

# Butterleigh

**Settlement: Butterleigh**

**Site Reference and Name: C/BUT/01 Land north west of Homefield**

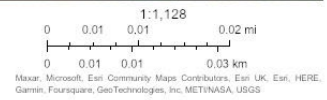
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C/BUT/01



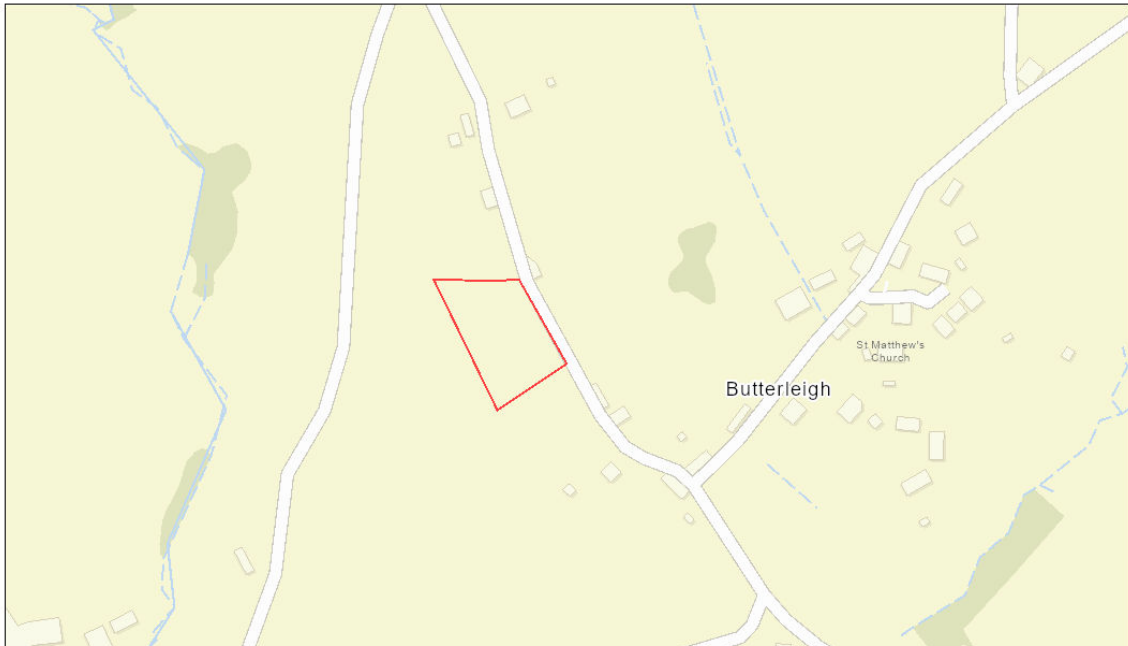
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 Call For Sites Layer




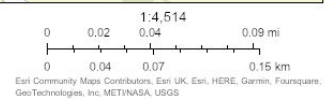
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C/BUT/01



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**Parish:** Butterleigh

**Site Area:** Whole 0.47ha | Gross 0.47ha | Net 0.38ha

**Site submitted for:** Homes for sale, custom and self-build homes

**Max Yield:** 13

**Min Yield:** 8

**HELAA Assessed Yield:** 5

**Site description:** A greenfield gently sloping (6% slope percentage) site to the W of Butterleigh which forms part of a larger field. There are boundary hedges to the N, E and S. To the W is the remainder of the larger field. To the E lies a narrow unnamed road. On the N border there is an electricity supply cable of which South West Water Authority has right of access to. Site has one landowner. HELAA Panel note the location is slightly divorced from the main centre of the village and assessed the site as having potential to be achievable for a lower yield of 5 units.

### 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 access will be via narrow lanes 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/cycleway connection would be required to local services and bus stops. DCC Highways suggest that the site is likely to be car dependent. Because of the comments above DCC Highways suggest the site may be more suitable for a lower quantum of housing. There is a PRoW <100m to the S along the road. The closest bus route is in Bickleigh approx. 3.4km. W. Closest train station is Tiverton Parkway, approx. 9.3km. NE. Services and facilities available in Tiverton approx. 5.6km N.

**Natural Environment:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site is a section of pasture field bordered by hedges. The ecological value of grassland is unclear, site visit would be required to properly assess ecological value of grassland. The surrounding boundary hedges 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 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:** FZ1. High groundwater vulnerability. Within drinking water safeguard zone (surface water). The SFRA 2014 identifies further development and creation of impermeable surfaces may result in an increase of surface water flood risk (a new SFRA is being prepared for the new Local Plan). 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:** Devon County Council archaeology specialists identify that there is low potential for archaeology at this site. MDDC Conservation Officer notes the grade II\* listed church is in an elevated position in the village. Due to the topography of the site, views of the tower are appreciable from the site. Due to distance and interposing development, it is considered that there is the lowest/low potential for harm to the setting of heritage asset. Any potential development should reflect the character of the locality and district.

**Education Infrastructure:** The closest schools to the site are Bickleigh Church of England Primary School and Tiverton High School. DCC education note the site is in a very remote location serviced by Bickleigh Primary and Tiverton High School. Bickleigh Primary has capacity to support low levels of development. Home to school transport requirements would be needed.

**Landscape:** Blackdown Hills National Landscape lies to the E of the site approx. 11.3km. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is Butterleigh Rolling Farmland. The site has a medium sensitivity to housing development. The site is flat and can accommodate development without major change to the topographic character. However, it is outside of the cluster of buildings that form Butterleigh and the development of this site would result in irregular settlement form.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA.

**Soils and contamination:** Grade 2 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. Contaminated land (general quarrying) outside of the site approx. 145m W.

**Topography:** Gently sloping (6% slope percentage).

**Open Space and Recreation:** The following open spaces are within walking distance. Church grounds (400m E).

**Potential Constraints to Delivery:** Access. Water quality and drainage. Potential heritage impact. Education infrastructure. Grade 2 ALC. Site in multiple land ownership, two landowners. To the N border there is an electricity supply cable of which South West Water Authority has right of access to. 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 1 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	8	-	-	-	-
Max	13	-	-	-	-
HELAA	5	-	-	-	-

**Settlement: Butterleigh**

**Site Reference and Name: C/BUT/02 Land and units at Butterleigh Sawmill**

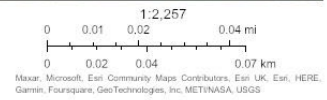
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C/BUT/02



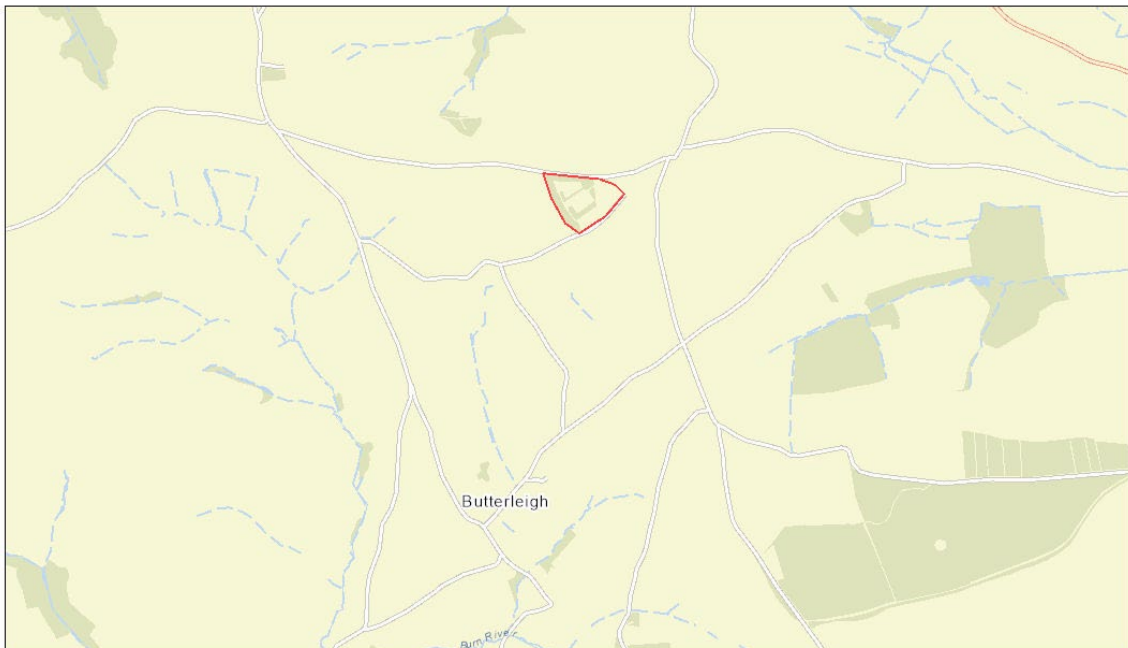
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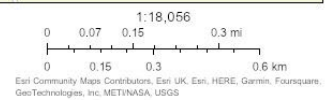
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C/BUT/02



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**Parish:** Butterleigh

**Site submitted for:** C/BUT/02a Homes for sale, custom and self-build homes. C/BUT/02b Mixed use.

**Site description:** Brownfield site approx. 1.6km N of Butterleigh. It is currently site of the Butterleigh Sawmill, including buildings and parking. The lane past Sunnyside Farm runs along the N and S borders and a number of trees lie within the site and along the boundary. Site is gently sloping from N to S (7% slope percentage). This site has one landowner. There are covenants on site including agricultural right of way along the western boundary and what would appear a covenant restricting residential development to one dwelling house. This may need to be investigated further. The HELAA panel assessed that the covenant restricting the site to one residential dwelling would need to be lifted to consider the site for residential, in any case, the HELAA panel identified that the commercial site should not be lost if the buildings are fit for purpose therefore the Panel suggest the site is not achievable for housing but is achievable for commercial development which is the current use of the site.

### **C/BUT/02a Homes for sale, affordable homes**

**Site Area:** Whole 2.28ha | Gross 2.28ha | Net 1.37ha

**Max Yield:** 48

**Min Yield:** 27

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Brownfield. Currently site of Butterleigh Sawmill.

**Access:** Devon County Council Highways identifies access will be via narrow lanes 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/cycleway connection would be required to local services and bus stops. There are no PRowS within the site or in close proximity. The closest bus route is in Bickleigh approx. 3.7km. W. Closest train station is Tiverton Parkway, approx. 8.4km. NE. Services and facilities available in Tiverton approx. 5.6km. N.

**Natural Environment:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site is a collection of buildings bordered by dense boundary trees planted on banks and some bordering trees around buildings within the site. Some scrub and grassland of unknown quality present and extensive areas of hardstanding. The

surrounding boundary trees and 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 and buildings 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. Site visit required to properly assess ecological value of the site. Mitigation suggested includes protecting and enhancing hedges, valuable trees and dark corridors. Licences 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. Western part of site (0.64ha) within drinking water safeguard zone (surface water). 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:** Devon County Council archaeology specialists identify that there is low potential for archaeology at this site. MDDC Conservation Officer note no objections to this site.

**Education Infrastructure:** The closest schools to the site are Bickleigh Church of England Primary School and Tiverton High School. DCC education note the site is in a very remote location serviced by Bickleigh Primary and Tiverton High School. Bickleigh Primary has capacity to support low levels of development. Home to school transport requirements would be needed.

**Landscape:** Blackdown Hills National Landscape lies to the E of the site approx. 11.3km. The site falls within the Upper farmed and wooded valley slopes landscape character type to the S and Wooded ridges and hilltops to the N. The Devon landscape character area is Butterleigh Rolling Farmland. The site has a medium sensitivity to housing development. It is a brownfield site surrounded by hedgerow trees and number of trees within the site, it can accommodate development without major change to the topographical character however the site is unrelated to the existing settlement.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA.

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

**Topography:** Gently sloping (7% slope percentage).

**Open Space and Recreation:** The following open spaces are within walking distance. Church grounds (800m SW).

**Potential Constraints to Delivery:** Water quality and drainage. Education infrastructure. Potential Grade 3a ALC. Covenants: agricultural right of way along the western boundary and restricting residential development to one dwelling. Potential landscape impact. Existing uses on site.

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

**Build out rate:** As the HELAA Panel suggest the site is unachievable there is no suggested build out rate.

**C/BUT/02b Mixed Use.****Site Area:** Whole 2.28ha | Gross 2.28ha | Net 0.57-1.82ha**Max Yield:** 18,240 sqm**Min Yield:** 5,700 sqm**HELAA Assessed Yield:** 11,970sqm (mid point yield)**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** None**Stage B****Land Status:** Brownfield. Currently site of Butterleigh Sawmill.

**Access:** Devon County Council Highways identifies access will be via narrow lanes 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. Because of the comments above DCC Highways suggest the site is inappropriate location for development for this scale. There are no PRowS within the site or in close proximity. The closest bus route is in Bickleigh approx. 3.7km. W. Closest train station is Tiverton Parkway, approx. 8.4km. NE. Services and facilities available in Tiverton approx. 5.6km. N.

**Natural Environment:** Site falls within a Great Crested Newt Consultation Zone. Beavers are present in catchment. Devon County ecology specialists identify the site is a collection of buildings bordered by dense boundary trees planted on banks and some bordering trees around buildings within the site. Some scrub and grassland of unknown quality present and extensive areas of hardstanding. The surrounding boundary trees and 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 and buildings 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. Site visit required to properly assess ecological value of the site. Mitigation suggested includes protecting and enhancing hedges, valuable trees and dark corridors. Licences 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. Western part of site (0.64ha) within drinking water safeguard zone (surface water). 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:** Devon County Council archaeology specialists identify that there is low potential for archaeology at this site. MDDC Conservation Officer note no objections to this site.

**Landscape:** Blackdown Hills National Landscape lies to the E of the site approx. 11.3km. The site falls within the Upper farmed and wooded valley slopes to the S and Wooded ridges and hilltops to the N. The site has a low sensitivity to commercial use as it is currently an existing employment site.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA.

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

**Topography:** Gently sloping (7% slope percentage).

**Open Space and Recreation:** The following open spaces are within walking distance. Church grounds (800m SW).

**Economic Development:** Already an existing site for employment, suitable.

**Potential Constraints to Delivery:** Access. Water quality and drainage, assessment of groundwater risk and surface water flow. 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. For the purposes of this report 'mixed use' is considered as commercial.