

Coldridge

Settlement: Coldridge

Site Reference and Name: W/COL/01 Merryfield Meadow, Coldridge

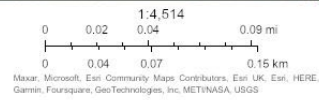
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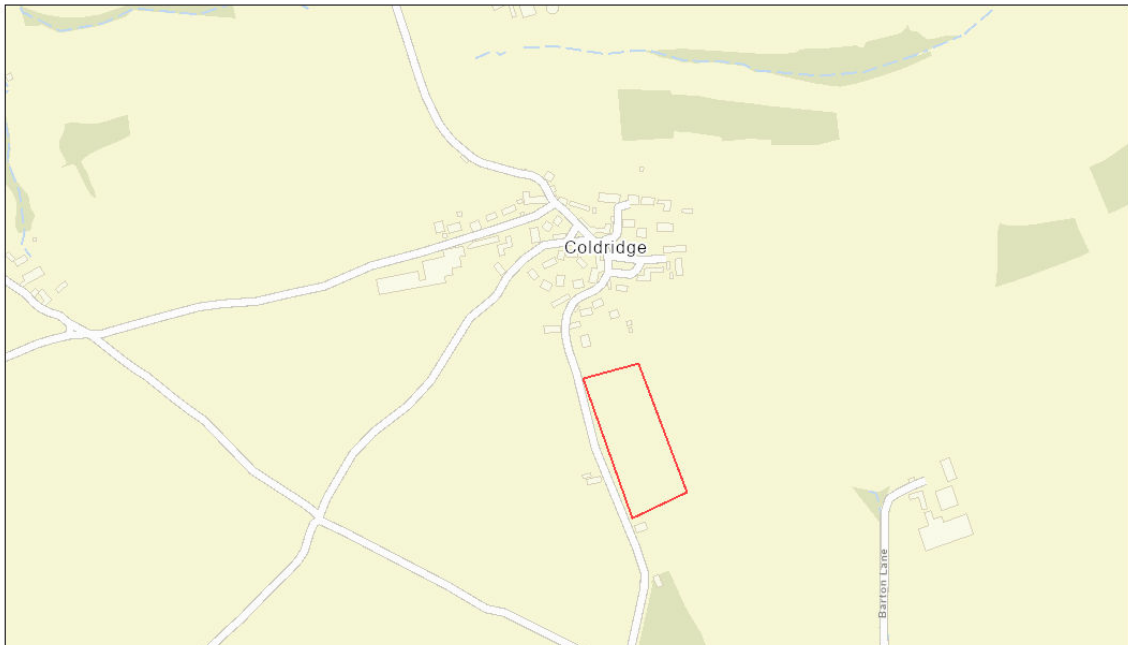
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 Call For Sites Layer




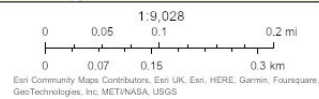
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W/COL/01



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 Call For Sites Layer



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Parish: Coldridge

Site Area: Whole 1.66ha | Gross 1.66ha | Net 1.33ha

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

Max Yield: 46

Min Yield: 27

HELAA Assessed Yield: 5-10 (Mid point 7)

Site description: Greenfield site located to the S of Coldridge. It consists of moderately sloping agricultural land (9.7% slope percentage), which rises to the N. The site is bordered by farmland to the E, SE and NW. Residential development lies to the N and SW. The site is bordered by hedges interspersed with intermittent trees and by an unnamed road to the W, which leads north to Coldridge. A public footpath runs along the eastern boundary. The site potentially lies within the setting of a Grade II listed building, 'The Post Office', which is located within 130 m to the NE. The promoter identifies a mains sewer runs down the middle of the site and a mains water supply runs to the gate entrance. The promoter also identifies an electric cable at the bottom of the site. The site is subject to a single title deed with 2 named owners. The HELAA Panel assessed the site as having potential for a lower yield of 5-10 units due to the location and constraints of the site with opportunities for custom and self build and affordable housing to be considered.

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 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. A PRoW runs along the E site boundary which leads to Coleridge centre (190m N) and to unnamed roads to the S and E of Coleridge. A bus stop is located approx. 170 metres by road within the village centre to the N. The closest railway station is Lapford railway station (2.8km to the E). The HELAA Panel conclude that the site could be suitable but for a smaller development yield of 5-10.

Natural Environment: Belts of deciduous woodland lie to the north (315m), east (515m) and south (85 metres) of the site respectively. Legally protected species have been found in the vicinity (Bats within Coldridge Church, 200m to the north). The site is bordered by hedges interspersed with intermittent trees. Beavers are present in catchment. Devon County ecology specialists identify the site is an arable field surrounded by hedges. The surrounding hedges could support protected and

priority species such as dormice, reptiles, hedgehogs and act as flight lines. 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. The promoter identifies a mains sewer runs down the middle of the site and a mains water supply runs to the gate entrance. 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 setting of a Grade II listed building 'The Post Office', which is located within 130m to the NE. Devon County Council archaeology specialists note that there is potential for prehistoric settlement and funerary evidence with a concentration of settlement enclosures and Bronze Age barrows around village. Mitigation suggested includes a staged programme of archaeological recording as condition. The MDDC Conservation specialists identify the site is an open rectangular site to the S of the village edge. The site is very visible as land slopes S away from Coldridge village on the ridge and development would be harmful to the setting of the village Conservation Area and the long distance/strategic views of the grade I listed Church.

Education Infrastructure: The closest schools to the site are Coplestone Primary School and Queen Elizabeth's Crediton. DCC education have noted that Coplestone Primary School cannot be expanded but is a good educational size with some limited capacity for local development. There are aspirations for the secondary school to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. There would be school transport implications for primary and secondary school requirements.

Landscape: The landscape character type is Farmed lowland moorland and Culm grassland. The Devon landscape character area is High Taw Farmland. The overall sensitivity to residential development is medium. The site is set amidst a landscape of medium scale rectilinear fields. It is a rural greenfield which slopes down from the southern edge of Coldridge, a nucleated hilltop village. Low, well-managed hedges permit panoramic views across open countryside. Views of the site could impact the setting of the village's grade I square grade church tower, which is a local landmark, and Coldridge's conservation area. If developed, would consolidate the settlement but deviate from the existing nucleated form. Well designed housing would relate well to the existing built form and relationship with the landscape setting but larger buildings for employment use would not. A site appraisal to address uncertainty over the site's visual prominence in sensitive views, aesthetic and perceptual qualities e.g. tranquillity, natural beauty.

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

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

Topography: Moderate slope (9.7% slope percentage). Site slopes by 20 metres from north to south over approx. 205 metres, towards Coldridge Brook.

Open Space and Recreation: The following open spaces are within walking distance to the site. St Matthews churchyard approx. 165m NE.

Potential Constraints to Delivery: Access. Water quality and drainage. Electric cable at the bottom of the site. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. Topography. May lead to increased traffic levels in an AQMA. Potential landscape impacts. 11KV electric overhead line.

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

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

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	2	-	-	-
Max	25	21	-	-	-
HELAA	7	-	-	-	-