

Yeoford

Settlement: Yeoford


Site Reference and Name: W/YEO/01 Land East off Hunterswood Riding School & Hill Barton Farm

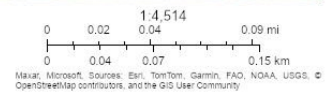
Customer Reference Number: WYEO01

W/YEO/01



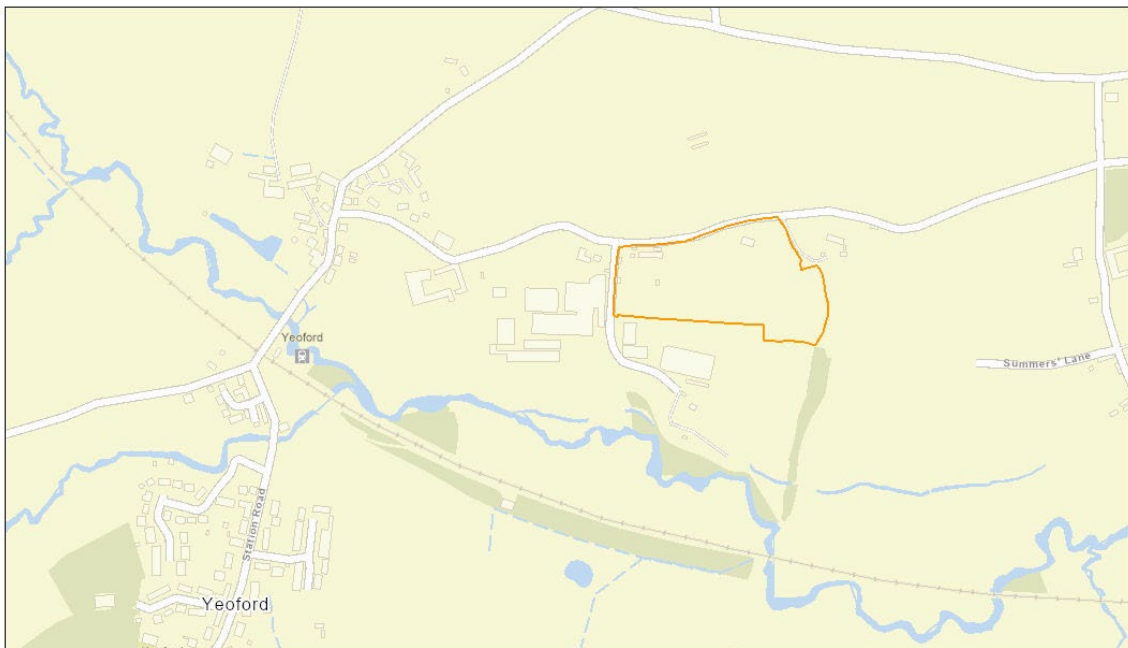
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 Call for Sites 2025




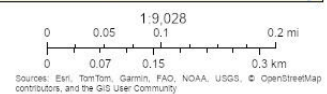
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W/YEO/01



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 Call for Sites 2025



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Parish: Crediton Hamlets

Site submitted for: W/YEO/01 Homes for sale, custom and self-build homes, affordable homes

Site Description: Greenfield site situated approximately 380 metres to the North-West settlement boundary of Yeoford. The site is within the Beaver Activity Zone. There are no Legally Protected Species within the site. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The site is accessed via an existing field entrance at the North-West corner of the site directly from a Class C classified road. The closest public footpath runs alongside the North-East boundary of the site. The site is in the FZ1. High groundwater vulnerability. The nearest Grade II listed building lies approximately 100 metres to the East of the site. Historic Environment Record Monument is situated circa 230 metres to the East of the site. The Eastern boundary of the Yeoford Conservation Area is approximately 340 metres to the Western boundary of the site. The site is level (0.23% slope percentage). The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. However, a parcel of land at the North-East corner of the site (0.5ha) comprising existing owners' bungalow and associated garden, may not be available for development. The HELAA Panel identify the site would be achievable with access improvements however the constraints of the site including a buffer required to mitigate the impacts of the proximity to the sewage treatment works and dairy farm would limit development to approximately 10-15 dwellings.

W/YEO/01 Homes for sale, custom and self-build homes, affordable homes

Site Area: Whole 3.64ha | Gross 3.64ha | Net 2.18ha

Max yield: 76

Min Yield: 44

HELAA Assessed Yield: 10-15 (mid-point yield 12)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The site is accessed via an existing field entrance at the North-West corner of the site directly from a Class C classified road, known as Road from Yeoford Village Cross to Neopardy Cross. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The local highway network consists of narrow roads having restrictive alignments. There are no PRow within the site, the closest public footpath runs alongside the North-East boundary of the site. The closest

bus stops are 390 metres to the West and 450 metres to the South-West. The nearest train station is in Yeoford, approximately 500 metres to the South-West of the site. Yeoford has a public house and a village hall, however it is largely remote from facilities and services. DCC highways identifies that visibility splays at the proposed access are likely achievable, subject to detailed design and some hedgerow removal. The existing access road is narrow, unlit, and lacks footways but serves several properties. Given the site's proximity to Yeoford railway station approx. 500m and the primary school, safe walking and cycling links should be provided, potentially requiring off-site works such as new footways, crossings, and dropped kerbs. A Transport Assessment will be needed to assess traffic impacts on the local network, including cumulative effects from other developments, and to identify mitigation measures. Speed reduction, traffic calming, and street lighting should be considered to improve safety for all users. The site's accessibility to public transport supports sustainable travel. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN A30.

Natural Environment: The site is within Beaver Activity Zone with beavers present in connected catchment. County Wildlife Site, known as Keymelford, lies approximately 720 metres to the North-West of the site. MDDC's arboriculture specialist identifies that, development on the site is viewed as low arboriculture risk. There is the potential for adequate access to south-western boundary to cause a limited level of impact to hedgerow trees. There are no Legally Protected Species within the site, however bats, protected birds and butterflies were recorded in close proximity to the site (approximately 36 metres to the East, 66 metres to the South and 28 metres to the North respectively). The priority habitats lie approximately 414 metres to the East and 210 metres to the South (deciduous woodland) and 330 metres to the East (traditional orchard). The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). Mitigation may be required for the SSSIs if 50+ dwellings were to be built. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors and impacts on the SSSI might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC Ecology noted the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. Likely standard ecological mitigation requirements are sufficient. Natural England commented that the site contains an opportunity area for expanding woody habitats identified in the Draft Devon Local Nature Recovery Strategy. It borders Yeoford Copse and lies close to Priority Deciduous Woodland within the south-west part of the copse. A suitable buffer is recommended to protect the priority habitat. Additionally, the site is located within 200 metres of the Priority River Habitat of the River Yeo.

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 and sustainable drainage as part of the design. DCC Local Lead Flood Authority advise that if infiltration is not viable, then it may not be possible whether this site can discharge anywhere suitable. The site may also need to assess surface water flow path to the east.

Heritage and Archaeology: The nearest Grade II listed building lies approximately 100 metres to the East of the site. Historic Environment Record Monument is situated circa 230 metres to the East of the site. The Eastern boundary of the Yeoford Conservation Area is approximately 340 metres to the Western boundary of the site. MDDC's Conservation specialist advises that the proposed housing development may impact the setting of the heritage assets thus a heritage statement would be required at application stage. Given the proximity of the site to the listed building, Higher Neopardy (list entry number: 1170229), development should avoid encroaching upon the asset and its setting in order to avoid adverse impacts resulting in less than substantial harm. There is potential within the site for mitigation subject to a bespoke and heritage led approach in order to preserve the significance of the asset, this may include robust landscaping. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment and Archaeology specialist identifies that, based on a consideration of the Historic Environment Record to date the Historic Environment Team has no further comments to make on this site area.

Education Infrastructure: The closest schools to the site are Yeoford Community Primary School and Queen Elizabeth's Secondary School, Crediton. The Primary School was identified to have limited spare capacity to support development and limited capacity to expand. 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. There would also be secondary school home to school transport implications. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site is within the Lowland Plains Landscape Character Area which is typically present in the area of Crediton. It traditionally has an open landscape which at times can be gently rolling. Devon Character Area is Yeo, Culm and Exe Lowlands. The site is viewable from the North and South, however the landscape in this direction is largely flat with the landscape to the North of the site raising moderately towards the North. The site is shielded by an existing development to the West and South and by mature hedgerows and trees on all sides of the site. The site is level (0.23% slope percentage). The site's sensitivity to housing development would be medium to high-medium. Unlikely to be visually prominent in wider landscape. Low density housing development of high quality may be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. The site is adjacent to a large dairy farm and equine/riding school site, potential odour and noise pollution as noted by MDDC's environment health expert. Electric Overhead Lines of 11KV run immediately alongside the Southern boundary of the site and cross the site to the West. Sewage Treatment works are located approximately 120 metres to the South of the site. This has potential to pose several health and safety hazards, primarily due to the presence of harmful microorganisms and potential for exposure to contaminated materials. There are also potential noise and odour pollution arising from the operational activities associated with sewage works and the release of gasses (ammonia, methane and hydrogen sulphide) respectively.

Soils and contamination: The majority of the site is identified as Grade 2 ALC with the South-East corner of the site (0.49ha) being identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

Topography: The site is level (0.23% slope percentage).

Open Space and Recreation: There is a small open/green space in Yeoford, situated approximately 830 metres to the South-West of the site. However, the nearest open public spaces and playing fields are in the village of Cheriton Bishop, circa 4 miles to the South, and in the town of CREDITON, approximately 4.6 miles to the North-East of the site.

Potential Constraints to Delivery: Access and transport infrastructure. Water quality and drainage. Education infrastructure. Possibly Grade 2 and 3a ALC. May lead to increased traffic levels in an AQMA. Archaeology and Heritage. Health and safety related impacts. Potential landscape impact. Natural Environment. Remote from facilities and services. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. However, a parcel of land at the North-East corner of the site (0.5ha) comprising existing owners' bungalow and associated garden, may not be available for development. The land is subject to a tenancy agreement, a notice to the tenant would need to be given. If the land was to be divided for development, it may impact on further land being released.

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 2-3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	19	-	-	-
Max	25	50	1	-	-
HELAA	12	-	-	-	-

Settlement: Yeoford


Site Reference and Name: W/YEO/02 Land opposite Brickmoor

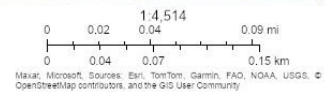
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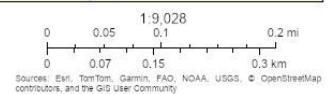
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W/YEO/02



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 Call for Sites 2025



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Parish: Crediton Hamlets

Site submitted for: W/YEO/02 Homes for sale, affordable homes

Site Description: Greenfield site situated approximately 180 metres to the Southern settlement boundary of Yeoford. Bordered by a C-classified road to the East. The site is within a Beaver Activity Zone. County Wildlife Site, known as Wotton's Moor Copse, lies approximately 550 metres to the South of the site. Priority Habitats (deciduous woodland) adjoin the West and North boundary of the site. The site is accessed via an existing field entrance at the North-Eastern edge of the site directly from a Class C classified road. The site is nearly level (1% slope percentage). The site is identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). The HELAA Panel identify the site as unachievable due to the constraints of the site including extensive off-site highways works required which due to the scale of the site would make it unviable.

W/YEO/01Homes for sale, affordable homes

Site Area: Whole 1.6ha | Gross 1.6ha | Net 1.28ha

Max yield: 45

Min Yield: 26

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The site is accessed via an existing field entrance at the North-Eastern edge of the site directly from a Class C classified road, known as Road from Woodland Cross to Yeoford. It is defined by mature hedgerows and provides access to the village and surrounding agricultural fields. The local highway network consists of narrow roads having restrictive alignments. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. There are no PRoW within the site, the closest public footpath is circa 260 metres to the North. The closest bus stop and Yeoford train station are located approximately 640 metres to the North of the site. The site is in close proximity to the Yeoford Primary School, Community Hall and Holy Trinity Church. Yeoford also benefits from a public house and small shop, however it is largely remote from facilities and services. DCC Highways identifies that visibility splays at the proposed access are likely achievable, subject to detailed design and some hedgerow removal. The existing access road is narrow, unlit, and lacks footways, serving several residential and agricultural properties. Due to the site's proximity to

Yeoford railway station and the primary school, safe and direct walking and cycling connections should be provided, potentially requiring off-site works such as footways, crossings, and dropped kerbs. A Transport Assessment will be needed to assess traffic impacts, cumulative effects, and necessary mitigation, including speed reduction, traffic calming, and potential street lighting. The site's accessibility to public transport supports opportunities for sustainable travel.

Natural Environment: The site is within Beaver Activity Zone with beavers present in connected catchment. County Wildlife Site, known as Wotton's Moor Copse, lies approximately 550 metres to the South of the site. MDDC's arboriculture specialist identifies that there is a conifer plantation bordering the north aspect of the site with native broadleaf trees along the boundary. Development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from the woodland. There are no Legally Protected Species within the site, however bats, protected birds, butterflies and grass snake were recorded in close proximity to the site to the North and North-East. The priority habitats (deciduous woodland) lie approximately 50 metres to the East, 90 metres to the North-East, and 60 metres to the West and 280 metres to the South-West. The North and West boundary of the site adjoins existing woodland. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The surrounding woodland and hedges could support protected and priority species such as dormice, reptiles, hedgehogs, birds, other and act as flight lines. The hedges and grassland 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors and impacts on the SSSI might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible. It is likely that standard ecological mitigation requirements are sufficient. Natural England commented that Priority Deciduous Woodland Habitat lies to the NE and NW of the site and recommends the provision of a suitable buffer.

Flood Risk, Water Quality and Drainage: FZ1. The majority of the site is within 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 and sustainable drainage as part of the design. DCC Local Lead Flood Authority identified that the site is too steep for infiltration. An applicant would need to assess discharging to a suitable watercourse/s at greenfield runoff rates. Existing catchments should be mimicked.

Heritage and Archaeology: The nearest Historic Environment Record is approximately 190 metres to the North. The Yeoford Conservation Area lies circa 650 metres to the North of the site and the closest Grade II listed building is approximately 800 metres to the North. The MDDC Conservation Officer considers that any housing development is not likely to have a significant impact on heritage assets. However, the site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required.

Education Infrastructure: The closest schools to the site are Yeoford Community Primary School and Queen Elizabeth's Secondary School, Crediton. The Primary School was identified to have limited spare capacity to support development and limited capacity to expand. 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. There would also be secondary school home to school transport implications. DCC Education mentioned that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site is within the River Valley Slopes and Combes Landscape Character Type, which includes valley sides and woodland. The Devon Character Area is Yeo Uplands and Slopes. The National Character area is The Culm. The site is viewable from the South, however the landscape in this direction is largely flat with the landscape to the North of the site raising moderately towards the North. The site is shielded by an existing development to the West and South and by mature hedgerows and trees on all sides of the site. The site's sensitivity to housing development would be medium to high-medium due to relatively remote location of the site within the village's setting. However, it is unlikely to be visually prominent in wider landscape and the adjacent woodland would provide good screening of the site. Low density housing development of high quality may be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

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

Soils and contamination: The site is identified as Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste Specialists have no comments to provide regarding this site at this time.

Topography: The site is gently-moderately sloping (8.8% slope percentage).

Open Space and Recreation: There is a small open/green space in Yeoford, situated approximately 270 metres to the North of the site. However, the nearest open public spaces and playing fields are in the village of Cheriton Bishop, circa 4 miles to the South, and in the town of Crediton, approximately 4.6 miles to the North-East of the site. It is noted that at the time of HELAA, the promoter identifies opportunities for the provision of green/open public spaces within the site.

Potential Constraints to Delivery: Access and transport infrastructure. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Landscape impacts. Archaeology. Natural environment. Remote from facilities and services.

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 identify the site as unachievable no build out rate is provided.

Settlement: Yeoford


Site Reference and Name: W/YEO/03 Land North of Hill Barton Farm

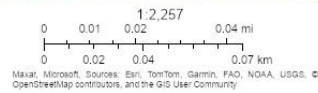
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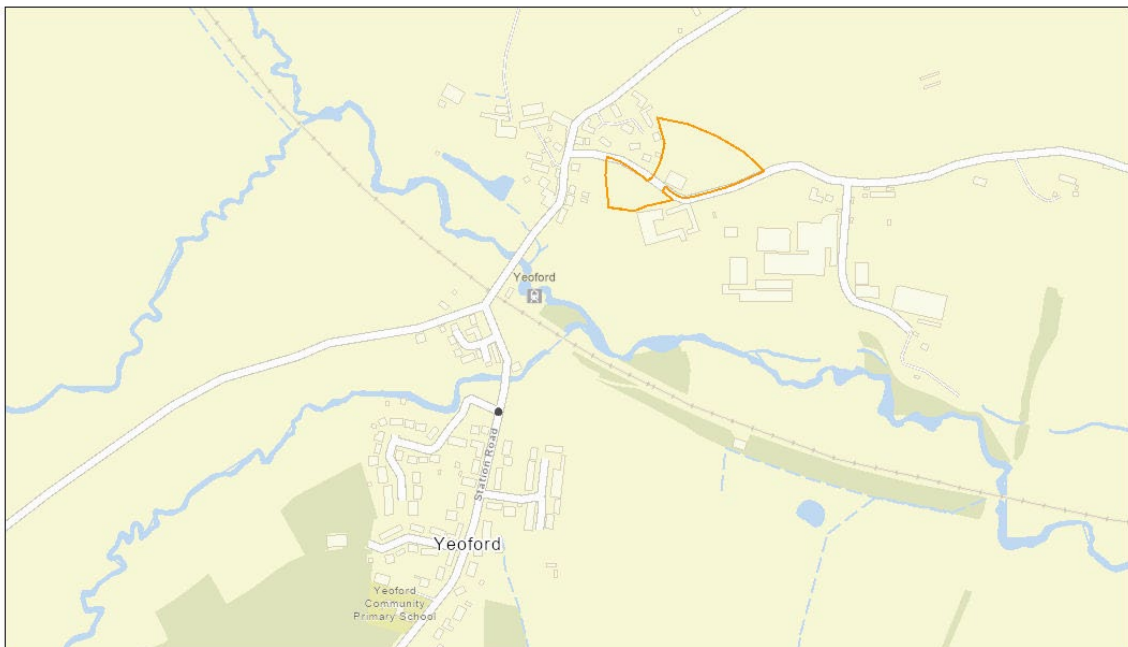
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 Call for Sites 2025




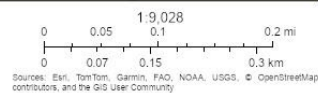
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W/YEO/03



19/08/2025, 10:57:18

 Call for Sites 2025



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Parish: Crediton Hamlets

Site submitted for: W/YEO/03a Homes for sale, custom and self-build homes, affordable homes; W/YEO/03b Habitat Creation/Enhancement

Site Description: Greenfield site situated immediately to the North of Hill Barton Farm which adjoins the North-East boundary of Yeoford. The site is accessed directly from a Class C classified road. There are no PRow within the site with the closest public footpath situated circa 370 metres to the East. The site is within Beaver Activity Zone. The Legally Protected Species (Eurasian Badger) were identified in the Northern part of the site. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The closest County Wildlife Site, known as Keymelford, lies approximately 520 metres to the North of the site. The South-West corner of the site abuts the Yeoford Conservation Area with the Western boundary of the rest of the land being located approximately 20-80 metres to the designated area. The closest Grade II listed buildings are circa 65 – 120 metres of the Western boundary of the site. Historic Environment Record Monument, Hill Barton Farmstead, lies immediately to the South of the site. The site has a very gentle slope (4.5 % slope percentage). The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. Planning permission on the northern portion of the site was granted 21/01235/ARM for the erection of 5 dwellings to include new access and footpath link to the village. The HELAA Panel note that there is already permission on the Northern section of the site and therefore considered the Southern portion of the site may be achievable for development of 10-15 dwellings. The site may also be considered for habitat creation/enhancement although it has been raised that 1.47ha or less if only considering the area to the South of the site is unlikely to be a suitable size to generate sufficient biodiversity net gain units to be viable over 30 years.

W/YEO/03a Homes for sale, custom and self-build homes, affordable homes

Site Area: Whole 1.47ha | Gross 1.47ha | Net 1.18ha

Max yield: 41

Min Yield: 24

Promoter Yield: 10-20 (mid-point yield 15)

HELAA Assessed Yield: 10-15 (mid-point yield 12)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The site is accessed directly from a Class C classified road, known as Road from Yeoford Village Cross to Neopardy Cross. There are no PRoW within the site with the closest public footpath situated circa 370 metres to the East. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The local highway network consists of narrow roads having restrictive alignments. The nearest bus stop is approximately 100 metres to the South-East and Yeoford train station lies circa 250 metres to the South-East of the site. Yeoford has a primary school, village hall, public house and small shop, however it is largely remote from facilities and services. DCC highways identifies that visibility splays at the proposed access are likely achievable, subject to detailed design and some hedgerow removal. The existing access road is narrow, unlit, and lacks footways, serving several residential and agricultural properties. Safe and direct walking and cycling links to Yeoford railway station and the primary school should be provided, potentially requiring off-site works such as new footways, crossings, and dropped kerbs. A Transport Assessment will be required to assess traffic impacts, cumulative effects, and identify mitigation measures, including possible speed reduction, traffic calming, and street lighting to enhance safety for all users. National Highways in the context of known commitments and existing Strategic Road Network (SRN) concerns, has requested further detailed consideration for this site regarding the likely risk of adverse impact, including cumulative impact, on SRN A30.

Natural Environment: The site is within Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that as part of site appears to have been partly developed resulting in clearing some arboreal features they have no further observations to make. The Legally Protected Species (Eurasian Badger) were identified in the Northern part of the site. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The closest County Wildlife Site, known as Keymelford, lies approximately 520 metres to the North of the site. The Priority Habitats (deciduous woodland) are approximately 200 metres to the South of the site. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors and impacts on the SSSI might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists noted potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. It is likely that standard ecological mitigation requirements are sufficient. Natural England commented that the site is located within 200 metres of the Priority River Habitat of the River Yeo and Tronney.

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 and sustainable drainage as part of the design. DCC Local Lead Flood Authority noted that the site is too steep for infiltration. They suggest that the applicant should assess EA surface water flood mapping carefully. It is unclear whether this site can discharge anywhere suitably and they advise that the site should not discharge into a combined sewer.

Heritage and Archaeology: The South-West corner of the site abuts the Yeoford Conservation Area with the Western boundary of the rest of the land being located approximately 20-80 metres to the designated area. The closest Grade II listed buildings are circa 65 – 120 metres of the Western

boundary of the site. Historic Environment Record Monument, Hill Barton Farmstead, lies immediately to the South of the site. The MDDC Conservation Officer identified that site as likely to impact the setting and significance of the Yeoford Conservation Area and the adjacent buildings, some of which may be Non-Designated Heritage Assets. The north-eastern extent of the site is likely to be of a lesser impact with greater opportunity for mitigation. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The DCC Historic Environment and Archaeology teams identifies that this site area holds archaeological potential given it is located on the edge of the historic core of the settlement at Yeoford. Any impact upon heritage assets with archaeological interest should be mitigated by a suitable programme of archaeological work secured by the application of an appropriately worded condition on any consent that may be granted by the LPA.

Education Infrastructure: The closest schools to the site are Yeoford Community Primary School and Queen Elizabeth's Secondary School, Crediton. The Primary School was identified to have limited spare capacity to support development and limited capacity to expand. 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. There would also be secondary school home to school transport implications. DCC Education identifies that that the development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site is within the Lowland Plains Landscape Character Area which is typically present in the area of Crediton. It traditionally has an open landscape which at times can be gently rolling. Devon Character Area is Yeo, Culm and Exe Lowlands. The National Character area is the Devon Redlands. The site can be viewed from wider views to the North of the site, however there is an existing development to the East, South and the West which could strengthen the settlement form and lessen the development's visual impacts. The site's sensitivity to housing development would be medium. Unlikely to be visually prominent in wider landscape. Low density housing development of high quality may be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Electric Overhead Lines of 11KV run through the part of the site. The site is adjacent to a large dairy farm and equine/riding school site, potential odour and noise pollution as advised by MDDC Environmental Health specialist.

Soils and contamination: The site is identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site has a very gentle slope (4.5% slope percentage). Area to the north however is steeper.

Open Space and Recreation: There is a small open/green space in Yeoford, situated approximately 600 metres to the South-West of the site. However, the nearest open public spaces and playing fields are in the village of Cheriton Bishop, circa 4 miles to the South, and in the town of Crediton, approximately 4.6 miles to the North-East of the site.

Potential Constraints to Delivery: Access and transport infrastructure. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Landscape impacts. Natural Environment. Archaeology/heritage. Proximity to a large dairy farm, possible odour and noise pollution. Overhead power cables. Remote from facilities and services.

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 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	24	-	-	-	-
Max	25	16	-	-	-
Promoter	15	-	-	-	-
HELAA	12	-	-	-	-

W/YEO/03b Habitat Creation/Enhancement

Site Area: Whole 1.47ha | Gross 1.47ha | Net 1.47ha

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The site is accessed directly from a Class C classified road, known as Road from Yeoford Village Cross to Neopardy Cross. There are no PRow within the site with the closest public footpath situated circa 370 metres to the East

Natural Environment: The site is within Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that as part of site appears to have been partly developed resulting in clearing some arboreal features they have no further observations to make. The Legally Protected Species (Eurasian Badger) were identified in the Northern part of the site. The site is within the Impact Risk Zone for a number of Sites of Special Scientific Interest (SSSI). The closest County Wildlife Site, known as Keymelford, lies approximately 520 metres to the North of the site. The Priority Habitats (deciduous woodland) are approximately 200 metres to the South of the site. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and grassland may provide bat foraging habitat. DCC ecology specialists expressed that it is likely that biodiversity units could be generated here; however, 1.47ha is unlikely to be a suitable size to generate sufficient units to be viable over 30 years therefore it seems unlikely that a habitat bank would be the best use of the land in this location.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability.

Heritage and Archaeology: The South-West corner of the site abuts the Yeoford Conservation Area with the Western boundary of the rest of the land being located approximately 20-80 metres to the designated area. The closest Grade II listed buildings are circa 65 – 120 metres of the Western boundary of the site. Historic Environment Record Monument, Hill Barton Farmstead, lies immediately to the South of the site. The site may be an area of archaeological potential. The DCC Historic Environment and Archaeology teams identifies that this site area holds archaeological potential given it is located on the edge of the historic core of the settlement at Yeoford.

Landscape: The site is within the Lowland Plains Landscape Character Area which is typically present in the area of Crediton. It traditionally has an open landscape which at times can be gently rolling. Devon Character Area is Yeo, Culm and Exe Lowlands. The National Character area is the Devon Redlands.

Health and Safety related constraints: None identified.

Soils and contamination: The site is identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site has a very gentle slope (4.5% slope percentage). Area to the north is however steeper.

Potential Constraints to Delivery: Water quality and drainage. Possibly Grade 3a ALC. Archaeology. Natural Environment. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. Scale of the site to generate sufficient units to be viable over 30 years. 11KV overhead lines run through part of the site.

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

Build out rate: Years 1-5 based on availability of site identified by promoter.