

Chawleigh

Settlement: Chawleigh

Site Reference and Name: W/CH/01 Tower View, Chawleigh, Chulmleigh

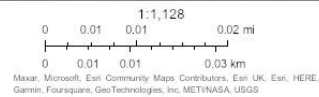
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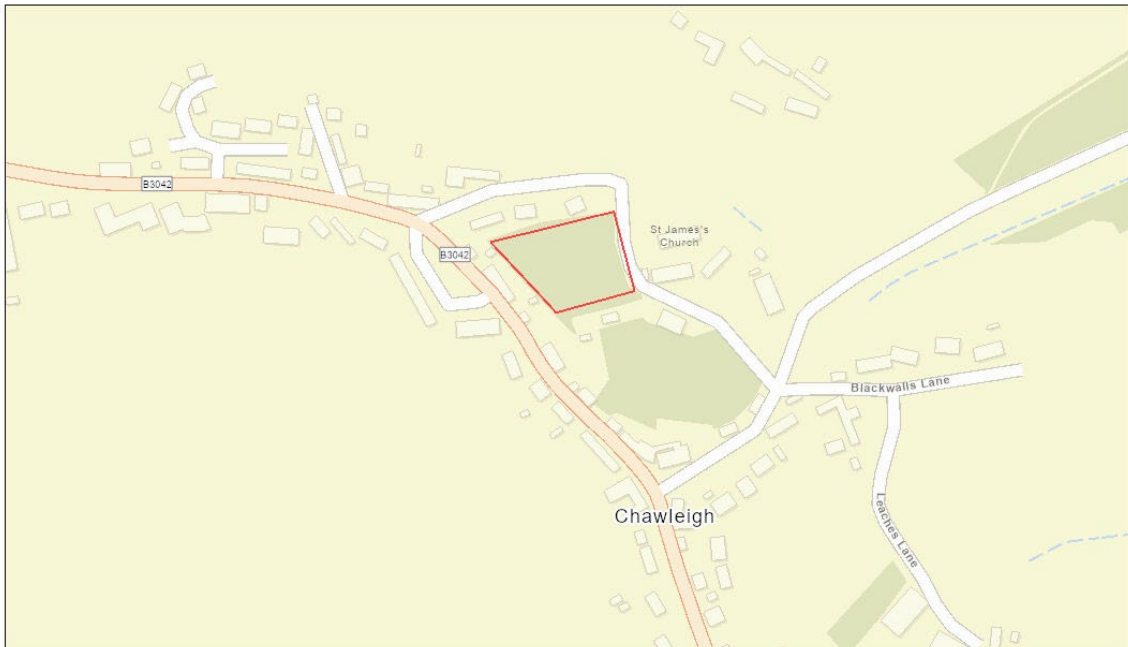
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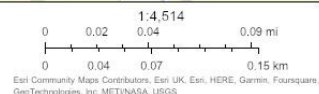
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Parish: Chawleigh

Site Area: Whole 0.43ha | Gross 0.43ha | Net 0.34ha

Site submitted for: Custom and self-build homes, homes for older people.

Max Yield: 12

Min Yield: 7

HELAA Assessed Yield: 7

Site description: Greenfield centrally located site within the Chawleigh settlement. The site forms the core of the Conservation area and to the East of the site is a Grade I listed Parish Church as well as a number of other listed buildings in the vicinity. Residential development lies along the N, W and S boundaries and an unnamed road borders the site to the east. Legally protected species (bats) have been recorded on site, and other protected species have been recorded within proximity of the site. This site has one landowner. The HELAA Panel assessed the site as achievable at the minimum yield of 7 due to the limited demand in the area, the impact on the heritage assets in the area must also be carefully considered.

Site Suitability

Stage A

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

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies that access is via a narrow unclassified road which may need road widening. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Pedestrian and cycle connection to local services and bus stops would be required. DCC Highway identify the site could be acceptable for a lower yield of housing. The village centre is approx. 175m S which is also where the nearest bus stop can be found outside the Earl of Portsmouth public house. The closest railway station is Eggesford, located 3.1km to the SW. The nearest services and facilities are within Chawleigh village centre.

Natural Environment: The site is located within the UNESCO North Devon Biosphere Reserve. A County Wildlife Site and ancient woodland lie to the E (563m) and also to the NW and NE (805m and 644m). Legally protected species have been recorded within the site (bats). There are also a range of other legally protected species outside of the site to the N (slow worms 50m; badgers and bats 65m). Beavers are present in catchment. Devon County ecology specialists identify the site is dominated by improved grassland with planted conifer trees, bounded by hedges. Further survey would be required to assess ecological value of habitat. The surrounding hedges could support

protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Trees on site need further assessment for bat roost potential. 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.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. A drainage pipe runs inside the site, parallel with the eastern boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The site is located within the Chawleigh Conservation Area and a number of listed buildings lie immediately to the east (ranging from Grade I, II and II*), including the Church of St James (Grade I). Devon County Council archaeology specialists note that the site is in a very sensitive location and should not be developed prior to heritage impacts having been assessed and evaluated. There would be a need to provide physical and visual links from the B3042 to the church tower and community buildings. Specialists advise that an assessment and evaluation of impacts on heritage should be undertaken prior to the development of the site. The MDDC Conservation specialists note that the site forms the core of the Conservation Area and to the E of the site is a Grade I listed parish Church and listed community and other buildings to the SE on the rear of Church Lane. In principle the proposed development raises several concerns, including the cumulative impact of modern development upon the immediate setting of the Church and the group of listed buildings. The proposed development of the site would result in prominent built form in close proximity to the heritage assets which would detract from their prominence. The Tithe Map and Apportionments shows the land as Owned and Occupied by Reverend Pelham F Clay, as Glebe land as such the land is closely associated to the Church raising its sensitivity. Furthermore, environmental impacts such as noise, disturbance and light spill would have an urbanising effect. Thus, there would be harm to the setting and significance of the designated heritage assets. For that of the Church of St James, Chawleigh Village School and Old School House and Jubilee Hall it is suggested that on the spectrum of less than substantial the harm would be towards the middle of the spectrum due to proximity and visibility.

Education Infrastructure: The closest schools to the site are Chumleigh Primary School and Chumleigh community College. DCC education have noted that there is no local primary school so there are home to school travel implications for both primary and secondary schools. The secondary provision has limited capacity for additional housing and is a popular school so the impact of local housing will see push back to other schools.

Landscape: The landscape character type is upper farmed and wooded valley slopes. The Devon landscape character area is the Witheridge and Rackenford Moor. The overall sensitivity to housing development is low-medium. Situated within the both the Chawleigh Conservation Area and the centre of the village, the site is surrounded by housing on two sides, a playing field, and the Grade I listed Church of St. James located the other side of a lane. The church tower is a locally prominent historic landmark and its setting, and longer views of it, would need to be considered. This site is level greenfield, able to accommodate development without any major change to the topographic character. Mature hedges contribute to the landscape quality, bordering the site on three sides, and providing screening from the land as well as for the existing dwellings. Developing this site would not have a significant impact upon the character of the surrounding landscape as it is enclosed by development.

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

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

Topography: Nearly level (1.6% slope percentage).

Open Space and Recreation: The following spaces are within walking distance to the site. The churchyard of the Church of St James is located immediately to the E of the unnamed road running the length of the site's eastern boundary. There is a playing field and playground in the centre of the village (<40m S). Potential landscape impact.

Potential Constraints to Delivery: Access. Water quality and drainage. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. Legally protected species on site. Possible 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	7	-	-	-	-
Max	12	-	-	-	-
HELAA	7	-	-	-	-

Settlement: Chawleigh

Site Reference and Name: W/CH/02 Shooting Lane, Chawleigh

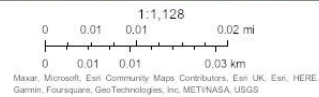
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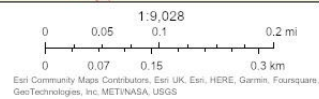
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Parish: Chawleigh

Site submitted for: W/CH/02a Homes for sale, affordable homes, homes for older people W/CH/02b Residential Institution W/CH/02c Renewable Energy

Site description: Greenfield site located on the southwest edge of Chawleigh village, the site lies adjacent to the settlement boundary and along Shooting Lane, with the B3042 35m to the E. Residential development borders the N and E of the site, with agricultural land and dwellings to the S and W. The site falls within the setting of two Grade II listed buildings located to the north of Shooting Lane, Shooters Cottage and Myrtle Cottage. The site is registered under a single title deed. Since the site was submitted as part of the HELAA the site subsequently received Permission in Principle for a rural exception site for the erection of up to 7 self build dwellings 23/01869/PIP therefore no further HELAA reports are required.