

# Shobrooke

**Settlement: Shobrooke**

**Site Reference and Name: W/SHO/01 Land off Silverway, Shobrooke**

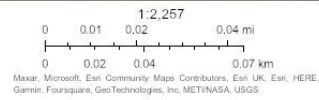
**Customer Reference Number: yq1310a**

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 Call For Sites Layer




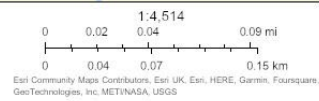
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**Parish:** Shobrooke

**Site Area:** Whole 1.98ha | Gross 1.98ha | Net 1.58ha

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

**Max Yield:** 55

**Min Yield:** 23

**Promoter:** 20

**HELAA Assessed Yield:** 39 (mid-point yield)

**Site description:** Greenfield gently sloping (8.3% slope percentage) site to the S of Shobrooke. The site bordered by residential development to the N, allotments to the W, a recreation ground to the E and farmland to the S. A hedgerow spans the length of the southern border and a private road which adjoins the NW corner. A PRoW footpath runs along the outside of the S border and the SE corner adjoins a sewage treatment works. There are three telegraph poles within the site and the promoter notes that a 11KV overhead electric cable which runs through the site to the South. One landowner. The HELAA Panel assessed the site as achievable for the mid-point yield of 39 dwellings.

## **Site Suitability**

### **Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

### **Stage B**

**Land Status:** Greenfield land.

**Access:** Devon County Council Highways identifies that the site has good pedestrian and vehicular access. Silverway adjoins the NW border which is accessed via the unnamed road which runs through the village. A PRoW runs along the outside of the S border. The closest bus stop lies approx. 200m to the NW which is also the same distance and direction to the village shop. The closest train station is in Crediton approx. 3.2km SW.

**Natural Environment:** Beavers are presented in connected catchment. Devon County ecology specialists identify the site is an arable field with negligible wildlife value bordered by hedges along southern boundary. Residential areas surround the west and northern boundaries. The surrounding boundary hedges 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 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 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. High groundwater vulnerability. Sewage works border the SE corner of the site. 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:** A number of listed buildings lie to the N of the road that runs through the village approx. 60m N of the site. St Swithin's Church Grade II\* listed building and Shobrooke Barton Farmhouse Grade II listed buildings lie approx. 450m to the W. Devon County Council archaeology specialists note that previous archaeological work on pipeline revealed very little archaeological evidence. They suggest there would be no obvious requirement for archaeological mitigation. The MDDC Conservation specialists note that there would be potential for some setting harm to wider views and setting of Church and associated group of listed building although existing topography between them reduces this potential.

**Education Infrastructure:** The closest schools to the site are Haywards Primary School and Queen Elizabeth's, both in Crediton. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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 home to school transport implications for both primary and secondary schools.

**Landscape:** The landscape character type is the Lowland plains. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is low-medium. The site is set within an open, gently rolling landscape of highly visible medium to large semi-regular fields, enclosed by hedgerows and hedgebanks with occasional trees. The site is a gently sloping arable field bordered by low hedges on three sides, and a hedgerow forming the S boundary. Bordered by a public footpath, the site currently provides views over open countryside but the topography limits opportunities for distant views. Positioned on the southern edge of Shobrooke, if fully built out, would depart from the existing linear settlement pattern and could have a negative impact on tranquillity. Small-scale housing designed to a high standard, referencing the local vernacular and of limited height (1-2 storey) could relate well the built character of the village but 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:** Sewage works border the site to the SE corner. May lead to increased traffic levels in an AQMA. 11KV electric overhead line running through the site to the South.

**Soils and contamination:** Grade 2 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Gently sloping (8.3% slope percentage) rising to the W.

**Open Space and Recreation:** The following open spaces are within walking distance to the site. A playground/playing pitches falls just outside the E border of the site. There are allotments at the W border of the site.

**Potential Constraints to Delivery:** Water quality and drainage. Education infrastructure. Grade 2 ALC. Sewage works border the site to the SE corner. 11KV electric overhead line. 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 the next 5 years.

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	23	-	-	-	-
Max	25	30	-	-	-
HELAA	25	14	-	-	-