

Application Report

Planning, Housing and Health
North Devon Council
Lynton House, Commercial Road,
Barnstaple, EX31 1DG

Application No: 74943
Application Type: Outline application
Application Expiry: 16 December 2022
Extension of Time Expiry: 16 December 2022
Publicity Expiry: 31 October 2022
Parish/Ward: FREMINGTON/FREMINGTON
Location: Land at Yelland Road
 Devon
 E: 249143 N: 132174

Proposal: Outline application for erection of residential development for 80 dwellings with some matters reserved (appearance, landscaping, layout and scale)

Agent: Emery Planning
Applicant: Wainhomes (South West) Ltd
Planning Case Officer: Mrs J. Meakins
Departure: Y

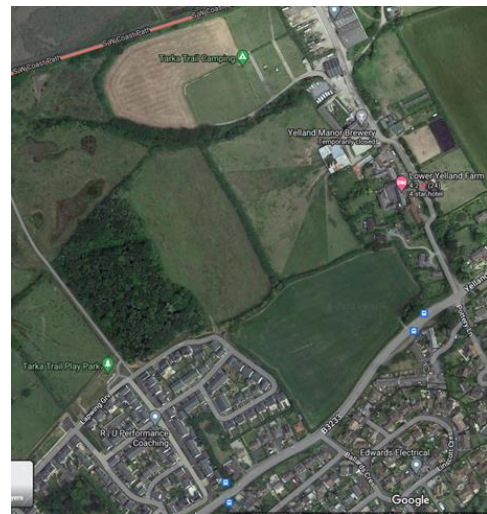
EIA Development:
EIA Conclusion: Development is outside the scope of the Regulations.
Decision Level/Reason for Report to Committee (If Applicable): Committee

Site Description

The site is located on agricultural land directly adjacent to the settlement of Yelland as can be seen in the location plan and aerial photo below.



Location Plan



Aerial map of site

The site is lies adjacent to the B3233 to the south and is flanked to the west by existing development, and to the east by residential and holiday accommodation and to the north open countryside extend between the site and the Tarka Trail and estuary beyond.

The site not located within any statutorily designated sites however is within the Coastal and Estuarine Zone subject of policy ST09 of the North Devon and Torridge Local Plan (NDTLP).

The Taw/Torridge Site of Special Scientific Interest (SSSI) is located 240 metres to the north of the site. The nearest Listed Building Chapple’s Farm is located the adjacent side of the B3233 to the south.

Access to the site is currently though a field gateway onto the B3233 with a low hedge forming the boundary with the highway. The site at present is relatively level farmland most recently in arable use, with equestrian grazing understood to take place in part of the site to the north.

Planning History

No site history

Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Advert Control Area Area of Special Advert Control	Within constraint
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 15 metres in height.	Within constraint
Chivenor Safeguard Zone Consultation Structure or works exceeding 15.2m	Within constraint
Critical Drainage Area	Within constraint
Landscape Character is: 3A Upper Farmed & Wooded Valley Slopes	Within constraint
USRN: 27500308 Road Class:R Ownership: Highway Authority	9.86
USRN: 27502301 Road Class:B Ownership: Highway Authority	7.02
Within Adopted Coast and Estuary Zone	Within constraint
Within adopted Development Boundary: Fremington Development Boundary ST07	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint
Within Braunton Burrows Zone of Influence	Within constraint
Within:, SSSI 500M Buffer in North Devon,consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint
Within:, SSSI 5KM Buffer in North Devon,consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint

Constraint / Local Plan Policy	Distance (Metres)
Within: Braunton Burrows, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
DM01 - Amenity Considerations DM02 - Environmental Protection DM03 - Construction and Environmental Management DM04 - Design Principles DM05 - Highways DM06 - Parking Provision DM07 - Historic Environment DM08 - Biodiversity and Geodiversity DM08A - Landscape and Seascape Character DM10 - Green Infrastructure Provision ST01 - Principles of Sustainable Development ST02 - Mitigating Climate Change ST03 - Adapting to Climate Change and Strengthening Resilience ST04 - Improving the Quality of Development ST05 - Sustainable Construction and Buildings ST07 - Spatial Development Strategy for Northern Devon's Rural Area ST08 - Scale and Distribution of New Development in Northern Devon ST09 - Coast and Estuary Strategy ST10 - Transport Strategy ST14 - Enhancing Environmental Assets ST15 - Conserving Heritage Assets ST17 - A Balanced Local Housing Market ST18 - Affordable Housing on Development Sites ST21 - Managing the Delivery of Housing ST23 - Infrastructure	

Consultees

Consultee Responses are being collated for the full report to committee however can be found at the following link: <https://planning.northdevon.gov.uk/Planning/Display/74943>

Neighbours / Interested Parties

Comments	No Objection	Object	Petition	No. Signatures
2	0.00	40	1	62

The following public comments have been received in respect of the applications which will be discussed in the relevant material considerations sections below:

- No infrastructure for new development

- Air pollution
- Over development of area
- Loss of greenfield land
- Traffic impacts
- Impact of neighbouring business and uses
- Impact of ecology
- Poor drainage and flood risk
- Indicative plans show bland development
- Loss of views and house value – note this is not a material planning consideration
- Landscape impact
- Poor links to sustainable transport options and car led development
- Carbon creations
- Ecology survey effort not sufficient
- Impact to neighbouring residential amenity
- Non-plan led development
- Loss of equestrian grazing of land
- Concern over route for construction traffic
- Ribbon development from Barnstaple to Instow
- Loss of good agricultural land
- Housing won't be for local people
- Extra footfall on Tarka Trail
- No public consultation
- Access over unadopted track to Tarka Trail
- Lack of green space within development
- No facilities based in Yelland
- Cumulative impact with other development
- AH to be prioritised for locals and key workers

Considerations

Proposal Description

This application seeks outline planning permission with approval of access for the erection of up to 80 dwellings and associated infrastructure. Matters of appearance, landscaping, layout and scale are reserved for further applications at this stage. The plans below show the indicative extent of development proposed:



Land use plan



Access Plan



Height Parameters plan



Density Plan

A new site access would be formed onto the B3233 designed to highways technical standards and the development includes a mix dwellings, on-site public open space, landscaping and biodiversity mitigation and enhancements, affordable housing, sustainable drainage solutions and access to alternative modes of travel as indicated in the planning submission and indicative plans.



Indicative Image 01: View of Plots 1-4



Indicative Image 02: View of Plots 06, 08

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Indicative Image 03: View of Plots 02 & 03



Indicative Image 04: View of Plots 21-22



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 Warrington
 Land of Yelland Road, Yelland
 On Behalf of Warrington
 Planning No.
 Site Visuals

Indicative site visuals

The development submission includes a parameters plan which indicates development at a maximum of 2.5 storeys and areas defined for dwellings and green space.

Planning Considerations Summary

The main considerations in the determination of the application are:

- 1) Principle of development
- 2) Character and appearance
- 3) Heritage and Archaeology
- 4) Highway considerations
- 5) Ecology
- 6) Amenity Impacts
- 7) Flood Risk and Drainage
- 8) Infrastructure requirements
- 9) Planning balance

These matters will be presented in detail again in a subsequent Committee Report where the outline application will be considered for a decision by Planning Committee.

Site visit Itinerary

1. Meet at field entrance on B3233 (members will need to find parking on-road in residential streets north and south of the B3233).
2. Walkover site to observe topography and setting (third parties may only access land with landowners permission).
3. Walk along pavement on B3233 to observe proposed site entrance location.
4. Walk into development to the west, along Lapwing Grove into Dunlin Drive to see location of pedestrian link between site and Dunlin Drive.
5. Conclude site visit.

Advisories – Suitable footwear such as wellies or boots should be worn for accessing the site.

END OF REPORT