

# 5.0 SITE ANALYSIS, CONSTRAINTS AND OPPORTUNITIES



1. The Gateway to South Brent



2. Existing Landscape Assets



3. Visible NE Boundary Edge



4. Views from the Site



5. Rural Identity



6. Existing Pedestrian Linkages

## 5.1 Site Location

The site, of approximately 2.4 ha (5.9 acres) plus the additional Primrose Line, occupies an area of agricultural land to the south east of the village. The site is surrounded by existing development to the West and open countryside to the East.

## 5.2 Boundary Definition

The site consists of two fields with a mature hedgerow separating them. There are also mature hedgerows to the southern and western boundaries. The eastern boundary is defined by an old railway embankment. There is a small copse to the north eastern boundary.

## 5.3 Topography

The site slopes down from west to east at approximately 1:12. From the highest part of the site there are views to the east of the surrounding countryside, rooting the site within its rural context.

## 5.4 Access

There are two potential access points to the site; direct access from Exeter Road to the eastern field, and through Fairfield to the western field. There are also other existing field access points from Palstone Lane, which could serve as pedestrian links.

## 5.5 Landscape

The site comprises a semi-improved grassland field with species-rich Devon-bank hedgerows around the boundaries and a small area of broadleaved plantation woodland in the north-west of the site. One of the key constraints and opportunities for the site would be the retention of the existing landscape assets, that would help to root the development in its rural context, as well as protecting key wildlife habitats on the site.

## 5.6 Ecology

The design brief was informed by ecological surveys of the site, including Extended Phase 1 Habitat survey and protected species surveys, including reptile, dormice and bat surveys following standard methods. The key wildlife habitats identified were the boundary hedgerows and the old railway. The hedgerow along the southern boundary of the site qualified as 'important' under the Hedgerow Regulations using ecological criteria. No dormice were present. A 'low' population of slow-worm was recorded. The bat survey recorded moderate levels of bat activity, predominantly from common pipistrelle although at least seven species were recorded including very low numbers of lesser and greater horseshoe bats, which were recorded by static detectors. Other recorded species were Myotis spp., soprano pipistrelle, noctule and long eared bat.

## 5.7 Layout

The western parcel of land is bound by rear gardens of surrounding properties, meaning that there are important privacy relationships that must be addressed.

The Eastern site boundary forms not only the edge of the development, but also the edge of the village. It is highly visible on approach to the village, and as such its treatment will need careful consideration.

## 5.8 Aspect/Prospect

The topography offers clear views in and out of the site, which should be embraced. The treatment of the NE boundary needs to be carefully considered as this is a very public face of the development and the village. Similarly, the development will have an impact on more distant views of the village, which will be considered as part of the LVIA.

## 5.9 Links

The site is in close proximity to existing pedestrian linkages that are an integral part of the fabric of the village. Any development should integrate into these existing routes to maintain the strong sense of community in the village.



INDICATIVE DIAGRAM ONLY

Fig 04. Site Constraints and Opportunities Diagram

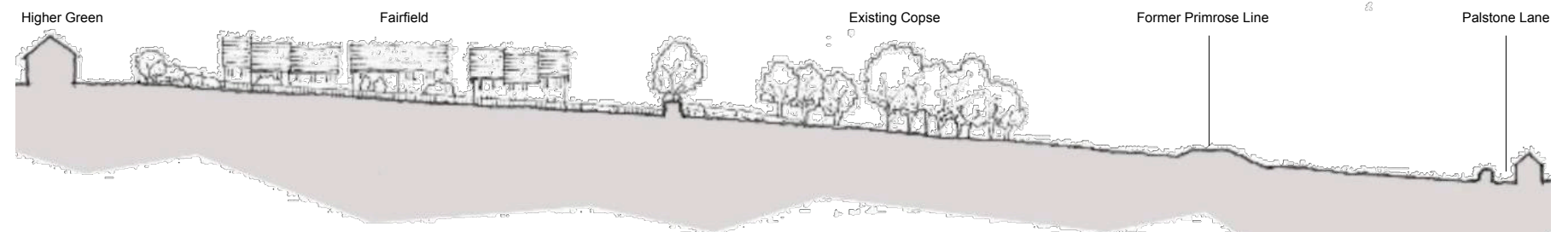


Fig 05. Site Section





