundary of the site is Grade 4 (DEFRA 2020 Provisional Land Classification Grade). The site lies within the East Langford Farm Waste Consultation Zone. It does not fall within MCA or MSA.

Topography: Gentle slope at the Northern part (6% slope percentage) and very gentle slope (3.4% slope percentage) at the Southern part of the site, sloping down from North to South.

Potential Constraints to Delivery: Access. Natural Environment, including impacts upon SSSI. Heritage and Archaeology. Grade 2 ALC.

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.