

# Nomansland

**Settlement: Nomansland**

**Site Reference and Name: W/NO/01 Land opposite The Ark, Nomansland**

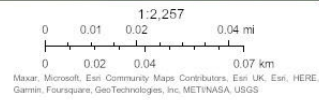
**Customer Reference Number: 1k13vm5**

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 Call For Sites Layer



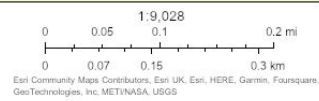
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W/NO/01



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 Call For Sites Layer



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**Parish:** Thelbridge

**Site Area:** Whole 0.21ha | Gross 0.21ha | Net 0.21ha

**Site submitted for:** Homes for sale

**Max Yield:** 7

**Min Yield:** 3

**HELAA Assessed Yield:** Less than 5 (below HELAA threshold)

**Site description:** Greenfield nearly level/very gently sloping (2% slope percentage) site. The site appears to form a paddock and is located on the eastern fringe of the Nomansland hamlet, surrounded by agricultural land to the N, W and E with residential development (including a Grade II listed building, The Ark) to the S and agricultural land beyond that. Two County Wildlife sites are located within 1.6 kilometres of the site and a Tree Protection Order Area is designated approx. 35m to the S. The site is subject to a single title deed. The HELAA Panel identify the site as achievable but for less than 5 dwellings which is below the HELAA threshold to consider further.

### **Site Suitability**

#### **Stage A**

**International/national designations:** Within the North Devon Biosphere Reserve.

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield 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. Footway connections to the village and bus stops would be required. Because of the comments above DCC Highways suggest that this site may be suitable for a low yield. There is no discernible centre to the Nomansland hamlet but the Mount Pleasant Inn lies 170m to the S which is also where the closest bus stops lie. The closest settlement that provides additional services and facilities is at Witheridge outside of Mid Devon District approx. 3.25km W. The closest train station is at Lapford approx. 12.6km SW.

**Natural Environment:** The site falls within the North Devon Biosphere Reserve. Two County Wildlife Sites are located within 500m to the E (Nomansland Water) and 1.3km to the S (Woodscombe). A TPO area is situated approx. 35m to the S. A range of priority habitats lie within approx. 500m to the N, SE and E. Legally protected species (butterflies) have been recorded within 200m of the SE corner. Beavers are present in connected catchment. Devon County ecology specialists identify the site appears to be a small field dominated by improved species-poor pasture bordered by defunct unmanaged hedges and mature trees. The surrounding boundary hedges and trees could support

protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat and trees may support roosting bats. Impact of development on site could include direct loss of habitat, loss of bat roosting and foraging opportunities 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, 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:** Predominantly FZ1. Medium 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:** Grade II listed building, The Ark, is situated directly opposite the southern boundary. Devon County Council archaeology specialists note that the site does not have any known archaeological assets therefore the site has low potential. They suggest there would be no obvious requirement for archaeological mitigation. The MDDC Conservation specialists note that the site is a small triangular with single storey stable block adjoining the road and existing field access to junction of lanes. MDDC Conservation specialists identify there would be some setting harm to the Grade II listed building (The Ark).

**Education Infrastructure:** The closest schools to the site are Witheridge Church of England Primary School and Chulmleigh Community College. DCC education have noted this is a very rural site. The local primary school has latent capacity to support development. The site would feed into Chulmleigh College which is full but with numbers from outside of the catchment, development would see push back to other schools. There would be home to school transport implications for both primary and secondary schools.

**Landscape:** The landscape character type is the Farmed lowland moorland and Culm grassland. The Devon landscape character area is the Witheridge and Rackenford Moor. The overall sensitivity to housing development is medium. The site is rural greenfield set amidst a flattish landscape of low hills with predominantly medium-scale rectilinear fields, bound by low, tightly-clipped hedges. Positioned on a hilltop, the site is nearly level and consists of a small pasture or paddock bordered by mature trees and unmanaged hedges on two sides. The likelihood of extensive or memorable views is low. Located in a landscape of exceptionally dark skies, this is a remote, tranquil, relatively discreet site which could be adversely impacted by increased transport movement, noise and lighting. Located by the axis of two lanes, within a sparsely settled area to the NE of Nomansland, development would support the historic settlement form of developing around cross roads. The site is adjacent to a listed building and development could harm its setting. Housing designed to a high standard, preferably referencing the local vernacular, could relate well the built character of the village; large 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:** Grade 3 (0.18ha) and 4 (0.03ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Nearly level/ very gently sloping (2% slope percentage) rising to the SW.

**Open Space and Recreation:** The closest open space and recreation facilities are available at Witheridge approx. 3.25km W.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Potential landscape impact.

**Site Availability:** The promoter has confirmed the site will be available for development within a 6-10 years.

**Build out rate:** As the HELAA Panel identify the site is below threshold to be considered further in this HELAA no build out rate is provided.