

Cheriton Fitzpaine

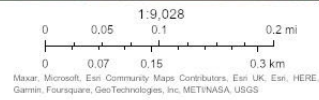
Settlement: Cheriton Fitzpaine
Site Reference and Name: W/CF/01 Land at Rectory Hill
Customer Reference Number: 8m13kzx

W/CF/01



03/11/2022, 10:53:30

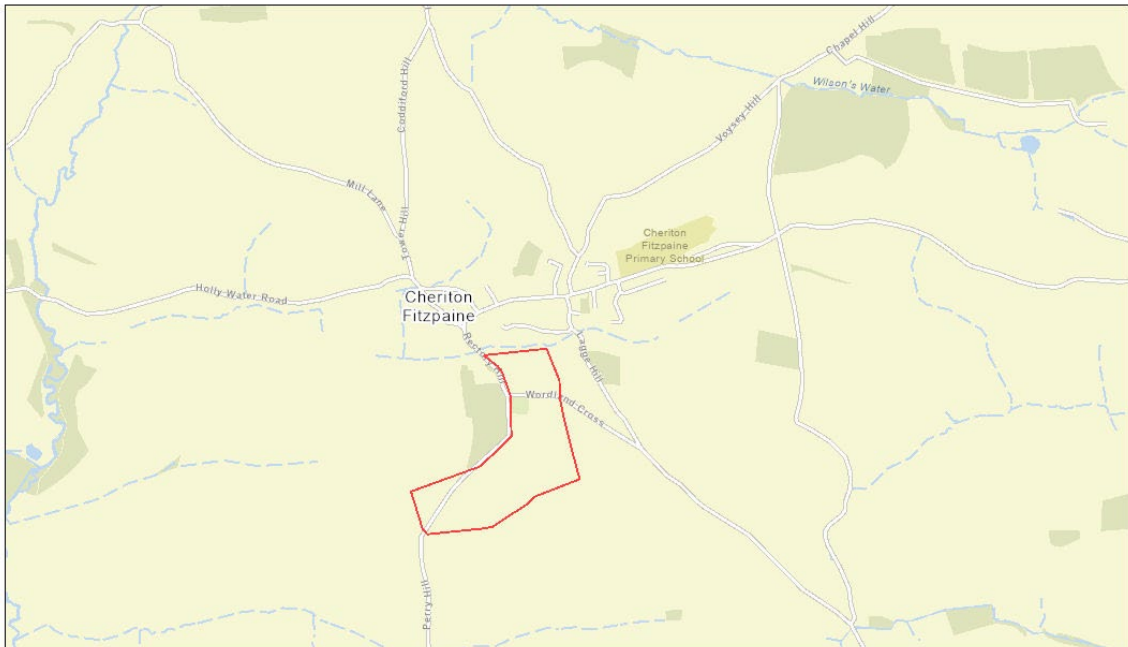
 Call For Sites Layer



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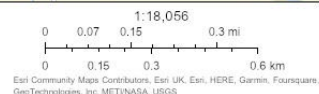
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W/CF/01



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Parish: Cheriton Fitzpaine

Site Area: Whole 11.01ha | Gross 11.01ha | Net 6.61ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 231

Min Yield: 132

Promoter: 42

HELAA Assessed Yield: None

Site description: Greenfield site to the S of Cheriton Fitzpaine, outside the settlement boundary. W/CF/05 lies adjacent the site to the East. The site is agricultural land, formed of 3 fields bordered by hedges and occasional trees. The site is divided into 3 parts by two roads (Rectory Hill Road and Wordland Cross). A public footpath runs from SW to NE across the centre of the site. Another footpath runs along the SW boundary. The northern section of the site has a moderate slope (9.6% slope percentage) rising from N-S. With the area from the middle of the site to the S very gently sloping (4.7% slope percentage) from W to E. Approx. 0.28ha of the site falls within Flood Zone 3 along the northernmost boundary. There is a pond along centre of S boundary. A TPO group exists within the centre of the northernmost field. The site adjoins the Cheriton Fitzpaine conservation area to the NW and a Grade II listed building (The Manor House) is located opposite the site on Rectory Hill Road to the NW. One landowner. In the latest update from the promoter, the field to the north of Wordland Cross was being promoted, however the remainder of the land remains in the same title plan and was not specifically withdrawn therefore the larger site area is still considered as part of the HELAA. The HELAA Panel consider the site to be unachievable due to the constraints identified and poor relationship to the settlement.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield site.

Access: The promoter suggests that access can be provided from the lane to the West. Devon County Council Highways identifies that access is off a narrow lane with no footway or street lighting. 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. DCC Highways identifies the site would not be suitable for a non-motorised user. A PRow crosses the central part of the site, running SW to NE between Rectory Hill road and the side road between the two main roads. Another PRow runs along the SW border. The closest bus stop is approx. <390 by

road to the N. Services and facilities are available in Cheriton Fitzpaine approx. 145m N. The closest railway station is in Crediton approx. 6.6km S.

Natural Environment: A TPO area (comprising of 2 Luccombe Oak trees) falls within the centre of the northernmost field. Beavers are present in connected catchment. Devon County ecology specialists identify the site is improved grassland (grazed agricultural) surrounded by hedges and tree. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland 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. 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. Pond along central S boundary. High groundwater vulnerability. The 2014 SFRA identifies that site has some fluvial flood risk from the overtopping of the unnamed watercourse located to the N of the site. Surface water also presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. FZ2 and 3 lies just outside the site boundary to the N. 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. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. 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: The site borders the Cheriton Fitzpaine conservation area in the NW. There are no listed buildings on site but a Grade II listed building (The Manor House) lies just off the site, across Rectory Hill road off the NW corner. Devon County Council archaeology specialists identify possible archaeological cropmarks visible on 2015 aerial photography. Mitigation suggested includes staged programme of archaeological assessment and evaluation as condition. The MDDC Conservation specialists note that the N part of the site to the S of the Lane to Crediton off the E of Rectory Hill Road has potential for harm to the setting of the Old Rectory House Grade II listed building on the opposite site of Rectory Hill Road and lies on the edge of the Cheriton Fitzpaine Conservation area. Development would be harmful to the setting on rising ground above the Conservation area. The hillside acts as a green foil to wider views into, out of and across the village Conservation Area.

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

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is medium to high. Sensitivity to development would be dependent upon the outcome of further landscape and visual assessment effects on locally valued views. Medium sensitivity more

probable if development in the northern part of the site is set back from the western boundary or effectively screened from the conservation area. Medium-high sensitivity more probable if only the southern part of the site is developed, as if built out fully, this would introduce an area of development divorced from the existing settlement. If the site is built out fully, this could significantly alter the settlement form. Further assessment is required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, tranquillity, and visual prominence in sensitive views.

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

Soils and contamination: ALC Grade 3 (1.51ha northern part of the site), ALC Grade 2 (9.5ha remainder of site) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Area from the N to the middle of the site is steeper (moderate slope 9.6% slope percentage rising to the S). The area from the middle of the site to the S is very gently sloping (4.7% slope percentage) and it rises from the W to E.

Open Space and Recreation: The following spaces are within walking distance to the site. Allotments (<800m E), play area (<800m N), recreation ground (approx. 800m N), village cemetery within the W boundary (0.28ha)

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure secondary school home to school transport implications. Grade 2 ALC and possible Grade 3a ALC. Topography. Cemetery within site. May lead to increased traffic levels in an AQMA. TPOs on site. Potential landscape impact. 11KV electric overhead lines.

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 suggest the site is unachievable there is no suggested build out rate.

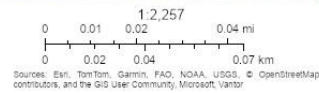
Settlement: Cheriton Fitzpaine
Site Reference and Name: W/CF/02 Poole Barton
Customer Reference Number: a113nk5

W/CF/02



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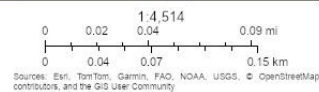
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Parish: Cheriton Fitzpaine

Site Area: Whole 0.35ha | Gross 0.35ha | Net 0.35ha

Site submitted for: Homes for sale, affordable homes, custom and self-build homes, homes for older people

Max Yield: 12

Min Yield: 7

Promoter Yield: 5

HELAA Yield: 5

Site description: Greenfield site to the W of Cheriton Fitzpaine. A small part of the site (0.05ha) falls within the settlement boundary in the SE corner. This area is also within the Cheriton Fitzpaine conservation area. A Grade II* listed building is located just outside of the southern boundary, and it is within the setting of Grade I St. Matthew's Church to the E. The site consists of a very gently sloping area within a field (4% slope percentage), which rises to the E. A hedge along the W boundary of the field separates the area from farmland. Commercial and residential development fall to the N, E and S. The site is currently accessed via Barton Close to the east. An unnamed watercourse runs just outside of the site boundary to the W. Less than 0.01ha of the SW corner of the site is in FZ3 and less than 0.01ha of the SW corner of the site is also in FZ2. The history of the site identifies an application was refused and subsequently dismissed at appeal for 12 dwellings (20/00745/MOUT) based on the current planning policies relevant at the time. Reasons at the time included the site location outside the settlement boundaries and the impact of the proposals on the Cheriton Fitzpaine Conservation area. In the latest update from the promoter an updated site map was provided which provides access to the site via the SE corner. The promoter identifies that they are the sole owner of the site submitted and there would be a joint right of way with Poole Barton House. The owners have indicated the site would be made available for 5 homes for local and retired people to carbon neutral standard. The HELAA Panel identified that provided access can be achieved which appears to be via the farm access a lower quantum of 5 dwellings would be achievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: Less than 0.01ha

Stage B

Land Status: Greenfield site.

Access: In the latest update from the promoter an updated site map was provided which provides access to the site via the SE corner. The promoter identifies that they are the sole owner of the site submitted and there would be a joint right of way with Poole Barton House. Devon County Council

Highways identify the site could be acceptable for a lower quantum of housing. The HELAA Panel identified that provided access can be achieved which appears to be via the farm access a lower quantum of 5 dwellings would be achievable. There are PRoW a few metres off the site in the SE. The closest bus stop is approx. 400m E and the closest train station is within Crediton approx. 7.1km S. Services and facilities are available within the village centre within 400m to the E.

Natural Environment: Legally protected species on site (house sparrow). Beavers are present in connected catchment. Devon County ecology specialists identify the site is a grassland field (possibly agricultural) surrounded by hedges and treelines. A site visit would be needed prior to development to check botanical interest (although unlikely). The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. Buildings on site will be required to be surveyed for bat roost potential, which may inform site design. 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. Further mitigation may be required if bat roosts. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: Less than 0.01ha of the SW corner of the site is in FZ3, less than 0.01ha of the SW corner of the site is also in FZ2. High groundwater vulnerability. An unnamed watercourse runs just outside of the site boundary to the W. 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. Flood Zone 2/3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

Heritage and Archaeology: A small part of the site in the SE corner is within the Cheriton Fitzpaine conservation area (0.05ha). There are no listed buildings on site but a Grade II* listed building (Poole Barton) lies just outside of the southern boundary. Several other listed buildings also lie approx. 100m to the E including the Grade I listed St Matthew's Church. Devon County Council archaeology specialists identify potential for medieval and post-medieval settlement evidence. Mitigation suggested includes staged programme of archaeological work condition. The MDDC Conservation specialists notes that a recent housing proposal for 12 dwellings on this site was refused due to the harm to the setting, character and appearance of the Conservation Area and setting of neighbouring Listed Buildings (Planning App: 20/00745/MOUT; Appeal ref: APP/Y1138/W/20/3262395).

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

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is medium to high. The topography and enclosed nature of the site could accommodate small scale housing. If the impacts on sensitive views relating to the setting of heritage assets were shown to be negligible or could be mitigated, low sensitivity to housing

development would be more probable. A further site appraisal required to address uncertainty over the site's visual prominence in sensitive views.

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

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

Topography: Very gentle slope (4% slope percentage) rising to the E.

Open Space and Recreation: The following spaces are within walking distance to the site. Allotments (<800m E), play area approx. 240m N), recreation ground (approx. 400m N), village cemetery (320m SE).

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Heritage. Education infrastructure secondary school home to school transport implications. Possible Grade 3a ALC. May lead to increased traffic levels in an AQMA. Legally protected species on site. Potential landscape impact.

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

Build out rate: Based on HELAA market conditions 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	8	-	-	-	-
Max	14	-	-	-	-
Promoter	5	-	-	-	-
HELAA	5	-	-	-	-

Settlement: Cheriton Fitzpaine

Site Reference and Name: W/CF/03 Land and buildings East side of Bary Lane

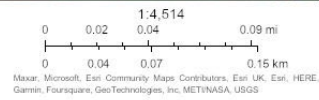
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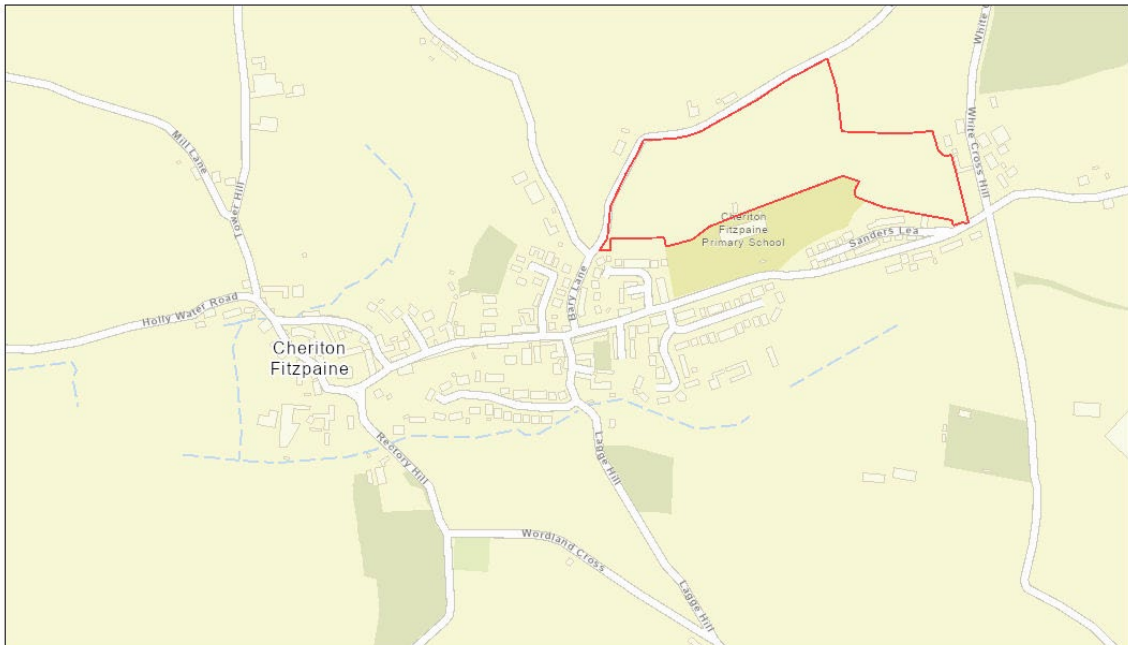
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 Call For Sites Layer



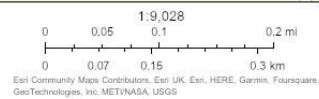
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Parish: Cheriton Fitzpaine

Site Area: Whole 6.31ha | Gross 6.31ha | Net 3.79ha

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

Max Yield: 133

Min Yield: 76

HELAA Assessed Yield: 14

Site description: Greenfield site to the NE of Cheriton Fitzpaine, just beyond the settlement boundary. Site consists of very gently/gently sloping (5% slope percentage) agricultural fields which rise to the north and are bordered by hedges. Legally protected species (frogs and nuthatches) have been recorded just outside the SE and SW boundaries. Bordered by farmland to the north, the site is flanked by Voysey Hill to the W, N and NE. To the S and SE, lie a mixture of residential and commercial development, along with Cheriton Fitzpaine Primary School. One landowner. The HELAA Panel assessed the site as appropriate for a lower quantum of 14 dwellings with access off the main road.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield site.

Access: DCC Highways identify that access off the main road through Cheriton Fitzpaine would be preferred. 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. Two bus stops nearby at the intersection of Bary Lane/Cheriton Fitzpaine main road (SW) and the intersection of White Cross Hill/Cheriton Fitzpaine main road. The closest train station is within Crediton approx. 7.5km S. Services and facilities are available within the village centre within 800m to the SW. The HELAA Panel assessed the site as appropriate for a lower quantum of development due to access constraints.

Natural Environment: Legally protected species just outside the SE and SW borders (frog, nuthatch). Beavers are present in connected catchment. Devon County ecology specialists identify the site as improved grassland fields (agricultural) surrounded by hedges. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland 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. 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 small area along the S boundary adjacent Cheriton Fitzpaine Primary School (approx. 65 sqm) has a low 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.

Heritage and Archaeology: Cheriton Fitzpaine conservation area lies approx. 75m from the SW of the site. Devon County Council archaeology specialists note there is no obvious requirement for archaeological mitigation. The MDDC Conservation specialist notes that there may be potential for harm to the setting of the Conservation Area and village with wider views and loss of open countryside green foil to the village. The proposed development would have a low adverse impact upon the setting of the Conservation Area and its significance, meaning a low level of less than substantial harm. There is potential to further mitigate this impact or to potentially avoid harm subject to a detailed masterplan.

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

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is medium. Sensitivity to development would be dependent upon the outcome of further landscape and visual assessment effects on locally valued views. Housing could be accommodated without significant change to the landform. If the site is built out fully, this could significantly alter the settlement form. A further assessment is required to address uncertainty over the site's importance and distinctiveness of the site's trees and hedges, tranquillity, visual prominence, and local importance.

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

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

Topography: Very gentle/gentle slope (5% slope percentage) sloping southwards towards the settlement.

Open Space and Recreation: The following spaces are within walking distance to the site. Allotments (<800m N), play area (<800m SW), recreation ground (approx. 645m W), village cemetery (800m SW).

Potential Constraints to Delivery: Access. Water quality and drainage. Heritage. Education infrastructure secondary school home to school transport implications. Possible Grade 3a ALC. May lead to increased traffic levels in an AQMA. Potential landscape impact. 11KV electric overhead lines.

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

Build out rate: Based on HELAA market conditions 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	1	-	-
Max	25	50	50	8	-
HELAA	14	-	-	-	-

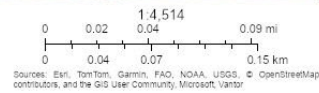
Settlement: Cheriton Fitzpaine
Site Reference and Name: W/CF/04 Landboat Farm
Customer Reference Number: z513rcx

W/CF/04



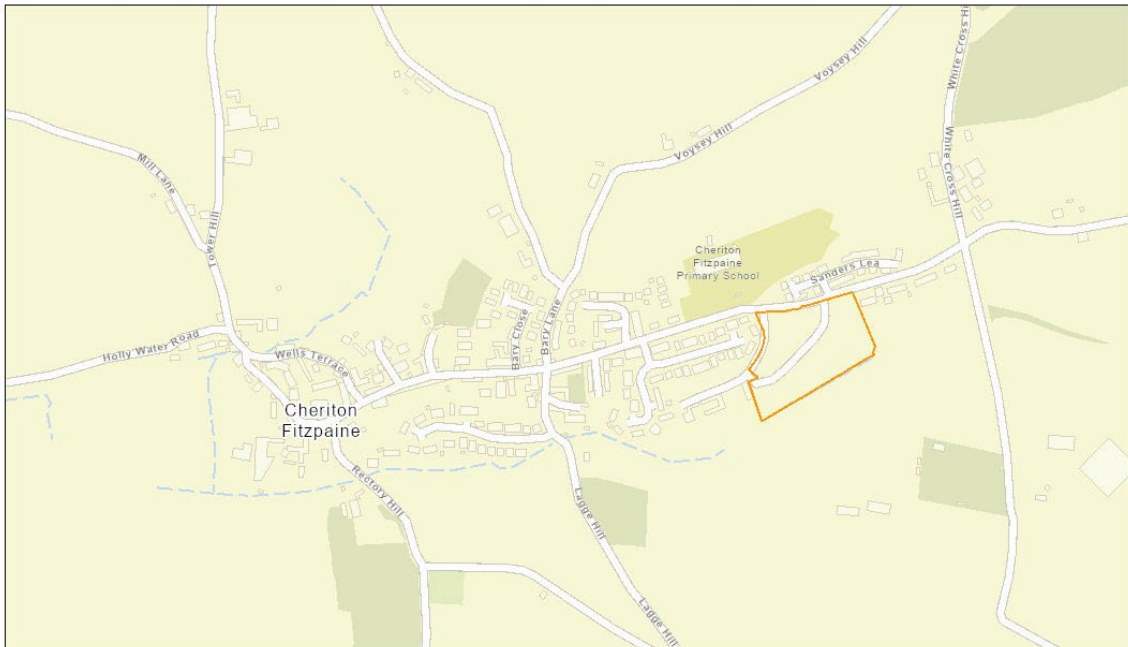
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Call for Sites_updated sites



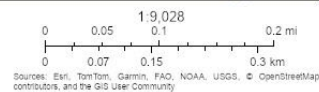
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Parish: Cheriton Fitzpaine

Site Area: Whole 1.9ha | Gross 1.78ha | Net 1.42ha

Site submitted for: Homes for sale, affordable homes

Max Yield: 50

Min Yield: 28

HELAA Assessed Yield: 24

Site description: Greenfield arable land with a track leading to agricultural buildings to the SE of the site. The site lies to the SE of Cheriton Fitzpaine, with 0.3ha of the SW corner falling within the settlement boundary. The site has a moderate to strong slope (15% slope percentage) rising to the NE. The site is bordered by residential development to the W, N and NE. The original submission first included the farm buildings to the SE of the site but in an update from the promoter the buildings were then taken out of the submission and identified as no longer available. An updated map was provided as per this assessment. These farm buildings now adjoin the site to the SE. An area within the SW corner and part of the Southern boundary falls within FZ3 (0.12ha). A watercourse runs along the southern boundary. The HELAA Panel assessed the site as achievable for a lower yield of 24 dwellings due to the constraints of the site.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.12ha

Stage B

Land Status: Greenfield and brownfield.

Access: Devon County Council Highways identifies that access would be off a narrow lane with no footway or street lighting. 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. They note there would be a need for pedestrian/cycle connection to local services and bus stops but that this site could be acceptable site for a lower yield. The closest bus stop <400m to the E. The closest train station is within Crediton approx. 7.4km S. Services and facilities are available within the village centre within 400m to the NW.

Natural Environment: Beavers are present in connected catchment. Devon County ecology specialists identify the site is made up of arable fields surrounded by hedges. There is also a watercourse that runs along the S boundary. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. The agricultural buildings on site will be required to be surveyed for bat roost potential which may impact site design. 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: 0.12ha FZ3, 0.06ha FZ3 and the remainder as FZ1. High groundwater vulnerability. A watercourse runs along the S boundary. The SFRA 2014 identifies development of the site would create impermeable surfaces which may result in an increase of surface water flood risk. There may also be fluvial flood risk from the overtopping of the unnamed watercourse to the S boundary of the site. A new SFRA will be developed alongside the new Local Plan. 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. Flood Zone 2/3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

Heritage and Archaeology: Cheriton Fitzpaine conservation area lies approx. 100m from the W of the site. Devon County Council archaeology specialists note there is no obvious requirement for archaeological mitigation. The MDDC Conservation specialists raise no in principle objection to the development of the site. The site is considered to make a neutral contribution to the setting of the Conservation Area.

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

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is low to medium. Sensitivity to development would depend upon the outcome of a landscape visual impact assessment to identify local views, and to determine the effects of overlooking. The topography and enclosed nature of the site could accommodate small scale housing. A further assessment is required to address uncertainty over the site's importance and distinctiveness of the site's trees and hedges, visual prominence, and local importance.

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

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

Topography: Moderate to strong slope (15% slope percentage) sloping up from SW to NE.

Open Space and Recreation: The following spaces are within walking distance to the site. Allotments (approx. 400m W), play area <800m W), recreation ground (approx. 800m NW), village cemetery (645m SW).

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure secondary school home to school transport implications. Possible Grade 3a ALC.

Topography. May lead to increased traffic levels in an AQMA. Potential landscape impact. 11KV electric overhead lines.

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

Build out rate: Based on HELAA market conditions 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	3	-	-	-
Max	25	25	-	-	-
HELAA	24	-	-	-	-

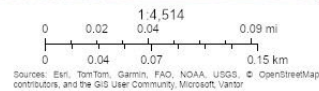
Settlement: Cheriton Fitzpaine
Site Reference and Name: W/CF/05 Lagge Hill
Customer Reference Number: kdf8gb5

W/CF/05



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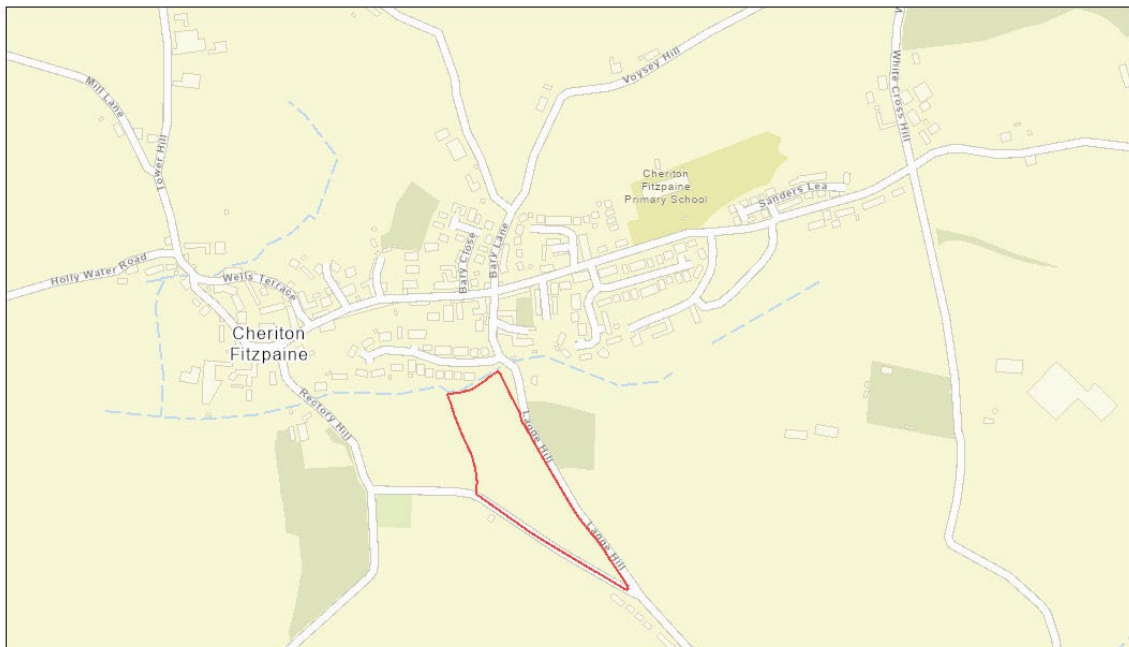
 Call for Sites




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

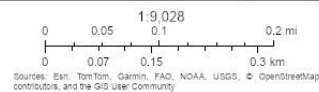
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W/CF/05



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 Call for Sites



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

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Parish: Cheriton Fitzpaine

Site Area: Whole 2.43ha | Gross 2.42ha | Net 1.45ha

Site submitted for: Homes for sale, affordable homes, homes for older people

Max Yield: 51

Min Yield: 29

HELAA Assessed Yield: None

Site description: Greenfield site to the S of Cheriton Fitzpaine, W/CF/01 lies adjacent to the site to the West just outside the settlement boundary of the village which lies along the northern border. The site is agricultural land with Lagge Hill along the Eastern boundary and Wordland Cross along the SW boundary. Hedgerow banks border the roads and trees and hedgerows are round along the northern and western boundaries. Residential development lies along the northern boundary. Small areas of FZ2 and FZ3 are found along the northern boundary also. The site is considered unachievable due to the constraints identified and unusual extension to the village. A public footpath runs from SW to NE across the centre of the site. Another footpath runs along the SW boundary. The northern section of the site is moderately sloping (13.8% slope percentage) with the southern portion gently sloping (5.9% slope percentage). One landowner. Due to range of constraints identified the site is currently considered unachievable.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.01ha FZ3

Stage B

Land Status: Greenfield site.

Access: Access is off a narrow lane with no footway or street lighting. The northern portion of the site is also moderately sloping (13.8%). The gradients of the site could make it difficult to achieve a suitable means of vehicular access and an acceptable layout. 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. The site may not be suitable for a non-motorised user. A PRoW crosses the site from the NE to the SW corners of the site. The closest bus stop is approx. <390 by road to the N. Services and facilities are available in Cheriton Fitzpaine approx. 145m N. The closest railway station is in Crediton approx. 6.6km S.

Natural Environment: Beavers are present in connected catchment. Legally protected species (barn owl) have been identified within site. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland 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. 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: 0.01ha FZ3 and 0.01ha FZ2 found along the northern boundary. High groundwater vulnerability. The 2014 SFRA identifies that site has some fluvial flood risk from the overtopping of the unnamed watercourse located to the N of the site. Surface water also presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. 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. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. 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: Cheriton Fitzpaine conservation area is found outside the site area approx. 18m north of the site. There are no listed buildings on site but there are a number of listed buildings just north of the site approx. 45m NE. Devon County Council archaeology specialists identify possible archaeological cropmarks visible on 2015 aerial photography in the vicinity. Mitigation suggested includes staged programme of archaeological assessment and evaluation as condition. Development could be harmful to the setting on rising ground above the Conservation area. The hillside acts as a green foil to wider views into, out of and across the village Conservation Area.

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

Landscape: The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to residential development is medium to high. Sensitivity to development would be dependent upon the outcome of further landscape and visual assessment effects on locally valued views. Medium sensitivity more probable if development is effectively screened from the conservation area. If the site is built out fully, this could significantly alter the settlement form. Further assessment is required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, tranquillity, and visual prominence in sensitive views.

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

Soils and contamination: ALC Grade 3 (1.08ha northern part of the site), ALC Grade 2 for the remainder of site to the South (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: Area to the N of the site is steeper (moderate slope 13.8% slope) with the south a gentle slope (5.9%) slope percentage.

Open Space and Recreation: The following spaces are within walking distance to the site. Allotments are just to the E of the site on the other side of Lagge Hill. A play area (<800m N), recreation ground (approx. 800m N), village cemetery to the West (90m).

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure secondary school home to school transport implications. Grade 2 ALC and possible Grade 3a ALC. Topography. May lead to increased traffic levels in an AQMA. TPOs on site. Potential landscape impact. 11KV electric overhead lines.

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

Build out rate: As the site is currently considered unachievable there is no suggested build out rate.