

Clannaborough Barton

Settlement: Clannaborough Barton

Site Reference and Name: W/CLA/01 Clannaborough Barton

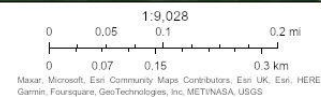
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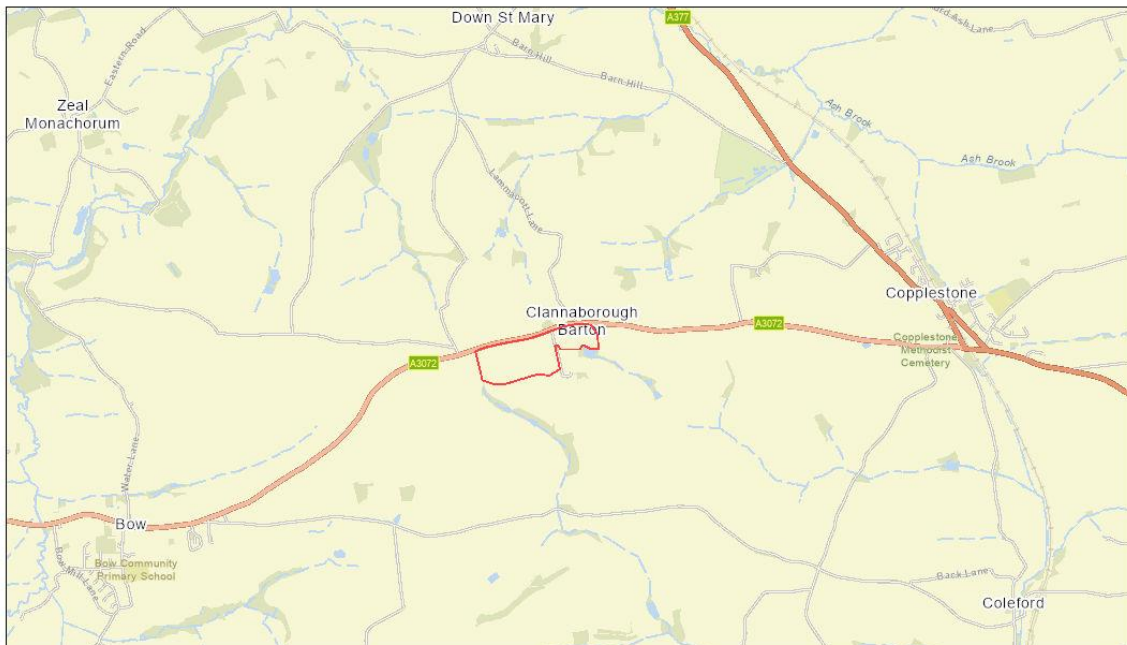
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 Call For Sites Layer

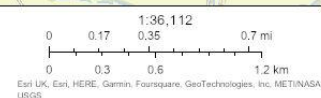


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W/CLA/01



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☐ Call For Sites Layer

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Parish: Clannaborough

Site submitted for: W/CLA/01a Homes for sale, affordable homes, home for private rent, custom and self-build homes, homes for older people W/CLA/01b Office, Industrial/warehouse, Mixed Use, Other W/CLA/01c Renewable energy

Site description: Greenfield gently sloping (5.8% slope percentage) agricultural land rising to the N. The site lies to the S of the A3072, primarily surrounded by further farmland and bisected by an unnamed access road running from the A3072 southwards to the parish church outside of the site to the S. A belt of priority habitat deciduous woodland abuts the western corner of the site. A mixture of farm buildings, a brewery, residential dwellings, Grade II listed buildings and the Grade II* listed Church of St. Petrock, are located to the SE of the access road. Grade II listed buildings are also situated 220 metres from the eastern perimeter of the site. Legally protected species have been recorded on site and in the vicinity. The site has one title deed with 3 named owners. The HELAA Panel assessed the site as unachievable for housing development due to its location and access but suggest the site as having potential for small scale commercial development, particularly the expansion of existing commercial development. The site may also be considered for renewable development. In an update from the landowner it was noted that the land would not be available for Habitat creation/enhancement therefore that assessment has now been removed from this report.

W/CLA/01a Homes for sale, affordable homes, home for private rent, custom and self-build homes, homes for older people

Site Area: Whole 12.68ha | Gross 12.68ha | Net 7.61ha

Max Yield: 266

Min Yield: 152

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 access is off the A3072 with no footway or street lighting. DCC Highway suggest the site not be appropriate for residential development from a highways perspective and would not be suitable for non-motorised users. Two PRoWs lie adjacent to the W and S boundaries. The nearest facilities to the site are located in Copplestone 2.4km E, Bow is also of a similar distance which also provides services and facilities approx. 2.8km W. There are no

bus stops in the vicinity but the site does lie along a bus route. The closest railway station is Copplestone Railway Station 1.km E.

Natural Environment: There is a County Wildlife site (Bartonbury Copse) <1.2km SW and the SSSI Nymet Barton Marsh <1.6km SW. A belt of priority habitat deciduous woodland abuts the W corner of the site with copses within 400m to the N. Dartmoor National Park is approximately 9.2km S. A range of legally protected species have been recorded on site (Bats, badgers, Otter, Barnowl, Greater Spotted woodpecker and lapwings). Other legally protected species have been recorded in the vicinity within 250m of the site (slow-worm, brown hairstreak butterflies). Beavers are present in connected catchment. Natural England make reference to the site being within 2km of the Nymet Barton Marsh SSSI and within 10km of Dartmoor National Park. They note there are PROW adjacent to the site. No specific comments on housing development have been provided by Natural England at this stage. Devon County ecology specialists identify the site arable and improved grassland (agricultural), surrounded by hedges and treelines. The wooded corner of the E field would require a survey to determine if this is priority habitat. A site visit would also be required prior to development to check botanical interest and presence ancient/veteran trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Trees on site require further survey to assess bat roosting potential. 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. 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: Grade II listed buildings and the Grade II* listed Church of St. Petrock, are located to the SE of the access road which bisects the site. Grade II listed buildings (stables and cartshed associated with the Old Rectory) are also situated 220 metres from the eastern perimeter of the site. Devon County Council archaeology specialists note that the site is within the setting of the church (II* Listed) and manor house (II Listed) with associated landscaped grounds and there is also high archaeological potential for prehistoric settlement and funerary monuments. Mitigation suggested includes a need for assessment of heritage impacts prior to development. If allocated, pre-determination assessment and evaluation to inform design/layout and further archaeological mitigation will also be required. The MDDC Conservation specialists note that of relevance is the isolated Church and Barton with large portal frame agricultural buildings and public footpaths along the edge of the site. While there might be some harm to the setting of the Listed Buildings there is potential for the small hamlet of houses to be anchored by the existing listed buildings.

Education Infrastructure: The closest schools to the site are Copplestone Primary School, Bow Primary School and Queen Elizabeth's Crediton. Bow Primary School has limited capacity to support additional growth in the area as in area cohorts are close to the school published admission number. School is on a relatively good sized site and could potentially support a small expansion. Copplestone Primary School cannot be expanded but is of a good educational size. There would be some limited capacity for local development. 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. Development at this site would have school to home transport implications for primary and secondary schools.

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 medium-high. Set within an undulating, gently sloping landscape, the site could accommodate development without any major change to the topographic character. Bordered by a tiny hamlet, small scale housing of high quality design would relate better to the open countryside and neighbouring buildings. Long views are offered across archetypal Devonshire undulating green hills in all directions. A further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and perceptual qualities such as tranquillity, natural beauty and sense of place.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A3072 adjacent to the N of the site, possible noise and pollution.

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

Topography: Gentle slope (5.8% slope percentage downhill from N to S).

Open Space and Recreation: The closest open space and recreation to this site is an equipped playground and playing pitches in Copplestone, approx. 2.6km to the E.

Potential Constraints to Delivery: Access. Natural environment. Water quality and drainage. Heritage and archaeology. Education infrastructure. ALC Grade 2. May lead to increased traffic levels in an AQMA. A3072 adjacent to the N of the site, possible noise and pollution. Legally protected species on site. Potential landscape impact.

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.

Parish: Clannaborough

W/CLA/01b Office, Industrial/warehouse, Mixed Use, Other

Site Area: Whole 12.68ha | Gross 12.68ha | Net 3.17-10.14ha

Max Yield: 101,440sqm

Min Yield: 31,700sqm

HELAA Assessed Yield: 31,700-101,440 sqm

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Devon County Council Highways identifies that access is off the A3072 with no footway or street lighting. Two PRoWs lie adjacent to the W and S boundaries. The nearest facilities to the site are located in Copplestone 2.4km E, Bow is also of a similar distance which also provides services and facilities approx. 2.8km W. There are no bus stops in the vicinity but the site does lie along a bus route. The closest railway station is Copplestone Railway Station 1.9km E.

Natural Environment: There is a County Wildlife site (Bartonbury Copse) <1.2km SW and the SSSI Nymet Barton Marsh <1.6km SW. A belt of priority habitat deciduous woodland abuts the W corner of the site with copses within 400m to the N. Dartmoor National Park is approximately 9.2km S. A range of legally protected species have been recorded on site (Bats, badgers, Otter, Barnowl, Greater Spotted woodpecker and lapwings). Beavers are present in connected catchment. Other legally protected species have been recorded in the vicinity within 250m of the site (slow-worm, brown hairstreak butterflies). Natural England make reference to the site being within 2km of the Nymet Barton Marsh SSSI and within 10km of Dartmoor National Park. They note there are PRoW adjacent to the site. No specific comments on commercial development have been provided by Natural England at this stage. Devon County ecology specialists identify the site arable and improved grassland (agricultural), surrounded by hedges and treelines. The wooded corner of the E field would require a survey to determine if this is priority habitat. A site visit would also be required prior to development to check botanical interest and presence ancient/veteran trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Trees on site require further survey to assess bat roosting potential. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise 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. 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: Grade II listed buildings and the Grade II* listed Church of St. Petrock, are located to the SE of the access road which bisects the site. Grade II listed buildings (stables and cartshed associated with the Old Rectory) are also situated 220 metres from the eastern perimeter of the site. Devon County Council archaeology specialists note that the site is within the setting of the church (II* Listed) and manor house (II Listed) with associated landscaped grounds and there is also high archaeological potential for prehistoric settlement and funerary monuments. Mitigation suggested includes a need for assessment of heritage impacts prior to development. If allocated, pre-determination assessment and evaluation to inform design/layout and further archaeological mitigation will also be required. The MDDC Conservation specialists note that there is existing employment in the agricultural units and related sheds could be added to with small new development to the north edge of existing sheds towards the A3072. Additional large shed units would cause some harm to the setting of the Church and Barton Listed Buildings.

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. Set within an undulating, gently sloping landscape, the site could accommodate development without any major change to the topographic character. Bordered by a tiny hamlet, small scale employment would relate better to the open countryside and neighbouring buildings. Long views are offered across archetypal Devonshire undulating green hills in all directions. A further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and perceptual qualities such as tranquillity, natural beauty and sense of place.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. A3072 adjacent to the N of the site, possible noise and pollution.

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

Topography: Gentle slope (5.8% slope percentage downhill from N to S).

Economic Development: MDDC economic development specialists note that the site would be a suitable location for expansion of current business with neighbouring light industrial use already there.

Potential Constraints to Delivery: Access. Natural environment. Water quality and drainage. Heritage and archaeology. ALC Grade 2. May lead to increased traffic levels in an AQMA. A3072 adjacent to the N of the site, possible noise and pollution. Legally protected species on site. 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. For the purposes of this report 'mixed use' is considered as commercial.

Parish: Clannaborough

W/CLA/01c Renewable energy

Site Area: Whole 12.68ha | Gross 12.68ha | Net 12.68ha

Site Suitability

Stage A

International/national designations: None.

Flood Zone 3b: None

Stage B

Land Status: Greenfield.

Access: Access from the A3072. Two PRowS lie adjacent to the W and S boundaries. DCC Highways suggest the site could be suitable for solar but would require a construction and deconstruction management plan.

Natural Environment: There is a County Wildlife site (Bartonbury Copse) <1.2km SW and the SSSI Nymet Barton Marsh <1.6km SW. A belt of priority habitat deciduous woodland abuts the W corner of the site with copses within 400m to the N. Dartmoor National Park is approximately 9.2km S. A range of legally protected species have been recorded on site (Bats, badgers, Otter, Barnowl, Greater Spotted woodpecker and lapwings). Beavers are present in connected catchment. Other legally protected species have been recorded in the vicinity within 250m of the site (slow-worm, brown hairstreak butterflies). Natural England make reference to the site and note there are PRow adjacent to the site. They note that any renewables proposals that include combusive processes (anaerobic digestion, for example) may need to be assessed for their impacts on air quality in relation to the SSSI. Devon County ecology specialists identify the site arable and improved grassland (agricultural), surrounded by hedges and treelines. The wooded corner of the E field would require a survey to determine if this is priority habitat. A site visit would also be required prior to development to check botanical interest and presence ancient/veteran trees. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. Trees on site require further survey to assess bat roosting potential. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, 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. 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: Grade II listed buildings and the Grade II* listed Church of St. Petrock, are located to the SE of the access road which bisects the site. Grade II listed buildings (stables and cartshed associated with the Old Rectory) are also situated 220 metres from the eastern perimeter

of the site. Devon County Council archaeology specialists note that the site is within the setting of the church (II* Listed) and manor house (II Listed) with associated landscaped grounds and there is also high archaeological potential for prehistoric settlement and funerary monuments. Mitigation suggested includes a need for assessment of heritage impacts prior to development. If allocated, pre-determination assessment and evaluation to inform design/layout and further archaeological mitigation will also be required. The MDDC Conservation specialists note there may be some potential for solar however this depends on the setting harm to the listed buildings.

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 wind energy development is high for very large turbines (111-150m), medium-high for medium to large turbines (51-110m), medium for small turbines (26-60m) and low-medium for very small turbines (15-25m). The overall sensitivity to solar PV development is medium-high for large PV development (>10-15ha), medium for medium scale development (>5-10ha) and low to medium for very small to small solar PV development (<1-5ha). Set within an undulating, gently sloping landscape, the site could accommodate development without any major change to the topographic character. Long views across archetypal Devonshire undulating green hills and the setting of two listed buildings could be adversely impacted. A further assessment is required to address uncertainty over the site's distinctiveness, visual prominence in sensitive views, and perceptual qualities such as tranquillity, natural beauty and sense of place.

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

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

Topography: Gentle slope (5.8% slope percentage downhill from N to S).

Potential Constraints to Delivery: Natural environment, legally protected species on site. Water quality and drainage. Heritage and archaeology. ALC Grade 2. 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.