

Bickleigh

Settlement: Bickleigh

Site Reference and Name: C/BI/01 Land on the south side of Glen View

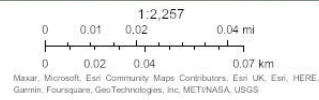
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C/BI/01



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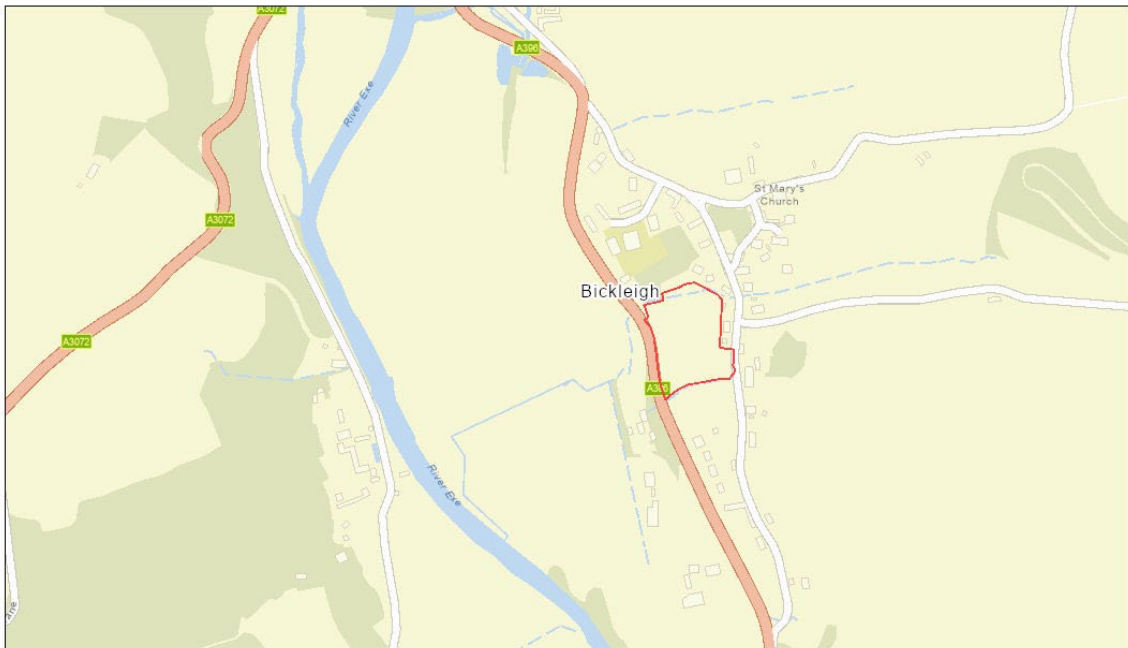
 Call For Sites Layer



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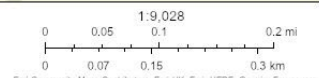
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C/BI/01



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 Call For Sites Layer



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Parish: Bickleigh

Site submitted for: C/BI/01a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people. C/BI/01b residential institution, hotel, mixed use C/BI/01c strategic habitat creation/enhancement C/BI/01d renewable energy

Site description: Greenfield site on the S edge of Bickleigh, gently sloping to down to the W (8% slope percentage). Site is bounded by trees and hedges with the A396 running along the western boundary and housing to the E. There are two unnamed watercourses along the N of the site and S boundary. Site is within the Bickleigh Conservation area. There are no listed buildings on site but there are several in close proximity on the E border. There are covenants on site which may need to be investigated further. This site is in multiple ownership, two landowners. At the HELAA Panel it was assessed that due to the constraints of the site including access due to the fast A road with poor visibility, the substantial hedge and the requirement of 10% Biodiversity Net Gain approaching and level of demand in the area that the site was achievable but for a reduced yield of 5-10 with consideration of affordable and/or self-build where possible. The Panel assessed the site would not be achievable for commercial uses due to access for larger vehicles and location. The economic development officer did however note that the area is an important tourism/visitor area and may be suitable for small scale leisure/retail that complements the area, however for the purpose for the HELAA this would be considered below the size threshold for commercial development. DCC Social Care identifies that rural sites such as Bickleigh they would not support for a residential institution due to the rural location resulting in difficulties recruiting and retaining staff as well as difficulties easily accessing local facilities. The site may be considered for habitat and renewable options.

C/BI/01a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people.

Site Area: Whole 1.38ha | Gross 1.38ha | Net 1.10ha

Max Yield: 36

Min Yield: 18

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

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways identifies that land is accessed off a narrow lane with no street lighting or footways. 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/Cycleway connection to services and bus stops would be required. The

HELAA Panel assessed the site as achievable for a reduced yield of 5-10 dwellings in part due to the access constraints with fast A road and poor visibility. The A396 lies on the W boundary of the site which includes Bickleigh Bridge a Grade II listed building, with road from Bickleigh Mill Stream Bridge to Copenhagen Farm along the E border. There are no PRoWs within the site although there are PRoWs just off the N border and the E border. A bus stop is approx. 370 m N. The hamlet services and facilities are approx. 480 m N. The closest train stations are Tiverton Parkway and Crediton approx. 12.5km NE and 12.5km SW.

Natural Environment: Legally protected species (hedgehog) approx. 100m off the N border. Two priority habitats outside site in close proximity across the A396 a few metres off the N border. Beavers are present in catchment. Natural England identify that there is adjacent land containing traditional orchard habitat. Natural England have no further specific comments to make at this stage. Devon County ecology specialists identify the land is pasture field bordered by hedges and some mature trees (mostly at S boundary). Grassland may be ecologically valuable with several plant species present indicative of moderate to high value grassland. Indication that land is grazed by horses which can be favourable for enhancing grassland ecology. May conform to Lowland Meadow priority habitat. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges 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 medium strategic ecological importance. Further site visit may be required to check ecological value of grassland habitat in spring/summer. Mitigation would be required for grassland, although the scale of mitigation would be dependent on the ecological value. Mitigation also 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 likely offsite due to scale of site and potentially high value grassland present.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). The 2014 SFRA identifies there is potential for fluvial flood risk from the overtopping of two unnamed watercourses along the N part of the site and S boundary and possible fluvial flood risk from the River Exe located W of site. Surface water presents a risk to the site a new SFRA is being prepared for the new Local Plan). The NPPF must be adhered to and the sequential and exception tests used where necessary. Any alterations or works within the unnamed watercourses must be discussed with DCC Flood Risk Management and Land Drainage Consent requested and approved where necessary. 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: Site is within the Bickleigh Conservation area. There are no listed buildings on site but there are several in close proximity on the E border. Devon County Council archaeology specialists identify that the topography suggests some potential for early prehistoric settlement activity. Further evaluation will be required to inform any further mitigation. MDDC Conservation Officer refers to a planning application appeal which refused the application including reasons for harm to open character and green foil, appearance to the S edge of the Conservation area, potential harm to the setting of listed semi-detached cottages Wells Place and Crinan especially from new access to narrow lane with improved engineered visibility splays. Bickleigh Bridge lies to the far North of the site forming part of the A396. It is not considered there would be an impact to its setting due to distance and separation to the site. With regard to traffic and the

condition of the bridge, this will in part be informed by Highways experts and its condition shall remain a key consideration.

Education Infrastructure: The closest schools to the site are Bickleigh on Exe Church of England Primary School and Tiverton High School. DCC education have noted that the primary school has capacity to support low levels of development. Housing development will result in an increase to home to school transport to Tiverton High School.

Landscape: There are no protected landscape sites in close proximity. The site falls within the River Valley Slopes & Combes landscape character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to housing. The site is a rural greenfield gently undulating landform and mature hedgerows situated in an existing settlement that stretches along a road. As the site is already partially surrounded by developed land, if developed it could strengthen the settlement form however there would be harm to the setting of listed buildings and conservation area.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Adjacent A396 potential for noise and pollution.

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

Topography: Gentle Slope (8% slope percentage), rising W to E.

Open Space and Recreation: The following spaces are within walking distance to the site. Cemetery (260 m NE).

Potential Constraints to Delivery: Access. Impact on heritage assets. Potential ecological importance. Flood risk, water quality and drainage. Education infrastructure. Potential Grade 3a ALC. May lead to increased traffic levels in an AQMA. Adjacent A396 potential for noise and pollution.

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 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	18	-	-	-	-
Max	25	11	-	-	-
HELAA	7	-	-	-	-

C/BI/01b Residential institution, hotel, mixed use.**Site Area:** Whole 1.38ha | Gross 1.38ha | Net 0.35-1.1ha**Max Yield:** 11,040 sqm**Min Yield:** 3,450 sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: Devon County Council Highways identifies that land is accessed off a narrow lane with no street lighting or footways. 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/Cycleway connection to services and bus stops would be required. Because of the comments above DCC Highways suggest that the site is not suitable for development due to lack of accessibility for non-motorised users. The A396 lies on the W boundary of the site, with road from Bickleigh Mill Stream Bridge to Copenhagen Farm along the E border. There are no PRoWs within the site although there are PRoWs just off the N border and the E border. A bus stop is approx. 400 m N. The hamlet services and facilities are approx. 480 m N. The closest train stations are Tiverton Parkway and Crediton approx. 12.5km NE and 12.5km SW.

Natural Environment: Legally protected species (hedgehog) <150m off the N border. Two priority habitats outside site in close proximity across the A396 a few metres off the N border. Beavers are present in catchment. Natural England identify that there is adjacent land containing traditional orchard habitat. Natural England have no further specific comments to make at this stage. Devon County ecology specialists identify the land is pasture field bordered by hedges and some mature trees (mostly at S boundary). Grassland may be ecologically valuable with several plant species present indicative of moderate to high value grassland. Indication that land is grazed by horses which can be favourable for enhancing grassland ecology. May conform to Lowland Meadow priority habitat. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges 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 medium strategic ecological importance. Further site visit may be required to check ecological value of grassland habitat in spring/summer. Mitigation would be required for grassland, although the scale of mitigation would be dependent on the ecological value. Mitigation also 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 likely offsite due to scale of site and potentially high value grassland present.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). The 2014 SFRA identifies there is potential for fluvial flood risk from the overtopping of two unnamed watercourses along the N part of the site and S boundary and possible fluvial flood risk from the River Exe located W of site. Surface water presents a risk to the site a new SFRA is being prepared for the new Local Plan). The NPPF must be adhered to and the sequential and exception tests used where necessary. Any alterations or works within the unnamed watercourses must be discussed with DCC Flood Risk Management and Land Drainage Consent requested and approved where necessary. 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: Site is within the Bickleigh Conservation area. There are no listed buildings on site but there are several in close proximity on the E border. Devon County Council archaeology specialists identify that the topography suggests some potential for early prehistoric settlement activity. Further evaluation will be required to inform any further mitigation. MDDC Conservation Officer refers to a recent planning application appeal which refused the application including reasons for harm to open character and green foil, appearance to the S edge of the Conservation area, potential harm to the setting of listed semi-detached cottages Wells Place and Crinan especially from new access to narrow lane with improved engineered visibility splays.

Landscape: There are no protected landscape sites in close proximity. The site falls within the River Valley Slopes & Combes landscape character type. The Devon landscape character area is the Exe Valley. The site has a medium sensitivity to commercial development. The site is a rural greenfield gently undulating landform and mature hedgerows situated in an existing settlement that stretches along a road. As the site is already partially surrounded by developed land, if developed it could strengthen the settlement form however commercial development may not relate well to the existing residential uses and there could be harm to the setting of listed buildings and conservation area.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Adjacent A396 potential for noise and pollution.

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

Topography: Gentle Slope (8% slope percentage), rising W to E.

Open Space and Recreation: The following spaces are within walking distance to the site. Cemetery (260 m NE).

Economic Development: MDDC economic development specialists identify the site is not suitable for commercial or storage units due to the proximity to the school. There is limited demand for office spaces in this area. Bickleigh is a tourist hot-spot and MDDC economic development specialists would not want any businesses that would detract from this. Access could be created off main road so potential for one-off leisure/retail business that complements the area.

Potential Constraints to Delivery: Access. Impact on heritage assets. Potential ecological importance. Only appropriate for commercial development that would complement Bickleigh as a

tourism hot spot. Flood risk, water quality and drainage. Potential Grade 3a ALC. May lead to increased traffic levels in an AQMA. Adjacent A396 potential for noise and pollution.

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.

C/BI/01c strategic habitat creation/enhancement

Site Area: Whole 1.38ha | Gross 1.38ha | Net 1.38ha

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: The A396 lies on the W boundary of the site, with road from Bickleigh Mill Stream Bridge to Copenhagen Farm along the E border. There are no PRoWs within the site although there are PRoWs just off the N border and the E border.

Natural Environment: Legally protected species (hedgehog) <150m off the N border. Two priority habitats outside site in close proximity across the A396 a few metres off the N border. Beavers are present in catchment. Natural England note that the site is adjacent land containing traditional orchard habitat, with no further specific comments at this stage. Devon County ecology specialists identify the land is pasture field bordered by hedges and some mature trees (mostly at the southern boundary). There is indication that the grassland may be ecologically valuable with several plant species present indicative of potentially moderate to high value grassland. Imagery also shows that grassland is/was grazed by horses which can be favourable for enhancing grassland ecology. May conform to Lowland Meadow priority habitat. Hedges and trees could support protected and priority species and act as flight lines. Hedges are likely to provide bat foraging habitat. The site has medium strategic ecological importance with potential that the pasture could be ecologically valuable or at least have the potential to be with the correct management. Further site visit may be required to check ecological value of habitat in spring/summer. The habitat suitability identified by the Nature Recovery Network are the Lowland Dry Acid Grassland with woodland as the primary habitat and the Lowland Heathland with woodland as the secondary habitat.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). The 2014 SFRA identifies there is potential for fluvial flood risk from the overtopping of two unnamed watercourses along the N part of the site and S boundary and possible fluvial flood risk from the River Exe located W of site. Surface water presents a risk to the site a new SFRA is being prepared for the new Local Plan).

Heritage and Archaeology: Site is within the Bickleigh Conservation area. There are no listed buildings on site but there are several in close proximity on the E border. Devon County Council archaeology specialists identify that the topography suggests some potential for early prehistoric settlement activity. Further evaluation will be required to inform any further mitigation. MDDC Conservation Officer notes that use of the site for strategic habitat would not harm the Conservation area or the setting of the listed buildings.

Landscape: There are no protected landscape sites in close proximity. The site falls within the River Valley Slopes & Combes landscape character type. The Devon landscape character area is the Exe Valley.

Health and Safety related constraints: No health and safety constraints raised.

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

Topography: Gentle Slope (8% slope percentage), rising W to E.

Potential Constraints to Delivery: Water quality and drainage. Potential Grade 3a ALC.

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

Build out rate: Years 1-5 as promoter has confirmed the site is available within the next 5 years.

C/BI/01d Renewable energy**Site Area:** Whole 1.38ha | Gross 1.38ha | Net 1.38ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield.

Access: The A396 lies on the W boundary of the site, with the Road from Bickleigh Mill Stream Bridge to Copenhagen Farm' along the E border. There are no PRowS within the site although there are PRowS just off the N border and the E border. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.

Natural Environment: Legally protected species (hedgehog) <150m off the N border. Two priority habitats outside site in close proximity across the A396 a few metres off the N border. Beavers are present in catchment. Natural England identify that there is adjacent land containing traditional orchard habitat and have no further specific comments to make at this stage. Devon County ecology specialists identify the land is pasture field bordered by hedges and some mature trees (mostly at S boundary). Grassland may be ecologically valuable with several plant species present indicative of moderate to high value grassland. Indication that land is grazed by horses which can be favourable for enhancing grassland ecology. May conform to Lowland Meadow priority habitat. The surrounding hedges/trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges may provide bat foraging habitat. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise etc) on habitats and species. Site is of medium strategic ecological importance. Further site visit may be required to check ecological value of grassland habitat in spring/summer. Mitigation would be required for grassland, although the scale of mitigation would be dependent on the ecological value. Mitigation also 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 likely offsite due to scale of site and potentially high value grassland present.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability and within drinking water safeguarding zone (surface water). The 2014 SFRA identifies there is potential for fluvial flood risk from the overtopping of two unnamed watercourses along the N part of the site and S boundary and possible fluvial flood risk from the River Exe located W of site. Surface water presents a risk to the site a new SFRA is being prepared for the new Local Plan). The NPPF must be adhered to and the sequential and exception tests used where necessary. Any alterations or works within the unnamed watercourses must be discussed with DCC Flood Risk Management and Land Drainage Consent requested and approved where necessary. 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: Site is within the Bickleigh Conservation area. There are no listed buildings on site but there are several in close proximity on the E border. Devon County Council archaeology specialists identify that the topography suggests some potential for early prehistoric settlement activity. Further evaluation will be required to inform any further mitigation. MDDC Conservation Officer refers to a recent planning application appeal which refused the application including reasons for harm to open character and green foil, appearance to the S edge of the Conservation area, potential harm to the setting of listed semi-detached cottages Wells Place and Crinan especially from new access to narrow lane with improved engineered visibility splays.

Landscape: There are no protected landscape sites in close proximity. The site falls within the River Valley Slopes & Combes landscape character type. The Devon landscape character area is the Exe Valley. The site is a rural greenfield site situation within an existing settlement. The site is a rural greenfield gently undulating landform and mature hedgerows situated in an existing settlement that stretches along a road. As the site is already partially surrounded by developed land. The River Valley Slopes and Combes landscape character type is of a small to medium scale landform. It has strongly undulating, incised valley slopes, diverse land cover patterns, presence of human scale features and high levels of tranquillity which all increase the levels of sensitivity to the principle of wind energy development. The landscape character type is highly sensitive to all turbine heights above the 'very small' (15-25m) category due to its small-scale landform, presence of human scale features, valued areas of ancient woodland, rough ground and distinctive skyline landmark features. For single turbines categorised as very small there would still be a medium-high landscape sensitivity. The site is likely to have high sensitivity to solar PV due to its small-scale landform, extensive woodland cover, presence of small narrow fields of medieval origin and strong sense of tranquillity and naturalistic character. The landscape would have medium-high sensitivity to 'very small' (<1ha) scale solar PV development and would be highly sensitive to any solar PV development above and including 'small' (1-5ha).

Health and Safety related constraints: Falling distance of wind turbines.

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

Topography: Gentle Slope (8% slope percentage), rising W to E.

Potential Constraints to Delivery: Impact on heritage assets. Potential ecological importance. Flood risk, water quality and drainage. Potential Grade 3a ALC. Falling distance of wind turbines. Potential landscape impact.

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

Build out rate: Years 1-5 as promoter has confirmed the site is available within the next 5 years.