

# Cheriton Bishop

**Settlement: Cheriton Bishop**

**Site Reference and Name: W/CB/01 Glebeland, Cheriton Bishop**

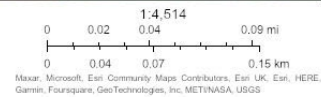
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W/CB/01



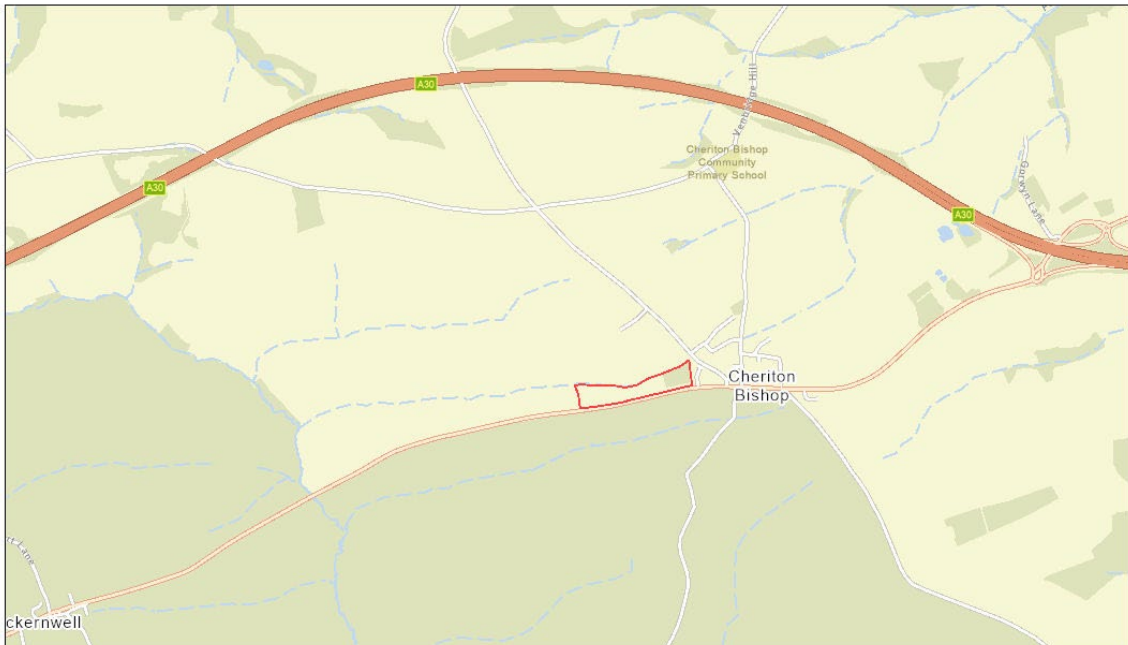
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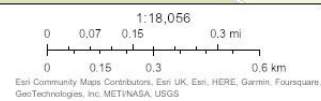
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W/CB/01



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**Parish:** Cheriton Bishop

**Site Area:** Whole 1.71ha | Gross 1.71ha | Net 1.37ha

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

**Max Yield:** 48

**Min Yield:** 27

**HELAA Assessed Yield:** 10

**Site description:** Greenfield site. Part of the eastern end of the site is currently used as an informal recreation ground and is identified on the map as the Village Green. The site is located outside the settlement boundary, to the west of the main village. The north and west boundaries are bordered by hedges and trees which give way to agricultural land. Residential dwellings lie to the east, with a road to the S which has a mixture of residential, commercial and farmland lining it. To the S of the road is the northern boundary of the Dartmoor National Park. The site has one landowner. The HELAA Panel assessed the site as achievable for a lower yield of 10 dwellings in considering the constraints of the site including the village green on site.

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identify that access is C classified road. A frontage footway would be required for this road and pedestrian/cycle connection to local services and bus stops required. DCC Highway identify the site could be acceptable for a lower yield of housing. The village shop and post office lies within 60m of the site to the E. The pub and the village hall are within 200m to the E. The closest bus stops are <15m from the NE corner and <160m walking distance to the E. The closest railway station is in Yeoford approx. 6km N.

**Natural Environment:** The site is in close proximity to Dartmoor National Park which lies on the other side of the road to the S. The site is also within approx. 800m to the E of Honeyford Farm Woods County Wildlife Site. The legally protected species bats has been recorded within 35m of the site. Beavers are present in adjacent catchment. Natural England identify the site is within 500m of Dartmoor National Park but have no specific comments at this stage. Devon County ecology specialists identify the site is an improved grassland area surrounded by hedges and treelines. 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. 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. The N boundary is at low risk of surface water flooding, increasing to high risk towards the W edge. 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:** The site borders Dartmoor National Park to the S. Devon County Council archaeology specialists note that the site has a medieval historic landscape character. Mitigation suggested includes potential requirement for archaeological work as condition. The MDDC Conservation specialists raise no objection in principle to the development of the site.

**Education Infrastructure:** The closest schools to the site are Cheriton Bishop Community Primary School and Queen Elizabeth's Secondary School, Cridton. DCC education have noted that the local primary school is at capacity with limited ability to expand. Small levels of development could potentially be supported, however some sites are likely to require home to school transport to primary due to safe walking routes. 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 in close proximity to Dartmoor National Park which lies on the other side of the road to the S. The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The site may have a high-medium sensitivity to housing. The site is in the countryside adjacent to and therefore within the immediate setting of Dartmoor National Park. Effects of development which including lighting could erode the rural setting and tranquillity within this nationally protected landscape although sensitivity is reduced due to proximity of existing development in Cheriton Bishop. Unlikely to be visually prominent in views from Dartmoor NP due to topographic position and presence of buildings on the south side of the road within the NP.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. A30 0.85km N, possible noise and pollution.

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

**Topography:** Gentle slope (5.2% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground approx. 180m NE. The site appears to encompass the 'village green' that is used for recreation and informal sports.

**Potential Constraints to Delivery:** Water quality and drainage. Proximity to Dartmoor National Park. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. A30 0.85km N, possible noise and pollution. Potential landscape impact.

**Site Availability:** The promoter has confirmed the site will be available for development within 6-10 years.

**Build out rate:** Based on HELAA market conditions model 1 year. Year 6 start as unconsented site.

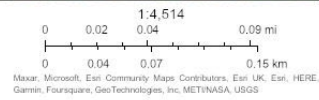
Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	2	-	-	-
Max	25	23	-	-	-
HELAA	10	-	-	-	-

**Settlement: Cheriton Bishop**  
**Site Reference and Name: W/CB/02 Land at Coxland Farm**  
**Customer Reference Number: ea13q1n**

W/CB/02

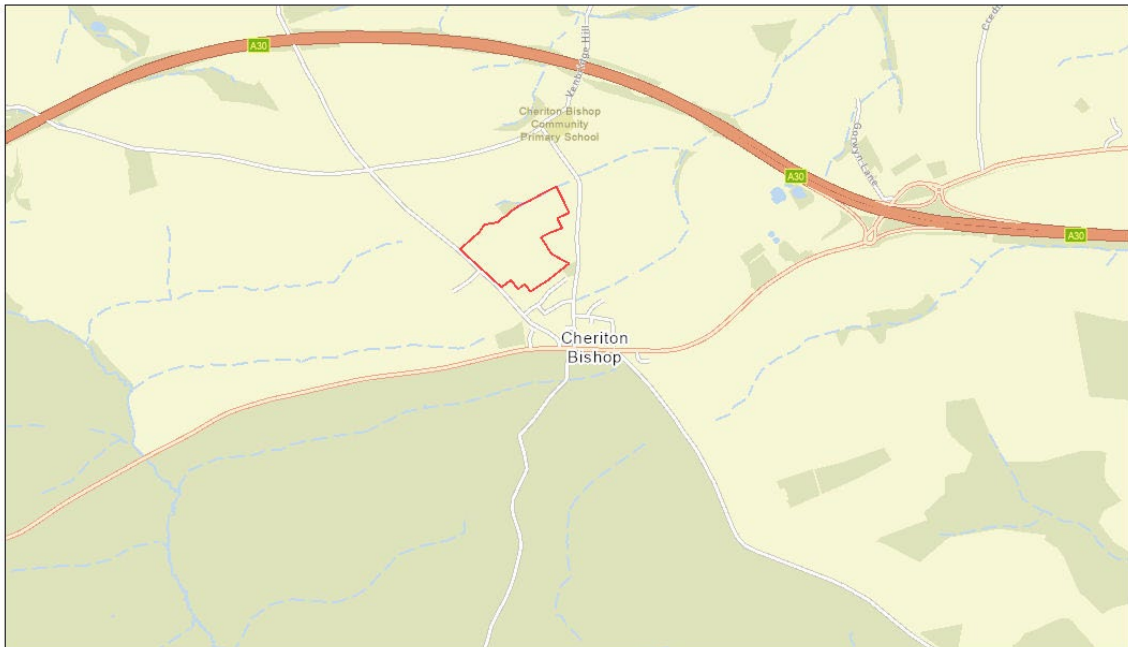


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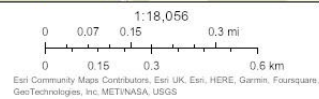


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W/CB/02



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**Parish:** Cheriton Bishop

**Site submitted for:** W/CB/02a Homes for sale, affordable homes W/CB/02b Mixed Use

**Site description:** Greenfield agricultural land. The site is located to the N of Cheriton Bishop village centre and outside of the settlement boundary. It is currently bordered by residential dwellings to the S and E and farmland to the N and W. A road runs along the W boundary and the Cheriton Bishop Conservation Area sits adjacent to the E part of the N boundary. The site lies approx. 170 m to the north of the Dartmoor National Park boundary; a TPO area adjoins the northeast corner and a belt of traditional orchard lies across the centre of the site. Legally protected species bats have been recorded on site. A single title deed exists for the site. The HELAA Panel assessed the site as achievable for 20 units to the S of the site when considering the context and constraints of the site including difficulties of the elevation particularly in the NE portion of the site as well as heritage impacts. The site is not considered achievable for mixed use due to the scale of the site when considering the reduced yield proposed by the HELAA Panel.

**W/CB/02a** Homes for sale, affordable homes

**Site Area:** Whole 4.92ha | Gross 4.92ha | Net 2.95ha

**Max Yield:** 103

**Min Yield:** 59

**HELAA Assessed Yield:** 20

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identifies that access would be off a narrow lane with no footway or street lighting. Road widening and pedestrian/cycle connection to local services and bus stops would be required. 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. DCC Highway identify the site could be acceptable for a significantly lower yield of housing. The village shop and post office lies within 300m off the site to the S. The pub and the village hall 275m (SE). The closest bus stops are 100m S. The closest railway station is in Yeoford approx. 5.6km N.

**Natural Environment:** The site is in close proximity to Dartmoor National Park which lies 170m to the S. The site is also within 1.6km to the E of Honeyford Farm Woods County Wildlife Site. A TPO area adjoins the NE corner of the site and a belt of traditional orchard lies across the centre. A small

watercourse runs from the centre of the N boundary to the NE corner. Trees are found along the NE and SE boundaries and legally protected species bats have been recorded on site. Beavers are present in connected catchment. Natural England note that the site contains traditional orchards and the site is within 500m of Dartmoor National Park but have no specific comments at this stage. Devon County ecology specialists identify the site is improved grassland (agricultural) surrounded by hedges and treelines. 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. 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. A small watercourse runs from the centre of the N boundary to the NE corner with approx. 275sqm at medium-high risk of surface water flooding. A second area from the centre of the SE boundary stretching approx. 285sqm to the W is also at risk from surface water flooding. 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. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** The site lies approx. 170m N of Dartmoor National Park. The eastern part of the N boundary adjoins the Cheriton Bishop Conservation area and a number of listed buildings are located within 130m N of the site. Devon County Council archaeology specialists note that the site has a medieval historic landscape character. Mitigation suggested includes potential requirement for archaeological work as condition. The MDDC Conservation specialists following a site visit note that the site is adjacent to the Cheriton Bishop Conservation area to the N and close to a number of listed buildings. The Conservation Area to the North is on higher ground and would have clear views S over the site. The listed building principally affected would be Coxland Farmhouse which sits above the site to the N, with views out over the valley. The setting of both the Conservation Area and Listed Building is a rural context with farmland. It may be further researched that the land belongs or previously belonged to the listed farmhouse which would increase its sensitivity to change. The proposed development of the site would harm the significance of both Coxland Farmhouse and the Conservation area, through change in their setting. Were only the southern portion of the site brought forward this would be of a lesser impact, with only the farmhouse likely affected.

**Education Infrastructure:** The closest schools to the site are Cheriton Bishop Community Primary School and Queen Elizabeth's Secondary School, Crediton. DCC education have noted that the local primary school is at capacity with limited ability to expand. Small levels of development could potentially be supported, however some sites are likely to require home to school transport to primary due to safe walking routes. 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 lies approx. 170m N of Dartmoor National Park (DNP). The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to residential development is medium or medium-high. Sensitivity to residential development is dependent upon the outcome of further landscape and visual assessment effects on Dartmoor National Park, and the visual importance of trees within the site. Medium sensitivity more probable if only the western and southern parts of the site are developed, as if built out fully, this could significantly alter the settlement form and be visually prominent. Further assessment required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, tranquillity, visual prominence, contribution of the site to the setting of DNP, and existing levels of artificial lighting.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. A30 0.33km N, possible noise and pollution. An 11KV electric overhead line crosses the site.

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

**Topography:** Ranges from gentle slope (5.5%% slope percentage) to the West to 9% to the North East of the site.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground adjacent to the SE corner. Land in the SE corner of the site adjacent to the village hall was subject to an asset of community value nomination although was unsuccessful. The Parish Council would like to see dedicated green space on the field closest to the village hall.

**Potential Constraints to Delivery:** Water quality and drainage. Watercourse on site. Impact on heritage assets. Proximity to Dartmoor National Park. Traditional orchard and legally protected species on site. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. An 11KV electric overhead line crosses the site. A30 0.33km N, possible noise and pollution. Potential landscape impact.

**Site Availability:** The promoter has confirmed the site will be available for development in 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	25	34	-	-	-
Max	25	50	28	-	-
HELAA	20	-	-	-	-

**W/CB/02b** Mixed use

**Site Area:** Whole 4.92ha | Gross 4.92ha | Net 1.23-3.94ha

**Max Yield:** 12,300sqm

**Min Yield:** 39,360sqm

**HELAA Assessed Yield:** None

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identifies that access would be off a narrow lane with no footway or street lighting. Road widening and pedestrian/cycle connection to local services and bus stops would be required. 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. The village shop and post office lies within 300m off the site to the S. The pub and the village hall 275m (SE) The closest bus stops are 100m S. The closest railway station is in Yeoford approx. 5.6km N.

**Natural Environment:** The site is in close proximity to Dartmoor National Park which lies 170m to the S. The site is also within 1.6km to the E of Honeyford Farm Woods County Wildlife Site. A TPO area adjoins the NE corner of the site and a belt of traditional orchard lies across the centre. A small watercourse runs from the centre of the N boundary to the NE corner. Trees are found along the NE and SE boundaries and legally protected species bats have been recorded on site. Beavers are present in connected catchment. Natural England note that the site contains traditional orchards and the site is within 500m of Dartmoor National Park but have no specific comments at this stage. Devon County ecology specialists identify the site is improved grassland (agricultural) surrounded by hedges and treelines. 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 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. A small watercourse runs from the centre of the N boundary to the NE corner with approx. 275sqm at medium-high risk of surface water flooding. A second area from the centre of the SE boundary stretching approx. 285sqm to the W is also a low risk from surface water flooding. 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. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** The site lies approx. 170m N of Dartmoor National Park. The eastern part of the N boundary adjoins the Cheriton Bishop Conservation area and a number of listed buildings are located within 130m N of the site. Devon County Council archaeology specialists note that the site has a medieval historic landscape character. Mitigation suggested includes potential requirement for archaeological work as condition. The MDDC Conservation specialists following a site visit note that the site is adjacent to the Cheriton Bishop Conservation area to the N and close to a number of listed buildings. The Conservation Area to the North is on higher ground and would have clear views S over the site. The listed building principally affected would be Coxland Farmhouse which sits above the site to the N, with views out over the valley. The setting of both the Conservation Area and Listed Building is a rural context with farmland. It may be further researched that the land belongs or previously belonged to the listed farmhouse which would increase its sensitivity to change. The proposed development of the site would harm the significance of both Coxland Farmhouse and the Conservation area, through change in their setting. Were only the southern portion of the site brought forward this would be of a lesser impact, with only the farmhouse likely affected.

**Landscape:** The site lies approx. 170m N of Dartmoor National Park. The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to employment development is medium-high. Sensitivity to employment development is due to potential impacts of increased lighting levels on Dartmoor National Park, lack of relationship with any adjacent larger scale buildings, and potential for increased activity. Further assessment is required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, tranquillity, visual prominence, contribution of the site to the setting of DNP, and existing levels of artificial lighting.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. A30 0.33km N, possible noise and pollution. An 11KV electric overhead line crosses the site.

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

**Topography:** Gentle slope (6.4% slope percentage).

**Economic Development:** May be suitable to mixed use, light industrial with access to the highway network however when considering the site as a whole with the constraints of the report the HELAA Panel identify the site as unachievable for commercial or mixed use due to the scale of the development.

**Potential Constraints to Delivery:** Water quality and drainage. Watercourse on site. Impact on heritage assets. Proximity to Dartmoor National Park. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Small wooden pylons and telegraph cables cross the site. A30 0.33km N, possible noise and pollution. Traditional orchard and legally protected species on site. Potential landscape impact. 11KV electric overhead line.

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

**Build out rate:** As the HELAA Panel suggest the site would be unachievable for commercial use there is no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Cheriton Bishop**

**Site Reference and Name: W/CB/03 Land off East Church Lane**

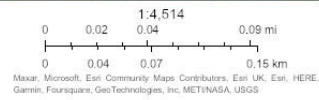
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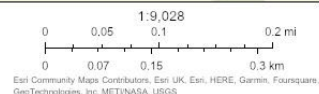
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W/CB/03



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**Parish:** Cheriton Bishop

**Site Area:** Whole 3.76ha | Gross 2.51ha | Net 1.51ha

**Site submitted for:** Homes for sale, homes for private rent, custom and self-build homes, homes for older people.

**Max Yield:** 53

**Min Yield:** 30

**HELAA Assessed Yield:** 41 (mid-point yield)

**Site description:** Greenfield agricultural land. The W part of the site has been allocated within the Local Plan, the remaining land is located beyond the settlement boundary. A mature tree line surrounds the site, which is bordered by farmland to the E, with residential development to the W. A hedge runs along the W boundary and a small watercourse runs along the S and E borders. The site lies approx. 145 metres to the N of the Dartmoor National Park boundary and within approx. 45 metres of the Cheriton Bishop Conservation Area. The site has one title deed. There is a deed attached to it granting rights of access for works to a drainage pipe for a period of 80 years, from 1984. The site area includes an existing allocation in the adopted Local Plan CB1. Part of the site area which includes allocation CB1, for which planning application 22/01375/MFUL has been consented. The yield provided takes into account the consented planning application and demonstrates the yield for the remaining area of the site. The HELAA Panel assess the site to be achievable.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identifies that the site has already been considered and the road is to be widened and footway/cycleway connection to existing. DCC highways have confirmed that the proposed access would remain suitable despite the larger site than the existing allocation. The village shop and post office lies within 260m of the site to the SW. The pub and the village hall are 320m to the S. The closest bus stops are 400m (S and SW). The closest railway station is in Yeoford approx. 5.6km N.

**Natural Environment:** The site lies approx. 145m N of Dartmoor National Park. The site is also within 1.6km to the E of Honeyford Farm Woods County Wildlife Site. Legally protected species bats and badgers have been recorded within 35m of the site. The site is bordered to the N, E and S by trees with a hedge on the W boundary. A small watercourse runs along the S and E borders. Beavers are present in connected catchment. Devon County ecology specialists identify the site is improved

grassland (grazed agricultural) surrounded by hedges and treelines. 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. 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. The N, E and S boundaries are at high risk of surface water flooding. 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:** The site lies approx. 145m N of Dartmoor National Park. It is approx. 45m S of the Cheriton Bishop Conservation Area and approx. 100m S of a Grade II\* listed building. Devon County Council archaeology specialists note that the site has a medieval historic landscape character. Mitigation suggested includes potential requirement for archaeological work as condition. The MDDC Conservation specialists identify the site could have potential harm to the setting of the Conservation Area to the N and views towards/setting of the Church.

**Education Infrastructure:** The closest schools to the site are Cheriton Bishop Community Primary School and Queen Elizabeth's Secondary School, Crediton. DCC education have noted that the local primary school is at capacity with limited ability to expand. Small levels of development could potentially be supported, however some sites are likely to require home to school transport to primary due to safe walking routes. 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 approx. 145m N of Dartmoor National Park (DNP). The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to residential is medium to high. Sensitivity to development is dependent upon the outcome of further landscape and visual assessment effects on Dartmoor National Park, and the visual importance of trees within the site. Medium sensitivity more probable if only the western part of the site is developed, as if built out fully, this could impact on views to and from the church and the settings of a listed building and the conservation area. Further appraisal is required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, visual prominence in sensitive views, contribution of the site to the setting of DNP, and existing levels of artificial lighting.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. A30 0.24km N, possible noise and pollution. 11KV electric overhead lines cross the site.

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

**Topography:** Gentle slope (5.7% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground (<10m W).

**Potential Constraints to Delivery:** Water quality and drainage. Proximity to Dartmoor National Park. Impact on heritage assets. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. A30 0.24km N, possible noise and pollution. Potential landscape impact. 11KV electric overhead lines.

**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 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	5	-	-	-
Max	25	28	-	-	-
HELAA	25	16	-	-	-

**Settlement: Cheriton Bishop**

**Site Reference and Name: W/CB/04 Land adjoining Woodleigh Hall**

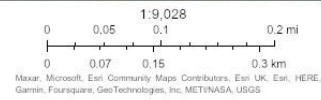
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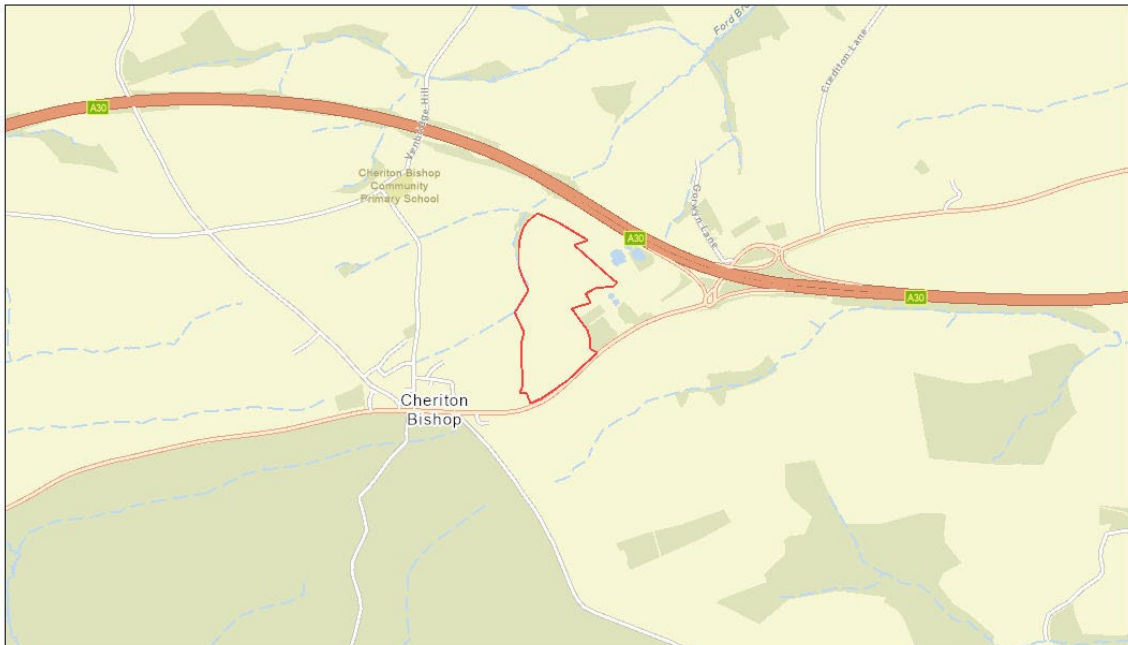
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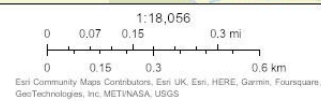
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**Parish:** Cheriton Bishop

**Site submitted for:** W/CB/04a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes W/CB/04b Mixed Use

**Site description:** Greenfield agricultural land. The site lies beyond the settlement boundary to the E, adjacent Woodleigh caravan park and the A30 within 75m to the NE. The site consists of 3 fields and is set amidst farmland and is bordered to the S by a road and a small watercourse along the NW boundary. The site is situated approx. 200 m to the NE of the Dartmoor National Park boundary and is located within 130 metres of the Cheriton Bishop Conservation Area. Small wooden pylons and telegraph cables cross the site. Single land ownership. The HELAA Panel assess the site as not achievable for residential or mixed use as the site is remote and separated from Cheriton Bishop.

W/CB/04a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes

**Site Area:** Whole 8.81ha | Gross 8.81ha | Net 5.29ha

**Max Yield:** 185

**Min Yield:** 106

**HELAA Assessed Yield:** None

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identifies that access would be off a C classified road. A pedestrian/cycle connection to local services and bus stops would be required. DCC Highway identify the site could be acceptable for a lower yield of housing from a highways perspective. The village shop and post office lies within 420m off the site to the W. The pub and the village hall 220m (W). The closest bus stops are approx. 650m to the E and W. The closest railway station is in Yeoford approx. 5.6km N. The promoter suggests that this site has potential to be an extension of the existing allocation CB1 and could provide a through road that bypasses the village centre to ease congestion however the feasibility of this proposal is uncertain and would require the whole of W/CB/03 to be allocated and for this proposal to be agreed across parties.

**Natural Environment:** The site is approx. 200m to the NE of Dartmoor National Park. The site is also within 1.6km to the E of Honeyford Farm Woods County Wildlife Site and within 1km to the NW of Melhuish Wood (ancient woodland). The site is bordered by trees to W, N and E, and by a hedge to the S. A small watercourse runs along the part of the NW boundary. Legally protected species, bats and badgers are recorded within the village and surrounding fields. Beavers are present in

connected catchment. Devon County ecology specialists identify the site is improved grassland (grazed agricultural) surrounded by hedges and treelines. 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. 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. Most of the W boundary is at risk of surface water flooding, high to the N and low to the S. There is a small watercourse along the NW boundary. 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. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** The site lies approx. 200m NE of Dartmoor National Park. The site is located approx. 130 m E of the Cheriton Bishop Conservation Area and within 100m of two listed buildings to the SE. Devon County Council archaeology specialists note that the site has a medieval historic landscape character. Mitigation suggested includes potential requirement for archaeological work as condition. The MDDC Conservation specialists note that the land slopes toward the village and there is potential harm from longer views/setting of the Conservation Area and Church. Woodleigh Hall and Coach House Grade II listed buildings to the E of the site are well screened from the site by established trees but there is some potential harm to setting currently in the wider open countryside to the N and W.

**Education Infrastructure:** The closest schools to the site are Cheriton Bishop Community Primary School and Queen Elizabeth's Secondary School, Cridton. DCC education have noted that the local primary school is at capacity with limited ability to expand. Small levels of development could potentially be supported, however some sites are likely to require home to school transport to primary due to safe walking routes. 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 lies approx. 200m to the NE of Dartmoor National Park (DNP). The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to residential development is medium to high. Sensitivity to development is dependent upon the outcome of further landscape and visual assessment effects on Dartmoor National Park, and the locally valued views. If built out fully, this would introduce an area of development divorced from the existing settlement. Further assessment is required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, tranquillity, visual prominence in sensitive views, contribution of the site to the setting of DNP, and existing levels of artificial lighting.

**Health and Safety related constraints:** The A30 lies 0.1km to the N. Potential impacts of noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the North.

**Soils and contamination:** 7.57ha ALC Grade 3 and 1.24ha ALC Grade 4 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Gentle slope (6.9% slope percentage). The site rises NE to S/SE within the northernmost field, with a decline of 15-20m across approx. 100 m to the N and W edges. The southernmost fields slope up from N to S.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground (545m W) by road.

**Potential Constraints to Delivery:** Water quality and drainage. Watercourse on site. Impact on heritage assets. Proximity to Dartmoor National Park. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. Small wooden pylons and telegraph cables cross the site. The A30 lies 0.1km to the N. Potential impacts of noise and pollution. 11KV electric overhead line.

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

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

**W/CB/04b** Mixed use

**Site Area:** Whole 8.81ha | Gross 8.81ha | Net 2.20-7.05ha

**Max Yield:** 70,480sqm

**Min Yield:** 22,025sqm

**HELAA Assessed Yield:** None

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identifies that access would be off a C classified road. A pedestrian/cycle connection to local services and bus stops would be required. The village shop and post office lies within 420m off the site to the W. The pub and the village hall 220m (W). The closest bus stops are 650m to the E and W. The closest railway station is in Yeoford approx. 5.6km N.

**Natural Environment:** The site approx. 200m to the NE of Dartmoor National Park. The site is also within 1.6km to the E of Honeyford Farm Woods County Wildlife Site and within 1km to the NW of Melhuish Wood (ancient woodland). The site is bordered by trees to W, N and E, and by a hedge to the S. A small watercourse runs along the part of the NW boundary. Legally protected species, bats and badgers are recorded within the village and surrounding fields. Beavers are present in connected catchment. Devon County ecology specialists identify the site is improved grassland (grazed agricultural) surrounded by hedges and treelines. 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 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. Most of the W boundary is at risk of surface water flooding, high to the N and low to the S. There is a small watercourse along the NW boundary. 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. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

**Heritage and Archaeology:** The site lies approx. 200m NE of Dartmoor National Park. The site is located approx. 130 m E of the Cheriton Bishop Conservation Area and within 100m of two listed

buildings to the SE. Devon County Council archaeology specialists note that the site has a medieval historic landscape character. Mitigation suggested includes potential requirement for archaeological work as condition. The MDDC Conservation specialists notes that the land slopes toward the village and there is potential harm from longer views/setting of the Conservation Area and Church. Woodleigh Hall and Coach House Grade II listed buildings to the E of the site are well screened from the site by established trees but there is some potential harm to setting currently in the wider open countryside to the N and W.

**Landscape:** The site lies approx. 200m to the NE of Dartmoor National Park. The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to employment development is medium to high. Sensitivity to development is dependent upon the outcome of further landscape and visual assessment effects on Dartmoor National Park, and the locally valued views. If built out fully, this would introduce an area of development divorced from the existing settlement. Large scale buildings for employment use would not relate well to adjacent built form or settlement character. Further assessment is required to address uncertainty over the importance and distinctiveness of the site's trees and hedges, tranquillity, visual prominence in sensitive views, contribution of the site to the setting of DNP, and existing levels of artificial lighting.

**Health and Safety related constraints:** The A30 lies 0.1km to the N. Potential impacts of noise and pollution. May lead to increased traffic levels in an AQMA. 11KV electric overhead line crosses the site to the North.

**Soils and contamination:** 7.57ha ALC Grade 3 and 1.24ha ALC Grade 4 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Gentle slope (6.9% slope percentage). The site slopes up from NE to S/SE, within the northernmost field, with a decline of 15-20m across approx. 100 m to the N and W edges. The southernmost fields slope up from N to S.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground (545m W) by road.

**Economic Development:** The site is adjoining a caravan park, there is good highways access from an economic development perspective. Site may be suitable for light industrial/mixed use. However the HELAA Panel overall concluded the site as unachievable for commercial/mixed use development as the site is divorced and separated from Cheriton Bishop.

**Potential Constraints to Delivery:** Water quality and drainage. Watercourse on site. Impact on heritage assets. Proximity to Dartmoor National Park. Possibly Grade 3a ALC. Possible multiple land ownership. May lead to increased traffic levels in an AQMA. Small wooden pylons and telegraph cables cross the site. The A30 lies 0.1km to the N. Potential impacts of noise and pollution. Potential landscape impact. 11KV electric overhead line.

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

**Build out rate:** As the HELAA Panel suggest the site would be unachievable for commercial use there is no suggested build out rate. For the purposes of this report 'mixed use' is considered as commercial.

**Settlement: Cheriton Bishop**

**Site Reference and Name: W/CB/05 Land at Hawkswood Farm, N of Cheriton Bishop**

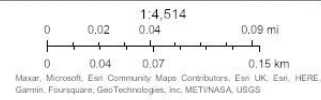
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W/CB/05



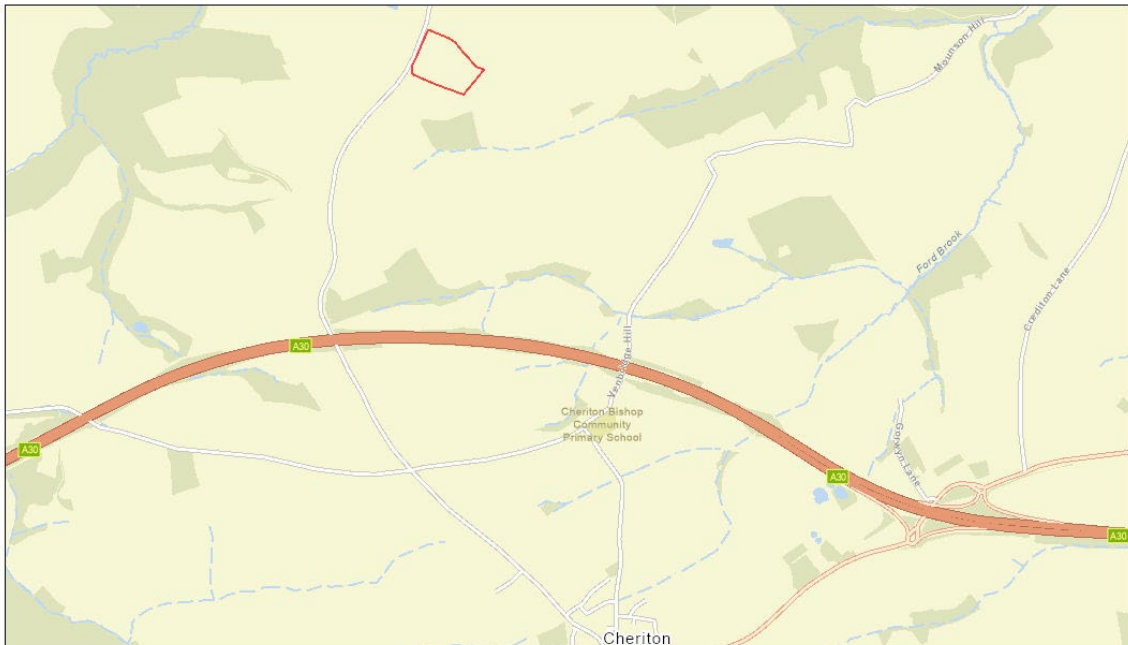
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 Call For Sites Layer




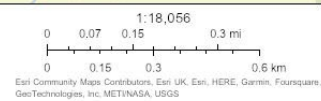
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W/CB/05



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**Parish:** Cheriton Bishop

**Site Area:** Whole 2.09ha | Gross 2.09ha | Net 1.25ha

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

**Max Yield:** 44

**Min Yield:** 25

**HELAA Assessed Yield:** None

**Site description:** Greenfield agricultural land. The site is located to the north of Cheriton Bishop away from the settlement approx. 2.1 km to the N with A30 separating the site and the village. The site is approx. 1.6km N of Dartmoor National Park. The site is moderately sloping (12% slope percentage), is set amidst farmland and bordered by hedgerows and an unnamed road to the west. Legally protected species, bats and barn owls are present in the area. Permanent access by vehicles, animals and pedestrians has been granted for the strip of land adjoining the SW boundary. The site has one landowner. The HELAA Panel assess this site as unachievable due to the constraints and the isolated location of the site.

## Site Suitability

### Stage A

**International/national designations:** None

**Flood Zone 3b:** None

### Stage B

**Land Status:** Greenfield site.

**Access:** Devon County Council Highways identifies that the site is accessed off a narrow lane 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. They suggest that the site would not be appropriate for development with access unsuitable for non-motorised users. The nearest services and facilities would be in Cheriton Bishop approx. 2.1km to the S. The nearest bus stop is approx. 1.3km S. The closest railway station is in Yeoford approx. 4.4km N.

**Natural Environment:** The site lies approx. 1.6km N of Dartmoor National Park. The site is also within 1.6km to the E of Honeyford Farm Woods County Wildlife Site and 1km to the SE of Vinnecombe Plantation County Wildlife Site. Legally protected species bats, owls, snakes and osprey have been recorded outside of the site within 800m. Beavers are present in connected catchment. Devon County ecology specialists identify the site is improved grassland (agricultural) surrounded by hedges and treelines. The surrounding hedges and trees 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. 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:** The site lies approx. 1.6km N of Dartmoor National Park. Devon County Council archaeology specialists note that the site has archaeological potential with prehistoric and/or Romano-British settlement enclosures to the N and possibly S. Mitigation suggested includes a staged programme of archaeological work as condition. The MDDC Conservation specialists note that the site is in the open countryside with no immediate heritage harm apparent.

**Education Infrastructure:** The closest schools to the site are Cheriton Bishop Community Primary School and Queen Elizabeth's Secondary School, CREDITON. DCC education have noted that the local primary school is at capacity with limited ability to expand. Small levels of development could potentially be supported, however some sites are likely to require home to school transport to primary due to safe walking routes. 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 approx. 1.6km N of Dartmoor National Park (DNP). The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The overall sensitivity to residential development is medium / medium to high. Sensitivity to development is dependent upon the outcome of further landscape and visual assessment of effects on Dartmoor NP, and visual importance of trees and hedges surrounding the site. Medium sensitivity more probable if the influence on DNP is found to be low. High density residential development would not relate well to the surrounding landscape. Further assessment is required to address uncertainty over the importance and distinctiveness of site trees and hedges, tranquillity, visual prominence, contribution of the site to the setting of DNP, and existing levels of artificial lighting.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. The A30 lies 0.68km to the S. Potential impacts of noise and pollution.

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

**Topography:** The majority of the site has a moderate slope (12%), rising from the SE to the NW. A ridge extends from the W border towards the NE boundary, with a decline of 15-20m across approx. 100m.

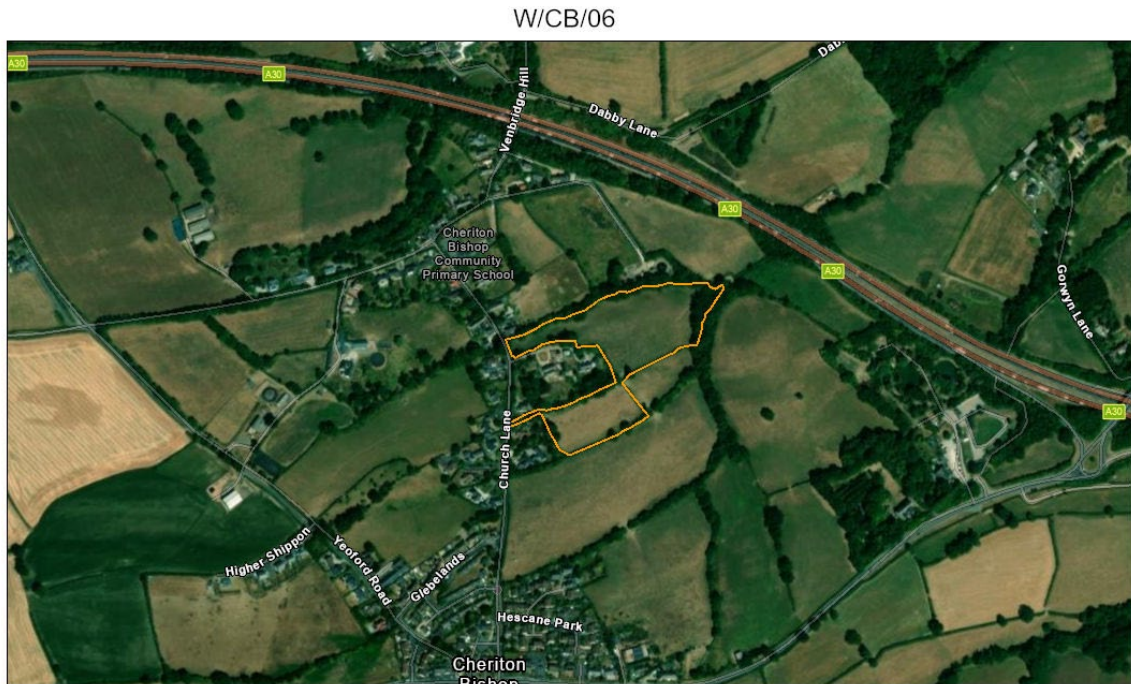
**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground within Cheriton Bishop approx. 2.4km S.

**Potential Constraints to Delivery:** Water quality and drainage. Proximity to Dartmoor National Park. Education infrastructure. Possibly Grade 3a ALC. Topography. May lead to increased traffic levels in an AQMA. The A30 lies 0.68km to the S. Potential impacts of noise and pollution. Potential landscape impact.


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

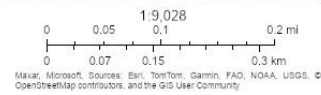
**Build out rate:** As the HELAA Panel suggest the site is unachievable there is no suggested build out rate.

**Settlement: Cheriton Bishop**  
**Site Reference and Name: W/CB/06 Land East of Church Lane**  
**Customer Reference Number: WCB06**



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 Call for Sites 2025




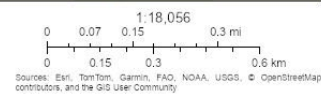
Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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 Call for Sites 2025



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**Parish:** Cheriton Bishop

**Site submitted for:** *W/CB/06 Homes for sale, affordable homes*

**Site Area:** Whole 2.9ha | Gross 2.9ha | Net 1.74ha

**Max yield:** 61

**Min Yield:** 35

**Promoter Yield:** 55

**HELAA Assessed Yield:** 35

**Site Description:** Greenfield land situated to the East of Church Lane. The Western boundary of the site abuts the designated Conservation Area. The site lies in proximity to Grade II\* listed building and the Grade I listed Church of St Mary the Virgin, which is identified as the site of an archaeological importance, and a cluster of Grade II listed buildings. Dartmoor National Park lies 300 metres to the South. The site is also within approximately 1.2km to the East of Honeyford Farm Woods and 950 metres to the North-East of High Eggbeer County Wildlife Sites. The legally protected species (bats) has been recorded on, and around the site. The site is within the Impact Risk Zone for the Rushford Wood, Whiddon Deer Park and Teign Valley Woods Sites of Special Scientific Interest. There is a narrow access into the site with mature hedges and trees to all sides. The site has a gentle slope (5.2% slope percentage). The site was previously put forward for housing development as part of the Mid Devon local Plan adopted in 2020. The Sustainability Appraisal identified the land as an alternative option and considering the site's proximity to the Conservation Area and proximity to the Grade II\* listed building, if the land was to be developed for housing, it could potentially impact the designated heritage assets and their setting. This could have been avoided through the selection of other sites at the time. The HELAA Panel identify the site as achievable provided access is possible, however due to access constraints the Panel suggest the minimum yield of 35.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield Land.

**Access:** The promoter identifies that an access could be created directly from Church Lane to the West. The closest bus stop is situated approximately 13 metres North-West, 340 metres South-West and 430 metres to the South of the site. The closest railway station is in Yeoford approximately 5.4 km to the North and Crediton Station lies approximately 8 miles to the South. The A30 is approximately 800 metres to the East. DCC Highways identifies that the proposed development is accessed from Church Lane, a narrow rural road lacking pedestrian and cycling infrastructure.

Creating access directly from Church Lane raises concerns, as achieving safe visibility splays may be difficult due to mature hedgerows, trees, and land ownership constraints. Any access must meet Manual for Streets visibility standards. There are no existing footways or cycle links to the village centre or local facilities (including shop, post office, pub and village hall), which lie about 370–410 metres south. The nearest bus stops are around 430 metres away but currently lack safe pedestrian access. The development must therefore provide new, well-lit walking and cycling routes to ensure safe, inclusive access to services and public transport. A full Transport Assessment will be required to assess cumulative impacts on the highway network, including junction capacity, trip generation forecasts, and necessary mitigation. 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 in close proximity to Dartmoor National Park which lies 300 metres to the South. The site is also within approximately 0.8 miles to the East of Honeyford Farm Woods and 950 metres to the North-East of High Eggbeer County Wildlife Sites. Beavers are present in connected catchment. MDDC's arboriculture specialist identifies that there are high level trees along hedgerow boundaries and buffering the site. The northern field parcel has opportunity for suitable buffering from trees. Southern field parcel is not viewed as attainable. Development on the site is viewed as moderate arboriculture risk and would require a high degree of caution/protection measures. The legally protected species bats has been recorded on the site and within 600 metres radius of the site. Hazel Dormouse, nesting birds and Eurasian Badger have also been recorded within close distance to the site. The priority habitats (traditional orchard) lie approximately 160 metres to the South-West. The site is within the Impact Risk Zone for the Rushford Wood, Whiddon Deer Park and Teign Valley Woods Sites of Special Scientific Interest (SSSI). Mitigation would be required for the SSSI 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. Site is of low strategic ecological importance. 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 from an ecological perspective. It is likely standard ecological mitigation requirements are sufficient. Natural England commented that the site includes a watercourse corridor and floodplain identified in the Draft Devon Local Nature Recovery Strategy.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. A stream runs along the North and East boundary of the site. A flood risk assessment may be required to determine the impact of development on the water course. 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 Lead Local Flood Authority has noted a Flow path along southern boundary, high risk of surface water flooding along north, east and south boundary, and parts of site too steep for infiltration and likely issues of infiltration for the entire site. An applicant would need to confirm whether watercourses are partly or wholly within their site. Lawful Development Certificate required for works (including temporary) to watercourses (e.g. culverts or bridges).

**Heritage and Archaeology:** The Western boundary of the site abuts the Cheriton Bishop Conservation Area. The site lies approximately 95 metres to the Grade I listed Church of St Mary the Virgin, which is identified as a site of an archaeological importance, and circa 45 metres to the Grade II\* listed building. A cluster of Grade II listed buildings also lies within 75-200 metres to the North and North-West of the site. Cheriton Cross Scheduled Monument I situated approximately 400 metres to the South. MDDC's Conservation specialist identifies that the proposed housing development may impact the setting of the heritage assets thus a detailed heritage assessment would be required. In particular, the impact upon the Grade II\* Old Rectory, the Conservation Area and the Grade I Church of St Mary has been identified as a key concern by the MDDC Conservation officer. The MDDC Conservation Officer considers that the site as verdant countryside which makes a positive contribution to the heritage assets and the proposed development of the site, which encloses the Old Rectory, would result in less than substantial harm to the listed building and the Conservation Area. There is also the potential for harm to the Grade I Church and nearby listed buildings such as Church Cottage. The DCC Historic Environment and Archaeology specialist identifies that this site area holds archaeological potential in close proximity to the Grade II\* Listed 14th-15th century Old Rectory (List Entry No. 1169802). 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. 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 Cheriton Bishop Community Primary School and Queen Elizabeth's Secondary School, Crediton. DCC education have noted that the local primary school is at capacity with limited ability to expand. Small levels of development could potentially be supported, however some sites are likely to require home to school transport to primary due to safe walking routes. 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 close distance to Dartmoor National Park and falls within its setting, although sensitivity is reduced due to proximity of existing development. The landscape character type is the Inland elevated undulating land. The Devon landscape character area is the Yeo Uplands and Slopes. The site falls within the inland elevated undulating land landscape. The site has gentle slope (5.2%). The site's sensitivity to housing development would be high-medium at the northern part and medium in the Southern part of the land. Unlikely to be visually prominent in views from Dartmoor NP due to topographic position and presence of buildings on the south side of the road within the NP. Further site appraisal would be needed to address uncertainty over the site's distinctiveness, visual prominence in sensitive views 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. A30 is circa 100-400 metres to the East, possible noise and pollution. 11KV overhead power cables running across the site. No further comments from consultees.

**Soils and contamination:** The field to the South and the western part of the Northern field are identified as Grade 3 ALC and the Eastern part of the Northern field is Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** On average a gentle slope (5.2% slope percentage). However the topography varies across the site with areas moderately sloping towards the boundaries in the N, S and Southern areas.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Equipped playground approx. 180m NE.

**Potential Constraints to Delivery:** Access and transport infrastructure. Natural Environment. Visibility splays may not be in the control of the landowner. Water quality and drainage. Surface water runoff. Proximity to Dartmoor National Park. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. A30 lies 100-400 metres to the East, possible noise and pollution. Potential landscape impact. Overhead power cables.

**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 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	11	-	-	-
Max	25	36	-	-	-
Promoter	25	30	-	-	-
HELAA	25	10	-	-	-