

# Kennerleigh

**Settlement: Kennerleigh**

**Site Reference and Name: W/KE/01 Woodbere House, Kennerleigh**

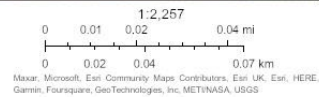
**Customer Reference Number: th14xh9**

W/KE/01



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 Call For Sites Layer



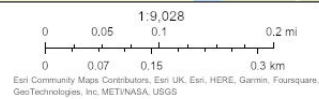
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W/KE/01



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 Call For Sites Layer



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**Parish:** Kennerleigh

**Site submitted for:** W/KE/01a Homes for sale, affordable homes, homes for older people W/KE/01b Hotel, Mixed Use

**Site description:** Site is partially brownfield and greenfield located to the south of the hamlet of Kennerleigh and currently comprises a house and garden to the north of the site, with a field or paddock comprising the remainder to the south. Agricultural land lies to the north, west, south and southeast, with residential development to the north east. A road (Crossway Hill) runs along the eastern boundary. The northern part of the site is within a Conservation Area (0.46ha) with a Grade II listed building (Lower Woodbeer) situated within 20 metres on the eastern side of Crossway Hill. A PRow footpath runs along the northern boundary and another one joins Crossway Hill to the east of the site. Legally Protected species bats have been recorded on site. One landowner. The HELAA Panel assess the site as achievable for a lower yield of 5-10 dwellings and not achievable for commercial development due to access and location.

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

**Site Area:** Whole 1.01ha | Gross 1.01ha | Net 0.81ha

**Max Yield:** 28

**Min Yield:** 16

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

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Brownfield and Greenfield.

**Access:** Devon County Council Highways identifies that access is via a narrow lane with no footway and 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. Pedestrian/cycle connection to local services and bus stops would be required. A PRow footpath runs along the northern boundary and another one joins Crossway Hill to the east of the site. The centre of Kennerleigh is approx. 300 metres to the north provides a limited number of services and facilities. The closest bus stop is located outside the Post Office in the centre of Kennerleigh. Crediton Railway Station is approx. 7.8 kilometres S.

**Natural Environment:** A County Wildlife site is located 430 m to the S and a belt of ancient woodland (Kennerleigh Wood) lies within 105m of the southern and 345m of the western boundaries. Legally protected species were recorded on site (bats). Legally protected species bats,

badgers and house martins have been recorded within 195m to the N and brown hairstreak butterfly 200m S and 605m N. There have also been recordings of wild boar within 455m to the W. Beavers are present in connected catchment. Devon County ecology specialists identify the site as arable and amenity grassland fields surrounded by hedges with sparse trees. A site visit would be needed to check botanical interest prior to development. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Buildings and trees on site require a survey to assess bat roosting 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, further mitigation if buildings/trees have bat roost potential. Biodiversity net gain requirements to be met onsite/offsite.

**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:** The N part of the site is within a Conservation Area (0.46ha) and Grade II listed building (Lower Woodbeer) is located within 20m to the east of the site. Devon County Council archaeology specialists note that there is some potential for medieval and post-medieval settlement evidence. Mitigation suggested includes a programme of archaeological recording as condition. The MDDC Conservation specialists note that the site is important to the picturesque setting of the Conservation Area and the setting of the listed building. Development would be harmful.

**Education Infrastructure:** The closest schools to the site are Sandford Primary School and Queen Elizabeths, Crediton. DCC education have noted the site is in a very remote location. There is capacity at Sandford Primary School but there are potentially home to school transport implications. 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 school transport implications for primary and secondary school requirements.

**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 housing development is low-medium. The site is set amidst a landscape of medium to large irregularly shaped fields enclosed by dense, tightly-clipped hedges with occasional trees. It is a mixture of greenfield and brownfield, including a dwelling to the north and an agricultural field to the south. Rising gently to the west, views into and across the site are available and could be locally valued as part of the setting of the village. Extensive views are unlikely. Located on the southern edge of Kennerleigh, this area has a remote, enclosed feel. Development could strengthen and extend the existing linear settlement form. The northern part of the site falls within a conservation area and the setting of a listed building. Development of this area could have an adverse impact on these. Small-scale housing designed to a high standard could relate well to the built character of the village but larger scale buildings for employment use would not. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

**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:** Gentle slope (7% slope percentage rising to the W).

**Open Space and Recreation:** The closest playground recreation field, allotments etc. are in Crediton, approx. 8 km S.

**Potential Constraints to Delivery:** Access. Natural environment, bat roost potential. Water quality and drainage. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. Legally protected species on site. Potential landscape impact. May lead to increased traffic levels in an AQMA.

**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	16	-	-	-	-
Max	25	3	-	-	-
HELAA	7	-	-	-	-

**Parish:** Kennerleigh

**W/KE/01b** Hotel, Mixed Use

**Site Area:** Whole 1.01ha | Gross 1.01ha | Net 0.25-0.81ha

**Max Yield:** 8,080sqm

**Min Yield:** 2,525sqm

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Brownfield and Greenfield.

**Access:** Devon County Council Highways identifies that access is via a narrow lane with no footway and 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. Pedestrian/cycle connection to local services and bus stops would be required. DCC Highway suggest the site would be an inappropriate site for employment and would not be suitable for non-motorised users. A PRoW footpath runs along the northern boundary and another one joins Crossway Hill to the east of the site. The centre of Kennerleigh is approx. 300 metres to the north provides a limited number of services and facilities. The closest bus stop is located outside the Post Office in the centre of Kennerleigh. Crediton Railway Station is approx. 7.8 kilometres S.

**Natural Environment:** A County Wildlife site is located 430 m to the S and a belt of ancient woodland (Kennerleigh Wood) lies within 105m of the southern and 345m of the western boundaries. Legally protected species were recorded on site (bats). Legally protected species bats, badgers and house martins have been recorded within 195m to the N and brown hairstreak butterfly 200m S and 605m N. There have also been recordings of wild boar within 455m to the W. Beavers are present in connected catchment. Devon County ecology specialists identify the site as arable and amenity grassland fields surrounded by hedges with sparse trees. A site visit would be needed to check botanical interest prior to development. The surrounding hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Hedges and grassland may provide bat foraging habitat. Buildings and trees on site require a survey to assess bat roosting 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, further mitigation if buildings/trees have bat roost potential. Biodiversity net gain requirements to be met onsite/offsite.

**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:** The N part of the site is within a Conservation Area (0.46ha) and Grade II listed building (Lower Woodbeer) is located within 20m to the east of the site. Devon County Council archaeology specialists note that there is some potential for medieval and post-medieval settlement evidence. Mitigation suggested includes a programme of archaeological recording as condition. The MDDC Conservation specialists note that commercial development would be harmful to the picturesque setting of the Conservation Area and the setting of the listed building.

**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 commercial development is medium-high. The site is set amidst a landscape of medium to large irregularly shaped fields enclosed by dense, tightly-clipped hedges with occasional trees. It is a mixture of greenfield and brownfield, including a dwelling to the north and an agricultural field to the south. Rising gently to the west, views into and across the site are available and could be locally valued as part of the setting of the village. Extensive views are unlikely. Located on the southern edge of Kennerleigh, this area has a remote, enclosed feel. The northern part of the site falls within a conservation area and the setting of a listed building. Development of this area could have an adverse impact on these. Small-scale housing designed to a high standard could relate well to the built character of the village but larger scale buildings for employment use would not. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

**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:** Gentle slope (7% slope percentage rising to the W).

**Open Space and Recreation:** The closest playground recreation field, allotments etc. are in Crediton, approx. 8 km S.

**Economic Development:** Not suitable for commercial development due to its distance from major road network.

**Potential Constraints to Delivery:** Access. Natural environment, bat roost potential. Water quality and drainage. Heritage Impacts. Possibly Grade 3a ALC. Distance from major road network. Legally protected species on site. Potential landscape impact. May lead to increased traffic levels in an AQMA.

**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.