

# Appendix 3B – West

## Contents

Crediton

Bow

Chawleigh

Cheriton Bishop

Cheriton Fitzpaine

Clannaborough Barton

Coldridge

Copplestone

Eggesford

Kennerleigh

Lapford

Morchard Bishop

Morchard Road

Newton St Cyres

Nomansland

North Creedy

Shobrooke

Stockleigh Pomeroy

Witheridge (near)

Yeoford

# Crediton



**Settlement: CREDITON**

**Site Reference and Name: W/CRE/01 Land at Parks Farm**

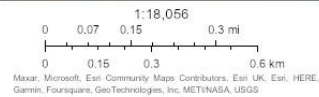
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W/CRE/01



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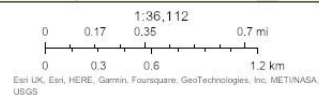
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W/CRE/01



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**Parish:** Crediton

**Site Area:** Whole 90.71ha | Gross 88.54ha | Net 53.12ha

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

**Max Yield:** 2125

**Min Yield:** 1647

**Promoter Yield:** 750

**HELAA Assessed Yield:** 1886 (Mid-point yield however uncertain due to scale of site and range of constraints)

**Site description:** Predominantly greenfield and partial brownfield site to the SW of Crediton. Site adjoins the southern boundary of Crediton. The site is largely greenfield farmland, divided by hedges. Sites W/CRE/02 and W/CRE/03 lie within the boundary of W/CRE/01 but have had assessments in this HELAA as these sites are promoted separately and given the differing scales and locations may have different impacts if developed in isolation. Three farms and three landowners make up W/CRE/01 which includes Lower Parks Farm, Great Parks Farm, Yeoland House. The railway line and a small watercourse runs through the south of the site. The site is adjacent to existing housing to the east and Queen Elizabeth School to the north. The topography is irregular with steeper slopes along the western and southern boundaries, and two small marked valleys rising southeast to northwest. The site offers wide views out to the south/SW. A restrictive covenant exists regarding the area along the railway line. A right has been retained by the previous landowner to access and extract water from a borehole located in a pump house on Four Mills Lane to the south. In the latest update from the promoter, the majority of the southern portion of the site is promoted for development with the northern section still available but under separate ownership. The promoters note that they would also anticipate some community buildings to be provided as part of the development as well. As part of this update, the promoters within their submission also offered the consideration of the site for use as habitat creation/enhancement, limited office and renewable energy, however within the detail provided it is suggested this would form part of a predominantly residential option rather than for the site to be considered separately for these uses. As such separate assessments for the different uses have not been provided in this case as part of this HELAA. The HELAA Panel assess this site as achievable at this stage for residential development, however they note this is uncertain due to the range of constraints and scale of the site including landscape and access. Further technical work will be required.

## **Site Suitability**

### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** 2.17ha

**Stage B**

**Land Status:** Predominantly greenfield agricultural land.

**Access:** Devon County Council Highways identifies that access via Barns Park has capacity issues and therefore would not be suitable in this area. Further accesses can be achieved at Fordton although there are safety concerns here regarding the level crossing. A site of this scale would require a full transport assessment and master planning exercise. In the original submission from the promoter it was suggested that the junction design had been subject to a road safety audit and design approved by DCC Highways. They also note that feasibility has been carried out to ensure that it is feasible to construct an estate road around Parks Farm which will have gradients of less than 1:10 and allows for a full two way traffic and sufficient footways. They also suggested a second access from the North, suitable for a low level use. In the latest update from the promoter, a yield of up to 750 dwellings is suggested based on a current assessment of junction improvements needed to Station Road which includes switching the priority of Station Road and Station Approach. The promoter suggests that the principles of access have been agreed by Devon County Council Highways and Network Rail. The promoter proposes that access is provided into the estate road network, off Barnfield Road, into the site. As a minimum, this would offer access for emergency vehicles, public transport and potentially access to the Queen Elizabeth's School for school transport. There are several PROWs along the southern border, from the SE to NE along Huniver's lane, from SW to north Salmonhutch to Barnfield, from Salmonhutch along the western border and along the eastern border. Crediton train station is just off the SE corner of the site. Services and facilities are available in Crediton centre approx. 885 metres. Bus stops are located within 200 metres of the North, East and SE borders.

**Natural Environment:** A single TPO lies 45 metres to the east in Kirton Drive. Hedges interspersed with trees lie both within and around the site. There are two pockets of grassland, one to the north of the railway line (2.26ha), and one to the south of the railway line (approx. 4.2ha). There are also two pockets of woodland and forest: one along the northeast of the railway line (0.95ha), and one within the southwest corner (1.18ha). The site also contains a small area of Traditional Orchard Priority Habitat and adjoins an area of Deciduous Woodland Priority Habitat to the SW. Beavers are present in connected catchment. The promoter has undertaken a preliminary ecological appraisal report and identifies a small area of unnamed deciduous woodland priority habitat to the E, purple moor grass and rush pasture priority habitat, woodland and parkland Biodiversity Action Plan Priority Habitat. The promoter identifies much of the site is within the National Habitat Network All Habitat Combined – Network Enhancement Zone 1 with areas of Traditional Orchards and Restorable Habitat. Devon Biodiversity Records Centre provided two non-statutory sites within the site: Folly Bridge –Fordton Marsh Unconfirmed Wildlife Site (UWS) area S of the railway and Crediton Parkland UWS area in the E. A number of priority habitats also fall in the south of the site. There are legally protected species in the north and south of the site (bird, butterflies, bats, otter, crayfish and water shrew). The site also falls in the catchment of the Exe estuary. Natural England identify the site is within 10km of Dartmoor National Park and contains traditional orchards, deciduous woodland and coastal and floodplain grazing marsh habitats, as well as numerous PROW. Devon County ecology specialists identify the site is predominantly arable and improved grassland fields surrounded by hedges with sparse trees with a copse within the site. A site visit would be needed to check botanical interest. 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. Trees on site require survey to assess bat roosting potential. Impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees and dark corridors.

Licences and compensation may be required if offences cannot be avoided. Further mitigation would be required if trees have bat roost potential. Biodiversity net gain requirements to be met onsite/offsite. The promoters suggest biodiversity net gain areas could be provided in areas of FZ2.

**Flood Risk, Water Quality and Drainage:** Predominantly FZ1 with the remainder of the site in FZ2 10.4 ha south and SW, FZ3 2.17ha south and SW. High groundwater vulnerability. Groundwater Source Protection Zone 3 (total catchment) runs through the site north to south covering approx. 22ha, Zone 2 (outer protection zone) covers the most eastern part of the site approx. 9ha. The eastern part of the site is susceptible to ground water flooding. The River Yeo runs through the south of the site and beyond the southern border. Other watercourses run along the SW border. The 2014 SFRA identifies that development of the site would lead to surface water run off N-S close to Barn Park along the PRow that leads to Lower Parks Farm, and surface water run-off W-E along the length of Great Parks Farm Road. A new SFRA will be developed alongside the new Local Plan. The NPPF must be adhered and the sequential and exception tests used where necessary. High groundwater vulnerability and within drinking water safeguarding zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. The promoters suggest that the areas of the site they propose for built development is located in FZ1 with some biodiversity net gain areas provided in FZ2.

**Heritage and Archaeology:** Crediton Conservation area is touching the site's eastern side. There are Grade II listed buildings at Great Parks Farm and Henley House within the site. There are several listed buildings just outside the South East boundary <50 metres. Devon County Council archaeology specialists note the historic landscape value and archaeological potential which requires further assessment. Mitigation suggested includes heritage impacts, particularly on historic landscape character and setting of heritage assets requires pre-determination assessment. The MDDC Conservation specialists note the site includes Listed Great Park Farmhouse and Barns and Henley House. The site topography includes a steep lane with Devon Banks either side that runs north to south up a steep valley. The topography and listed buildings setting could be a constraint for development which will need to be considered. The open farmland creates a valuable backdrop and edge to the built up Southern edge of Crediton at the ridge of the hill.

**Education Infrastructure:** The closest schools to the site are Haywards Primary School, Landscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the South West approximately 9.7km. The landscape character type is the Lowland plains. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development varies from high/high-medium. Further assessment would be required to identify evidence of local landscape value, including the contribution to Crediton's green hill setting. Site assessment also required to address uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities. The site is elevated countryside to the south of Crediton that provides a valuable green hill setting to the

town. Access is afforded by the PRow network offering tranquillity away from busy roads and railway. It provides far-reaching countryside views and walks across potentially attractive undulating farmland of fields with thick flower-rich hedges, historic buildings, an orchard, and riverside walks along the narrow flat floodplain of the meandering River Yeo. The agricultural landscape character use is likely to contribute to setting of heritage assets (Listed Buildings Henley House and Great Parks Farmhouse). The valley landforms, River Yeo floodplain, areas of steeper undulating slopes, and visually prominent elevated slopes visible in far-reaching views towards and from Crediton would be of high sensitivity to development, particularly employment development of larger shed-type buildings. Larger rectilinear fields on elevated plateaux to west of the school could be of medium-high or high sensitivity to development due to visual prominence on rural skylines in views from the South.

**Health and Safety related constraints:** Access can be achieved at Fordton although there are safety concerns here regarding the level crossing. Proximity to railway line. The site falls just outside of the Crediton Air Quality Management area (AQMA) and may lead to increased traffic levels within the AQMA. 11KV electric overhead lines cross the site. A 33KV electric overhead line is along the Western border.

**Soils and contamination:** Urban 13.46ha (North West to North East), Grade 2 (21.4ha) and Grade 3 for the remainder of the site (Central and South) (DEFRA 2020 Provisional Land Classification Grade). There is contaminated land (factory or works – use not specified) to the South East side of the site (0.42ha) and contaminated land just outside the SE border (railways). Site does not fall within a MCA, MSA or WCZ.

**Topography:** Strong slopes along the western (24% slope percentage, rising to the east) and southern (20% slope percentage, rising to the north) boundaries, with a gently sloping central ridge (8%) rising southeast to northwest, creating two small marked valleys either side. The area between the railway line and the River Yeo is the flattest, ranging between very gentle sloping to nearly level.

**Open Space and Recreation:** The following spaces are within walking distance to the site. People's Park, Newcomes Meadow and Crediton Parish Church Ground < 1.6km North. Playing field, rugby field and play area (<1km North), Allotments (<400 metres NE), Cemetery (<1.6km East)

**Potential Constraints to Delivery:** Access. Flood risk, water quality and drainage. Education infrastructure. Heritage. Crediton AQMA. Grade 2 and possibly Grade 3a ALC. Contaminated land. Topography. Multiple landownership, three landowners. Restrictive covenant on site alongside railway line. Priority habitats and Core Nature areas on site. Legally protected species on site. Potential landscape impact. 11KV and 33KV 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 14 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Min	25	150	150	150	150	150	150	150
Max	25	150	150	150	150	150	150	150
HELAA	25	150	150	150	150	150	150	150
Promoter	25	150	150	150	150	125	-	-

Yield	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Min	150	150	150	122	-	-	-
Max	150	150	150	150	150	150	150
HELAA	150	150	150	150	150	61	-
Promoter	-	-	-	-	-	-	-

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/02 CREDITON SOUTH – FOUR MILLS LANE**

**Customer Reference Number: pu13lzj**

W/CRE/02



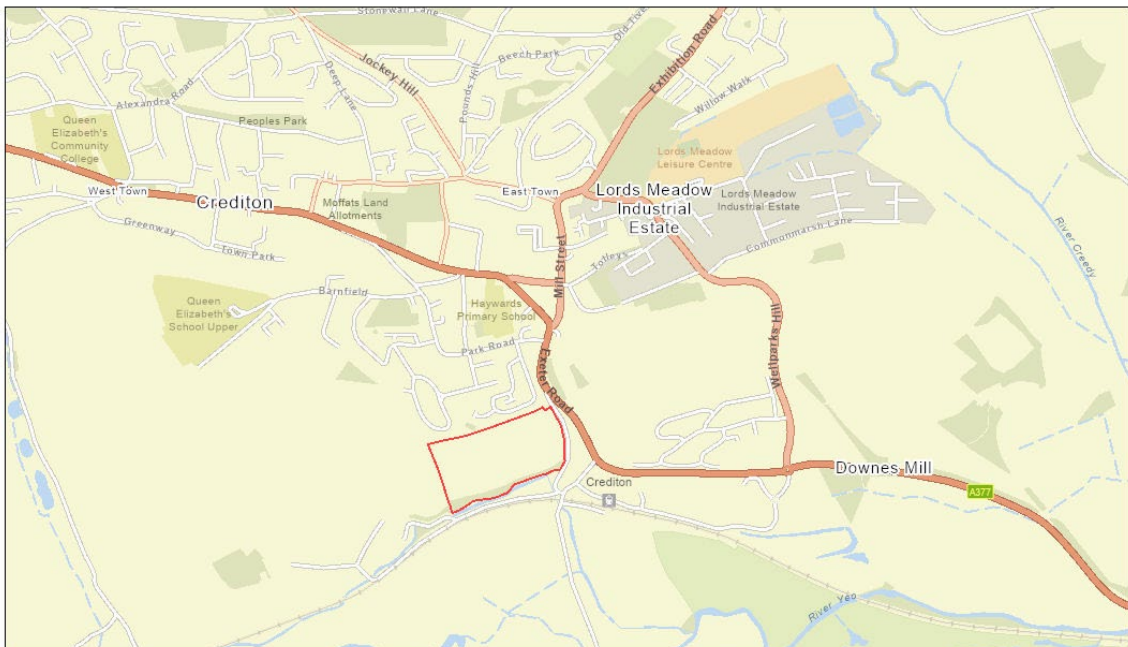
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W/CRE/02



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**Parish:** Crediton

**Site submitted for:** W/CRE/02a Homes for sale, affordable homes, homes for private rent  
W/CRE/02b Habitat creation/enhancement

**Site description:** Greenfield, currently in use as three adjacent agricultural fields to the South of Crediton. The railway line and a tributary of the River Yeo lies just outside of the site to the south. The site is accessed by a track to the south of the site adjacent the railway line. There is a public footpath which crosses the site from the north east corner to the eastern boundary, then runs along the south border of the site. The south west section of the site slopes strongly from north to the south down to the river. The remainder of the site gently slopes from north west to south east. The eastern boundary of the site is 4-6 metres above the adjacent road in places. An area of 0.62ha of deciduous woodland lies within the southern boundary and the south west part (0.29ha) is designated as priority habitat. The site has also been submitted a part of a larger site (W/CRE/01 Land at Parks Farm) which also includes W/CRE/03 Land off Park Lane. The site has one title deed. The HELAA Panel assess site as achievable however this is uncertain due to uncertainty around access with proximity to railway. The site may also be considered for habitat creation/enhancement.

**W/CRE/02a** Homes for sale, affordable homes, home for private rent

**Site Area:** Whole 6.59ha | Gross 6.59ha | Net 3.95ha

**Max Yield:** 138

**Min Yield:** 79

**HELAA Assessed Yield:** 108 (mid-point yield however the HELAA Panel identify the yield as uncertain for this site as it will be dependent on access with an assessment of the railway crossing required)

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** The HELAA Panel identify achievability of this site as uncertain, as until the railway crossing is assessed the yield is uncertain. Pedestrian and cycle connection to local services and bus stops would be required. The promoter identifies a new road will be constructed using the existing DCC access road to Lower and Higher Parks Farms. A PRoW footpath enters the site from the northwest corner and leads across to the centre of the eastern boundary, then runs along the south east boundary with Four Mills Lane. Crediton train station is off the SE corner of the site approx. 130m. DCC Highways note that a site of this scale would require a full transport assessment and master

planning exercise. Services and facilities are available in Crediton centre approx. 835 metres. The closest bus stop is <50 metres to the east.

**Natural Environment:** The SW border adjoins a woodland and forest core nature area. There is deciduous woodland priority habitat on the SW boundary and the site falls within the catchment of the Exe estuary. Natural England note the site is within 10km of Dartmoor National Park however do not have any specific comments at this stage. Beavers are present in connected catchment. Devon County ecology specialists identify the site is improved grassland fields, likely agricultural, surrounded by hedges. A site visit will be need to check botanical interest. 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:** Predominantly FZ1, except the very southern part of the site which is FZ2 (0.02ha). High groundwater vulnerability. Groundwater Source Protection Zone 2 (outer protection zone), site is susceptible to ground water flooding. A tributary of the River Yeo runs just outside the site to the south. The NPPF must be adhered and the sequential and exception tests used where necessary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

**Heritage and Archaeology:** Crediton Conservation area is touching the site's eastern side. There are several listed buildings and features just outside the SE boundary with Four Mills Lane <50 metres. Devon County Council archaeology specialists note that the proximity to the Conservation area and the site of historic mills and a leat suggests some potential to the impact on heritage. Mitigation suggested includes heritage impact assessment prior to determination. The MDDC Conservation specialists note that the land sits on higher ground with a tree belt screen to the edge of the Crediton Conservation Area at Four Mills Lane to the East. The tree screen and topography reduces the impact on the setting of the listed buildings on Four Mills Lane, including, Taw Valley Terrace, Taw Vale and Dartmoor Inn. It is also noted there are footpaths through the site.

**Education Infrastructure:** The closest schools to the site are Haywards Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is the Lowland plains. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to residential development is low-medium. The elevated countryside south of Crediton provides a valuable green hill setting to the town. Access afforded by PROW network

offering tranquillity away from busy roads and railway, far-reaching countryside views and walks across potentially attractive undulating farmland of fields with thick flower-rich hedges. Sloping down away from the town, the site is screened by hedges and adjoins existing development, limiting views into the area. Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** Access at Fordton although there are safety concerns here regarding the level crossing. The site falls just outside of the Crediton Air Quality Management area (AQMA) and may lead to increased traffic levels within the AQMA. Proximity to railway line.

**Soils and contamination:** Grade 2 (4.82ha) and 3 (1.77ha) (DEFRA 2020 Provisional Land Classification Grade). There is contaminated land (factory or works –use not specified) within 5 metres of the site to the South. Site does not fall within a MCA, MSA or WCZ.

**Topography:** The south western section of the site slopes strongly from north to south down to the river (20% slope percentage). The remainder of the site gently slopes from north west to south east (8.4% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site. People's Park, Newcomes Meadow and Crediton Parish Church Ground approx. 1.6km north. Playing field, rugby field and play area (<1.6km north), Allotments (<400 metres north), Cemetery (<1.6km north east)

**Potential Constraints to Delivery:** Access raises safety concerns with regard to level crossing. Flood risk, water quality and drainage. Education infrastructure. Possible heritage impacts. Crediton AQMA. Grade 2 and possibly Grade 3a ALC. Topography. Priority habitats on site. Potential landscape impact. Proximity to railway line.

**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 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	4	-	-
Max	25	50	50	13	-
HELAA	25	50	33		

**W/CRE/02b** Strategic habitat creation/enhancement

**Site Area:** Whole 6.59ha | Gross 6.59ha | Net 6.59ha

## **Site Suitability**

### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

### **Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Four Mills Lane runs along the E border. A PRoW footpath enters the site from the northwest corner and leads across to the centre of the eastern boundary, then runs along the south east boundary with Four Mills Lane.

**Natural Environment:** A single TPO lies 45 metres to the north and a TPO area lies 60 metres outside of the site to the SE. The SW border adjoins a woodland and forest core nature area. There is deciduous woodland priority habitat on the SW boundary and the site falls within the catchment of the Exe estuary. NE note the site is within 10km of Dartmoor National Park however have not offered any specific comments at this stage. Beavers are present in connected catchment. Devon County ecology specialists identify the site is improved grassland fields, likely agricultural, surrounded by hedges. 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. Site is of low strategic ecological importance. The habitat suitability identified by the Nature Recovery Network are the Lowland Dry Acid Grassland with woodland as the primary habitat and the Lowland Meadow with woodland as the secondary habitat, however a site assessment is needed to identify the best use of this site for wildlife.

**Flood Risk, Water Quality and Drainage:** Predominantly FZ1, except the very southern part of the site which is FZ2 (0.02ha). High groundwater vulnerability. Groundwater Source Protection Zone 2 (outer protection zone), site is susceptible to ground water flooding. A tributary of the River Yeo runs just outside the site to the south.

**Heritage and Archaeology:** Crediton Conservation area is touching the site's eastern side. There are several listed buildings just outside the SE boundary <50 metres. Devon County Council archaeology specialists notes that the proximity to the Conservation area and the site of historic mills and a leat.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is the Lowland plains. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The elevated countryside south of Crediton provides a valuable green hill setting to the town. Access afforded by PROW network offering tranquillity away from busy roads and railway, far-reaching countryside views and walks across potentially attractive undulating farmland of fields with thick flower-rich hedges.

**Health and Safety related constraints:** No health and safety related concerns raised.

**Soils and contamination:** Grade 2 (4.82ha) and 3 (1.77ha) (DEFRA 2020 Provisional Land Classification Grade). There is contaminated land (factory or works – use not specified) outside of the site to the south. Site does not fall within a MCA, MSA or WCZ.

**Topography:** The south western section of the site slopes strongly from north to south down to the river (20% slope percentage). The remainder of the site gently slopes from north west to south east (8.4% slope percentage).

**Potential Constraints to Delivery:** Flood risk, water quality and drainage. Grade 2 and possibly Grade 3a ALC. Topography. Site is of low strategic ecological importance.

**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.

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/03 Land off Park Lane**

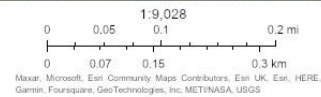
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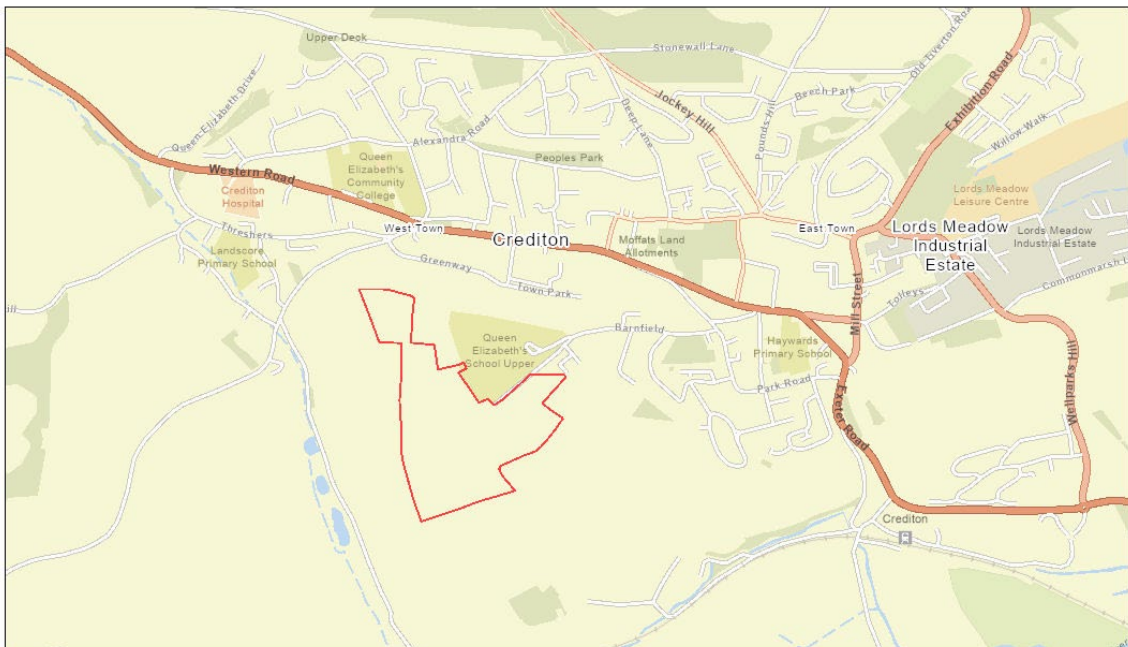
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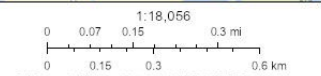
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W/CRE/03



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**Parish:** Crediton

**Site Area:** Whole 15.54ha | Gross 15.54ha | Net 9.32ha

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

**Max Yield:** 326

**Min Yield:** 186

**HELAA Assessed Yield:** 10

**Site description:** Greenfield site to the south of Crediton adjacent the settlement boundary. The site is in agricultural use and is surrounded by hedge-lined fields. Yeoland House lies within the site area and the Queen Elizabeth secondary school borders the site to the east. The site slopes moderately (9.7% slope percentage) from north to south. The site has also been submitted as part of a larger site W/CRE/01, which also includes W/CRE/02. One landowner. In the latest update from the promoter, it is suggested that access would be across private land or provided as part of a wider site with Highways advice being sought. The promoter makes reference to the site area of W/CRE/01 indicating the wider site area mentioned regarding access. In the latest update from the promoter, it is suggested mixed use is considered as an option for the use of the site however within the detail provided it is suggested this would form part of a predominantly residential option rather than for the site to be considered separately for these uses. As such separate assessments for the different uses have not been provided in this case as part of this HELAA. In the latest update the promoter suggests that the site could deliver up to 320 dwellings if developed independently. The HELAA Panel assessed the site as achievable for 10 dwellings if developed in isolation due to constraints of private access and neighbouring estates at full traffic capacity.

## **Site Suitability**

### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

### **Stage B**

**Land Status:** Predominantly greenfield agricultural land.

**Access:** Devon County Council Highways identifies that access via Barnfield Park has capacity issues and therefore would not be suitable for the full yields identified. Rights of way and for the installation and maintenance of utilities infrastructure exist for the land to the left of Barn Park. Pedestrian and cycle connection to local services and bus stops would be required. The promoter identifies access would be from Park Lane which would require some enhancement unless the site forms part of the wider site area promoted in W/CRE/01. An unclassified lane runs through the site, extending from Park Lane to the E. This provides agricultural access and splits from Barnfield to lead to Yeoland House and Backs Barn. The HELAA Panel assess the site as achievable for a limited number of 10 dwellings due to access limitations and traffic capacity of neighbouring estates. There

are several PRowS one along the W border that connects to paths that lead to the centre of Crediton and Barn Park. Crediton Railway Station is approx. 1km from the SE corner of the site. Services and facilities are available in Crediton centre < 800 m N. The nearest bus stops are located within 200 metres of the site to the N and E.

**Natural Environment:** There are legally protected species on site (butterfly and grass snake). The site falls within the catchment of the Exe Estuary. Beavers are present in connected catchment. Natural England identify the site is within 10km of Dartmoor National Park and contains PRow. No specific comments are provided by NE at this stage. Devon County ecology specialists identify the site is arable and improved grassland fields surrounded by hedges with sparse trees. A site visit would be needed to check botanical interest. 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. The promoter suggests the site is on the edge of a SSSI area however this does correspond to the SSSI mapping publicly available at the time of this assessment.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability and Groundwater Source Protection Zone 3 (total catchment) runs through the site north to south covering approx. 13ha. 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:** Crediton Conservation area is 97m to the NW. Grade II listed buildings (The Old Smithy and Glen Cottage) approx. 100m from the NW corner of the site. Devon County Council archaeology specialists note the historic landscape value and archaeological potential which requires further assessment. Mitigation suggested includes heritage impacts requires pre-determination assessment. The MDDC Conservation specialists notes although there are no specific heritage conflicts but they identify the topography of the site and the importance of the site as a natural open edge to Crediton Development to its southern ridge.

**Education Infrastructure:** The closest schools to the site are Landscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is the Lowland plains. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is medium-high. The elevated countryside to the south of Crediton provides a valuable green hill setting to the town. Access is afforded by PRow network offering tranquillity away from busy roads and railway, far-reaching countryside views and walks across potentially attractive undulating farmland of fields with thick flower-rich hedges.

Elevated slopes visible in far-reaching views towards and from CREDITON would be of high sensitivity to development, particularly employment development of larger shed-type buildings. Larger rectilinear fields on elevated plateaux to west of the school could be of medium-high or high sensitivity to development due to visual prominence on rural skylines in views from south. Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** The site falls just outside of the CREDITON Air Quality Management area (AQMA) and may lead to increased traffic in the AQMA. 11KV and 33KV electric overhead lines cross the site.

**Soils and contamination:** Urban 1.08ha (North and East boundaries), Grade 2 (13.37ha) and Grade 3 (1.09ha SE border) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ.

**Topography:** The site slopes moderately (9.7% slope percentage) from north to south.

**Open Space and Recreation:** The following spaces are within walking distance to the site. People's Park, Newcomes Meadow and CREDITON Parish Church Ground <800m N. Playing field, rugby field and play area (<1.6km N), Allotments (<400m E), Cemetery (<1.6km NE)

**Potential Constraints to Delivery:** Access. Water quality and drainage. Education infrastructure. CREDITON AQMA. Grade 2 and possibly Grade 3a ALC. Topography. Legally protected species on site. Potential landscape impact. 11KV and 33KV 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 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Min	25	50	50	50	11	-	-	-
Max	25	50	50	50	50	50	50	1
HELAA	10	-	-	-	-	-	-	-

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/04 West of Four Mills Lane**

**Customer Reference Number: su13v4b**

W/CRE/04



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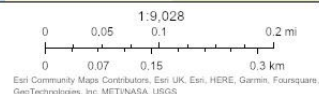
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**Parish:** Crediton

**Site submitted for:** W/CRE/04a Homes for sale W/CRE/04b Office, Industrial/Warehouse

**Site description:** Greenfield site to the S of Crediton just outside the settlement boundary. Site is level and is comprised of undeveloped scrub and grassland bordered by the railway line to the N and agricultural land to the S and W. Station Road forms the E boundary and consists of a railway crossing (NE corner of the site) and residential development backed onto by an industrial estate. There are two Grade II listed railway structures within 30m of the NE boundary and a locally listed terrace lies 35m SE. A small part of the site (0.11ha) falls within a woodland Strategic Nature Area and the site itself is bordered by trees and hedges to the N, W and S. Bats have been recorded within 60m of the site. The site falls within contaminated land. The majority of the site is FZ2 with the remainder of the site FZ3 (0.02ha). W/CRE/01 which encompasses W/CRE/02 and W/CRE/03 borders the site to the W. One landowner. Construction within 10 metres of the railway line bordering the north of the site is subject to approval from the railway company. The HELAA Panel assess the site as unachievable for housing due to the constraints of the site but may be appropriate for commercial. Site already has existing planning permission for commercial use therefore a HELAA assessment is not provided for this use as this is not required.

**W/CRE/04a** Homes for sale

**Site Area:** Whole 0.41ha | Gross 0.39ha | Net 0.39ha

**Max Yield:** 14

**Min Yield:** 8

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** 0.02 ha

#### **Stage B**

**Land Status:** Greenfield.

**Access:** Devon County Council Highways identifies that access would be so close to the level crossing this could be an issue. Pedestrian and cycle connection to local services and bus stops would be required. A PRoW begins on the E side of Station Road and runs parallel to the railway line along the access road to Fordton Trading Estate. DCC Highways conclude that this site would not be appropriate for the proposed housing yield from a highways perspective. Crediton train station is <100m E of the site. Services and facilities are available in Crediton centre <1.6km N. The closest bus stop is at the train station 150m E.

**Natural Environment:** The Eastern corner of the site (0.11ha) falls within a woodland Strategic Nature Area. The site falls within the catchment of the Exe Estuary and legally protected species (bats) have been recorded within 60m SE of the site. Beavers are present in connected catchment. Devon County ecology specialists identify the site is an improved grassland field with a wooded corner. A site visit will be needed to check the botanical interest. 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. Part of the site lies within a Strategic Nature Area so could be enhanced with woodland.

**Flood Risk, Water Quality and Drainage:** The majority of the site falls within FZ2 with a small area in the S is FZ3 (0.02ha). Medium-High Groundwater vulnerability. Groundwater Source Protection Zone 2 (outer protection zone) covers the whole site and the site is susceptible to ground water flooding. The NPPF must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. 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:** Crediton Conservation area is touching the site's NE corner. To the NE <30m from the site two Grade II listed structures, a railway signal box and a railway footbridge lie. Locally listed Fordton Terrace lies 35m to the SE. Devon County Council archaeology specialists identify the site is a former medieval deer park. There is historic landscape value and archaeological potential should be investigated prior to any development. Heritage impacts require pre-determination assessment. The MDDC Conservation specialists make reference to a planning application on this site Ref 22/00100/FULL for the erection of 4 dwellings and construction of a new vehicular access. The proposals were considered by the MDDC Conservation Officer to not satisfactorily address the significance, character, setting including views to and from, appearance, design, layout and local distinctiveness of the local heritage context and would be harmful to the SE edge of the Crediton Conservation area. For this particular application it was also noted the application was of poor design, with overly large and inappropriate massing, out of scale with the surrounding built form and street form, poorly orientated, poor use and positioning of openings.

**Education Infrastructure:** The closest schools to the site are Haywards Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is the Sparsely settled farmed valley floors. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is low-medium. The site is

level greenfield which is subject to flooding; existing trees and hedges screen the site and contribute to flood water absorption. Located on the south west edge of Crediton, development of the site would form a departure from the existing settlement pattern. The site forms part of the town's setting from the southern approach. Visible from the neighbouring road, a public footpath, railway line, station and crossing, development could impact the settings of a conservation area and several listed buildings. Housing designed to a high standard would relate well to the existing built form but larger buildings for employment use would not.

**Health and Safety related constraints:** Access at Fordton although there are safety concerns here regarding the level crossing. The site falls just outside of the Crediton Air Quality Management area (AQMA) and may lead to increased traffic in the AQMA.

**Soils and contamination:** Grade 3 (0.24ha, western part of site), Urban (0.17ha, eastern part of site) (DEFRA 2020 Provisional Land Classification Grade). The whole site is designated as contaminated land from railway works. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Level (0.2% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site. Newcombes Meadow and Crediton Parish Church Ground <800m N. Golf course approx. 400m E. Playing field, rugby field and play area (<1.6km north), Allotments (approx. 800 metres NE), Cemetery (<1.6km north east).

**Potential Constraints to Delivery:** Access. Flood risk, water quality and drainage Heritage assets. Education infrastructure. Crediton AQMA. Possibly Grade 3a ALC. Contaminated land. Part of site is woodland Strategic Nature Area. Construction within 10 metres of the railway line bordering the north of the site is subject to approval from the railway company. 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.

**W/CRE/04b** Office, Industrial/Warehouse

**Site Area:** Whole 0.41ha | Gross 0.41ha | Net 0.16-0.25ha

**Max Yield:** 2,460sqm

**Min Yield:** 1,640sqm

**HELAA Assessed Yield:** 1,640 -2,460 sqm

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** 0.02ha (Flood Maps show FZ3 only. For the purposes of Commercial development FZ3b area has not been excluded from the Gross area as this may be FZ3a which may be compatible for commercial development. Further flood risk assessment will be required to determine the areas that fall within FZ3a and FZ3b).

Site already has planning permission for commercial use therefore a HELAA assessment is not provided.

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/05 Westwood Farm and associated land**

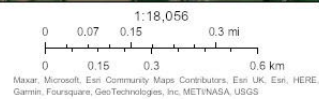
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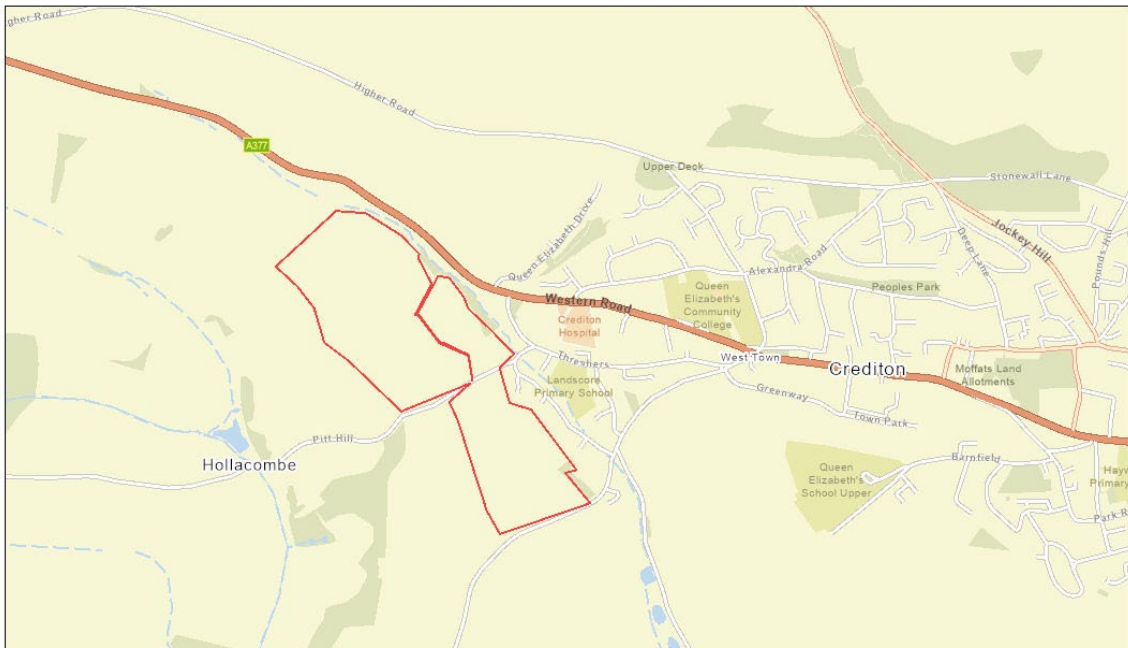
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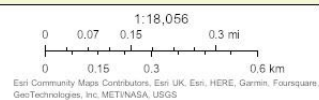
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**Parish:** CREDITON Hamlets

**Site submitted for:** W/CRE/05a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people W/CRE/05b Habitat creation/enhancement

**Site description:** Greenfield site to the W of CREDITON just outside the settlement boundary. The site has a moderate slope (11% slope percentage) rising to the W and is divided into two areas (North and South) by Pitt Hill. The site is set within farmland to the N, S, W and NE, with boundaries defined by hedges and trees. The A377 lies within 35m to the E. The SE borders residential development and a grassland Core Nature Area. The Southern area is also bordered to the S by Westwood Road. Pitt Hill runs through the centre of the site. A dwelling is located in the SE corner of the northern area. The NE corner of the northern area falls within FZ2 (<0.01ha) and FZ3 (0.1ha). Badgers have been recorded within and in close proximity to the NE boundary. In the Southern area, the Grade II Westwood Farmhouse and Lower Westwood Farmhouse, stables and lincay are located <50m from the S site's border. Some protected species have been found on site (badgers, butterflies). One landowner. Alongside Pitt Hill to the N of the road a small proportion of the site (approx 1ha) has planning permission 21/00445/MARM for 26 dwellings. The HELAA Panel assessed the site as possibly achievable for a reduced yield of up to 100 dwellings due to access and other constraints such as topography. The site may also be considered for habitat creation/enhancement.

W/CRE/05a Homes for sale, affordable homes, homes for private rent, custom and self-build homes, homes for older people

**Site Area:** Whole 29.03ha | Gross 28.93ha | Net 17.36ha

**Max Yield:** 608

**Min Yield:** 347

**HELAA Assessed Yield:** 100

### Site Suitability

#### Stage A

**International/national designations:** None

**Flood Zone 3b:** 0.10 ha

#### Stage B

**Land Status:** Greenfield.

**Access:** Westwood Road runs along the site's S border. Pitt Hill road runs through the middle of the site with an existing access road joining Pitt Hill from the N. There are PRoW on the E side of the site running from Westwood Road to Pitt Hill. DCC Highways conclude that a site of this scale would require a full transport assessment and master planning exercise. The HELAA Panel assessed the site as possibly achievable for a reduced yield of up to 100 dwellings due to access and other constraints such as topography. The Panel note that Pitt Hill is very narrow with scope to widen unlikely, with access possibly via the A377 to the N. CREDITON train station is approx. 1.8km SE of the site. Services

and facilities are available in Crediton centre 800m E. The closest bus stop to the northern section is <50m away to the E. The closest bus stop to the southern section is approx. 100m E.

**Natural Environment:** The SE corner of the site adjoins a grassland Core Nature Area. There is a Regionally Important Geological Site just outside the central area of the site, along Pitt Hill to the W, and a Priority Habitat bordering the site in the S. Legally protected species are recorded within and in close proximity to the site (badgers and butterflies within the site, a range of moths within 80m of the E boundary). The site also falls within the catchment of the Exe Estuary. Beavers are present in connected catchment. Natural England note that the site contains Traditional Orchards and is within 10km of Dartmoor National Park. The site also abuts a PRoW however no specific comments are provided by Natural England at this stage. Devon County ecology specialists identify the site is an arable field 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:** The site falls predominantly in FZ1 (29ha) with the remainder in FZ2 (<0.01ha) and FZ3 (0.10 ha NE border). The site is within an area of high groundwater vulnerability. There is an unnamed watercourse along the NE boundary. The 2014 SFRA identifies there is some fluvial flood risk from the overtopping of the unnamed watercourse and surface water presents a risk to the site with further development and creation of impermeable surfaces which may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. The NPPF must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. 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:** A number of Grade II listed buildings are located close to the site. To the East lie Chapel Down Farmhouse (approx. 110m), Western Lodge Hospital, Lodge and Lower Lodge (approx. 100m). Westwood Farmhouse, Lower Westwood Farmhouse, stables and linhay are <50m from the S border. To the W lie Hollacombe House (385m) and Pitt Farmhouse (370m). Devon County Council archaeology specialists identify the site has archaeological potential. Westwood and Chidenbrook may have late medieval origins. Finds of prehistoric and Romano-British settlement evidence on opposite valley slope at Chapel Downs. Mitigation suggested includes pre-determination archaeological assessment and evaluation. The MDDC Conservation specialists note the SE corner of the site slopes down to Westwood Road and Lower Westwood Farmhouse grade II listed. Its setting as the first visible building on the edge of Crediton may be harmed by development in this southern lower area of the site.

**Education Infrastructure:** The closest schools to the site are Landscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new

education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The predominant landscape character type is the Lowland plains but 0.02ha within the SE corner falls within Main cities and towns. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is low-medium and medium-high. The site is set within an open landscape of regularly shaped medium to large fields, the site consists of rural greenfield which slopes down towards the town. The elevated landform contributes to Crediton's green hill setting and development of the upper slopes would be visually prominent. Development of the lower slopes could support the town's nucleated form. Development within the SE corner could have a negative impact on the settings of several listed buildings. Housing could relate well to the existing built form and relationship with the landscape setting but employment use would not. A further site appraisal may be required due to the uncertainty over the site's distinctiveness, visual prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** The site falls just outside of the Crediton Air Quality Management area (AQMA) and may lead to increased traffic in the AQMA. 11KV electric overhead lines cross the south of the site.

**Soils and contamination:** Grade 2 (15.23ha NW-SW), Grade 3 (13.8ha NE-SE) (DEFRA 2020 Provisional Land Classification Grade). Contaminated land falls outside the site (Hospital), 64m N, across Threshers Road. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Moderate slope (11% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site. Peoples Park approx. 1.6km E. Playing field and rugby field (<1.6km NW). Play Area approx. 800m N. Allotments (<1.6km E), Cemetery (<2.4km E).

**Potential Constraints to Delivery:** Access. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Assessment of groundwater risk. Heritage assets. Education infrastructure. Crediton AQMA. Grade 2 and possibly Grade 3a ALC. Topography. Legally protected species on site. 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 3 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Min	25	50	50	50	50	50	50	22
Max	25	100	100	100	100	100	83	
HELAA	25	50	25	-	-	-	-	-

**W/CRE/05b** Habitat creation/enhancement**Site Area:** Whole 29.03ha**Site Suitability****Stage A****International/national designations:** None**Flood Zone 3b:** 0.10 ha (For the purposes of habitat creation/enhancement FZ3 has not been excluded as this is considered to be water-compatible development)**Stage B****Land Status:** Greenfield.**Access:** Westwood road runs along the site's S border. Pitt Hill road runs through the middle of the site with an existing access road joining Pitt Hill from the N. There are PRoW on the E side of the site running from Westwood Road to Pitt Hill.**Natural Environment:** The SE corner of the site adjoins a grassland Core Nature Area. There is a Regionally Important Geological Site just outside the central area of the site, along Pitt Hill to the W, and a Priority Habitat bordering the site in the S. Legally protected species are recorded within and in close proximity to the site (badgers and butterflies within the site, a range of moths within 80m of the E boundary. The site also falls within the catchment of the Exe Estuary. Beavers are present in connected catchment. Natural England note that the site contains Traditional Orchards and is within 10km of Dartmoor National Park. The site also abuts a PRoW however no specific comments are provided by Natural England at this stage. Devon County ecology specialists identify the site is an arable field 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. Site is low strategic ecological importance. The habitat suitability identified by the Nature Recovery Network are the Lowland Dry Acid Grassland with woodland as the primary habitat and the Lowland Meadow with woodland as the secondary habitat. However, a site assessment is needed to identify the best use of this site for wildlife.**Flood Risk, Water Quality and Drainage:** The site falls predominantly in FZ1 (29ha) with the remainder in FZ2 (<0.01ha) and FZ3 (0.10 ha NE border). The site is within an area of high groundwater vulnerability. There is an unnamed watercourse along the NE boundary. The 2014 SFRA identifies there is some fluvial flood risk from the overtopping of the unnamed watercourse and surface water flood risk. A new SFRA will be developed alongside the new Local Plan.**Heritage and Archaeology:** A number of Grade II listed buildings are located close to the site. To the East lie Chapel Down Farmhouse (approx. 110m), Western Lodge Hospital, Lodge and Lower Lodge (approx. 100m). Westwood Farmhouse, Lower Westwood Farmhouse, stables and linhay are <50m from the S border. To the W lie Hollacombe House (385m) and Pitt Farmhouse (370m). Devon County Council archaeology specialists identify the site has archaeological potential. Westwood and Chidenbrook may have late medieval origins. Finds of prehistoric and Romano-British settlement

evidence on opposite valley slope at Chapel Downs. No comments have been provided by MDDC Conservation specialists with regard to the impact of habitats on this site.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The predominant landscape character type is the Lowland plains but 0.02ha within the SE corner within Main cities and towns. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The site is set within an open landscape of regularly shaped medium to large fields, the site consists of rural greenfield which slopes down towards the town. The elevated landform contributes to Crediton's green hill setting.

**Health and Safety related constraints:** No health and safety constraints identified.

**Soils and contamination:** Grade 2 (15.23ha NW-SW), Grade 3 (13.8ha NE-SE) (DEFRA 2020 Provisional Land Classification Grade). Contaminated land (hospital) falls outside the site, 64m N, across Threshers Road. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Moderate slope (11% slope percentage).

**Potential Constraints to Delivery:** Flood risk, water quality and drainage. Grade 2 and possibly Grade 3a ALC. Topography. Site is low strategic ecological importance.

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

**Build out rate:** Years 1-5 given site availability identified by promoter within the next 5 years.

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/06 CREDITON HOSPITAL**

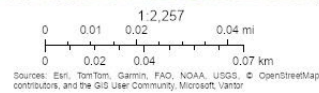
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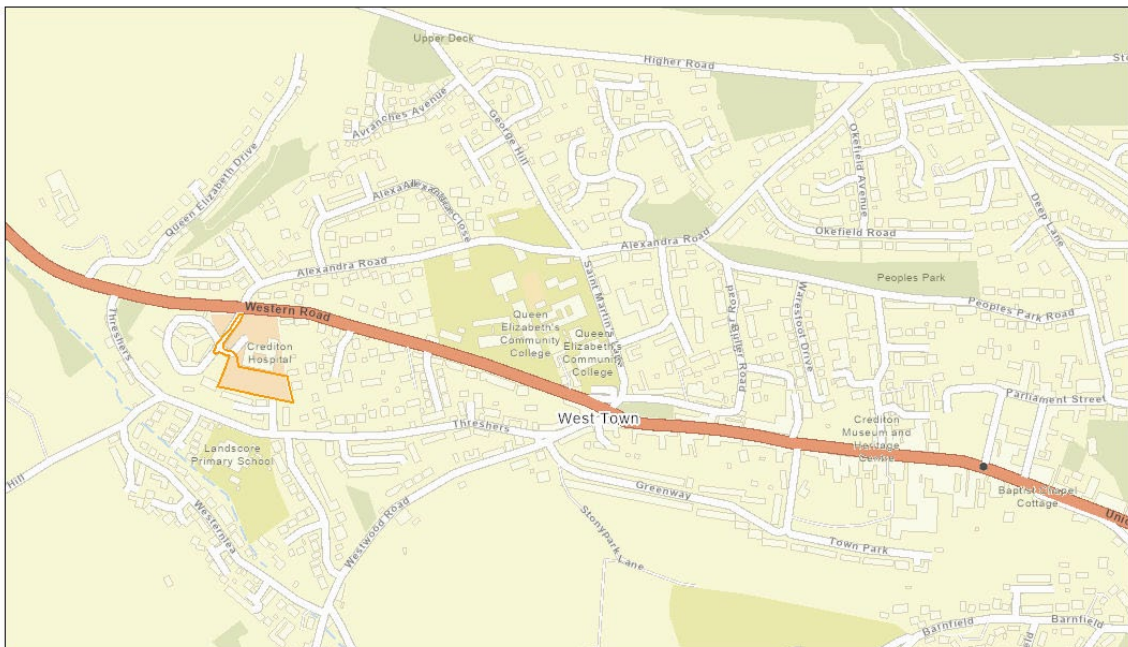
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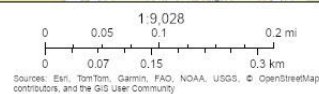
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**Parish:** Crediton

**Site Area:** Whole 0.41ha | Gross 0.41ha | Net 0.33ha

**Site submitted for:** Homes for sale, affordable homes, homes for older people

**Max Yield:** 11

**Min Yield:** 7

**Promoter yield:** 14

**HELAA Assessed Yield:** 9 (mid-point yield)

**Site description:** Brownfield site to the West of Crediton within the settlement boundary. The site lies within the setting of Crediton Hospital with ancillary parking. Crediton Hospital lies to the N, with Western Lodge Hospital, the Lodge and Lower Lodge Grade II listed buildings to the W. Residential development is to the S and E. There is existing access from the A377 (Western Road). The site slopes moderately (10.4%). Clusters of trees are found within the site. Bats have been recorded just outside the site area to the NW. One landowner. Rights exist on site relating to utilities infrastructure and maintenance. In the latest update from the promoter a smaller site area that was originally submitted with the remainder of the site no longer available. This has been updated in this assessment. The HELAA Panel assess the site as achievable and note that development would have to be sympathetic to the site and surrounding area.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None.

#### **Stage B**

**Land Status:** Greenfield within the grounds of existing hospital and ancillary parking.

**Access:** Devon County Council Highways identifies that access is via the A377 and that using the existing access would be preferred. There are no PRow's on or nearby to the site, the nearest is at Pitt Hill road 800m SW. DCC Highways conclude that this could be an acceptable site for a low housing yield. Crediton Railway Station approx. 2km SE. Services and facilities are available in Crediton centre approx. 800m E. Bus stops are available along the N boundary, opposite Alexandra Road next to the site's entrance.

**Natural Environment:** There is a County Geological Site in close proximity, on the N side of the Western Road. Legally protected species (bats) are found within the N of the site. The site is within the catchment of the Exe Estuary. Site is within the grounds of existing hospital and ancillary parking.

Of the habitats on site, it is mostly wooded with some amenity grassland. The site boundary includes hedges and mature trees as well as clusters of mature within the site. Beavers are present in connected catchment. Devon County ecology specialists identify a site visit would be needed to check botanical interest. 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 Western boundary borders Grade II listed building, Western Lodge Hospital, the Lodge and Lower Lodge. Crediton Conservation Area lies approx. 200m E. Devon County Council archaeology specialists note the impacts on the listed hospital/workhouse need to be assessed. There is also potential for Romano-British Archaeology as the site is adjacent to a Roman Road and settlement evidence identified to the NW of Chapel Downs. Mitigation suggested includes pre-determination archaeological assessment and evaluation. The MDDC Conservation specialists note the site is within the setting of the Western Lodge Hospital which has its setting heavily developed. The proposed development of the site and the loss of the remaining open space around the asset would in principle be harmful to the significance of the asset, this less than substantial harm would be towards the medium end of the spectrum.

**Education Infrastructure:** The closest schools to the site are Lanscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is the Main cities and towns. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is medium-high. The site consists of urban land rising to the north and elevated above the road forming the southern boundary. Clusters of mature trees and amenity grassland make up the site. Development could be harmful to the setting of nearby listed buildings. The site's long history as hospital use could be locally valued. Restricted views across the site, from the north, exist of neighbouring hills to the south. Residential or employment development could however relate well to the existing built form and maintain the nucleated settlement pattern. A more detailed desk study may be required to identify evidence of local landscape value.

**Health and Safety related constraints:** Within the Crediton AQMA.

**Soils and contamination:** Urban 1.23ha (E) and Grade 3 (1.41ha W) (DEFRA 2020 Provisional Land Classification Grade). Whole site is contaminated land (hospital). Site does not fall within a MCA, MSA or WCZ.

**Topography:** The site slopes moderately (10.4% slope percentage) from north to south.

**Open Space and Recreation:** The following spaces are within walking distance to the site. People's Park <800m E. Playing field and rugby field (<1.6km NE). Play area approx. 400m N. Allotments (<1.6km SE), Cemetery (2.4km NE).

**Potential Constraints to Delivery:** Water quality and drainage. Impact on heritage assets. Education infrastructure. Possibly Grade 3a ALC. Contaminated land. Topography. Legally protected species in close proximity. Rights exist relating to utilities infrastructure and maintenance. Potential landscape impact. Crediton AQMA.

**Site Availability:** The promoter has confirmed the site will be available for development within the next 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	7	-	-	-	-
Max	11	-	-	-	-
Promoter	14	-	-	-	-
HELAA	9	-	-	-	-

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/07 Land at Chapel Downs Farm**

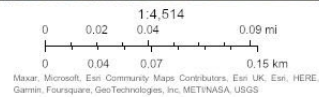
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W/CRE/07



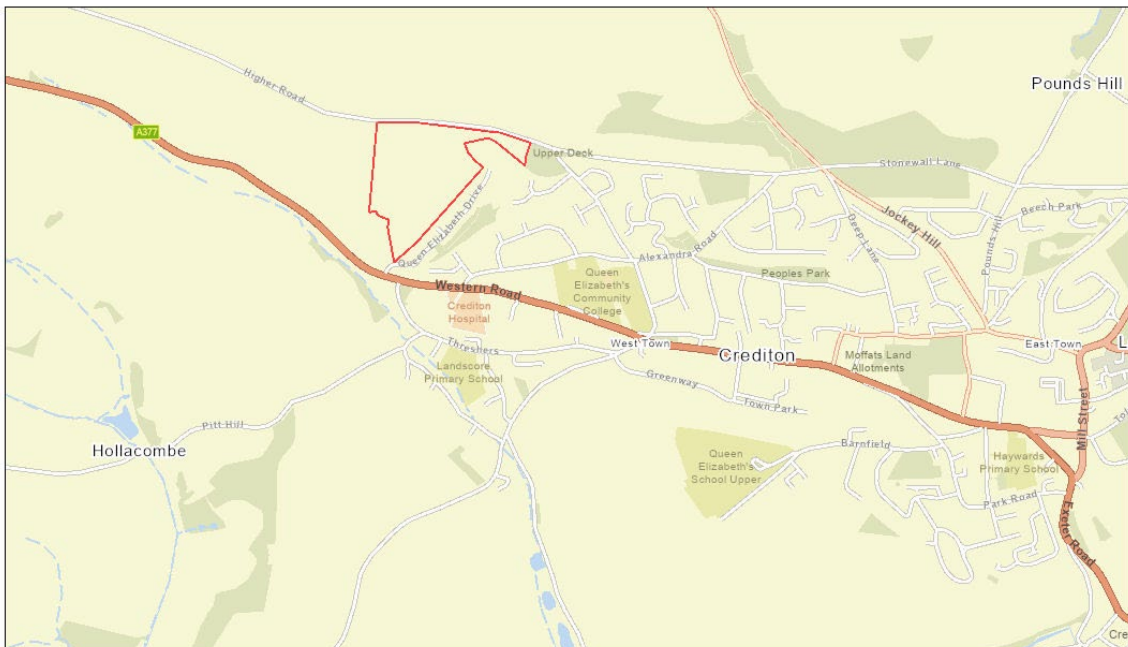
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W/CRE/07



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**Parish:** Predominantly Crediton Hamlets. Crediton (NE corner).

**Site Area:** Whole 8.45ha | Gross 8.45ha | Net 5.07ha

**Site submitted for:** Homes for sale, affordable homes

**Max Yield:** 177

**Min Yield:** 101

**Promoter Yield:** 90

**HELAA Assessed Yield:** 139 (mid-point yield)

**Site description:** Greenfield site which includes areas of agricultural land and a small parcel of scrubland containing some trees to the W of Crediton, situated between Higher Road and the A377 running westbound out of Crediton. The site lies between residential development (Queen Elizabeth Drive housing estate) and open space to the E, the A377 to the S, open countryside to the W and N and Higher Road is adjacent the northern boundary. Grade II listed building Chapel Down Farm House lies 40m from the SW border. The site moderately slopes N-S (12.7% slope percentage). One landowner. The HELAA Panel assess the site as achievable but note that access to the A377 should be via Elizabeth Drive as Higher Road is too narrow. The site was subject to a planning application 17/01511/MOUT for an outline of 120 dwellings but was refused based on current policies at the time on the basis that the site was outside the current settlement limit, the site due to the elevated and sloping nature of the site and the inclusion of a new section of highway causing would lead to a harmful impact on visual amenity of the area at the western entrance to the town, harm to the Grade II listed Chapel Downs Farmhouse and harm to the amenity of occupiers of neighbouring properties by virtue of the difference in levels. In the latest update from the promoter, they suggest that access from Higher Road is confirmed through the Highway authority although this is a refused permission.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None.

#### **Stage B**

**Land Status:** Greenfield.

**Access:** Devon County Council Highways identifies that access is via the A377. The HELAA Panel suggest that access to the A377 should be via Elizabeth Drive as Higher Road is too narrow. In the latest update from the promoter they advised that access from Higher Road is confirmed through the Highway Authority through the application 17/01511/MOUT. Although it is noted that this application was refused. Pedestrian/cycle connection to the local services and bus stops would be required. There are no PRoWs on site, however there is one that starts at the N border and

continues N. Crediton Railway Station 2.4km SE. Services and facilities are available in Crediton centre approx. 800m SE. Bus stops are available 50m from the S boundary.

**Natural Environment:** A grassland nature area adjoins the site's NE boundary. Legally protected species are found on site (bats and badgers). The site also falls within the catchment of the Exe Estuary. Beavers are present in connected catchment. Devon County ecology specialists identify the site is largely arable fields 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. Groundwater Source Protection Zone, Zone 3 (Total Catchment) covers the NE of the site (approx. 1.8ha). The 2014 SFRA identifies further development at this site and creation of impermeable surfaces may result in an increase of surface water flood risk. A new SFRA will be developed alongside the new Local Plan. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** Grade II listed building Chapel Downs Farmhouse lies 40m from the SW border. Devon County Council archaeology specialists note there is known archaeological interest at this site. It is a Romano-British settlement site and has been subject of an archaeological survey (geophysics) and evaluation. Mitigation suggested includes a requirement of condition of consent for a programme of archaeological recording of features identified in previous archaeological assessment. Preservation of certain features within open space may also be possible. The MDDC Conservation specialists note that the field slopes S with Grade II listed Chapel Downs Farmhouse to the S edge. Development of the site would result in built form closer to the asset, removing positive elements of its setting therefore resulting in harm. Due to proximity to the listed farmhouse, the harm is likely towards the middle of the spectrum of less than substantial. In the latest update from the promoter, a yield of approximately 90 homes is suggested to allow for a central open space for archaeological reasons.

**Education Infrastructure:** The closest schools to the site are Landscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is the Lowland plains and Main Cities and Towns. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The sensitivity to residential development is medium to high. The site is set within an open landscape of medium-large, semi-regular shaped fields enclosed by thick

hedges or hedgerows, the surrounding landscape is steeper than normally associated with LCT3E. The site is agricultural greenfield which slopes down towards existing development. Its irregular shape differs from the landscape type. The elevated landform contributes to Crediton's green hill setting and development of the upper slopes would be visually prominent in longer views. Development within the southern part could have an adverse impact on a nearby listed building. Skyline development on higher ground, towards the north of the site would be visually prominent in longer views and detract from appearance of Crediton in its countryside setting. Housing could relate well to the existing built form and relationship with the landscape setting but with no existing employment use, large scale buildings would not. Further assessment may be required to identify evidence of local landscape value, uncertainty over the site's distinctiveness, prominence in sensitive views, aesthetic and perceptual qualities.

**Health and Safety related constraints:** Falls just outside of the Crediton AQMA and may lead to increased traffic in the AQMA. 11KV electric overhead lines cross the site.

**Soils and contamination:** Grade 2 (4.66ha northern part of site), Grade 3 (3.79ha southern part of site) (DEFRA 2020 Provisional Land Classification Grade). 0.33ha contaminated land (hospital) to the NE between the end of Queen Elizabeth's Drive and Higher Road. Site does not fall within a MCA, MSA or WCZ.

**Topography:** The site slopes moderately (12.7% slope percentage) from north to south.

**Open Space and Recreation:** The following spaces are within walking distance to the site. People's Park approx. 800m E. Recreation Ground and play area just outside the E boundary. Queen Elizabeth Drive play areas <50m SE. Allotments (approx. 2.4km SE), Cemetery (2km E).

**Potential Constraints to Delivery:** Access. Water quality and drainage. Impact on archaeology and heritage assets. Education infrastructure. Crediton AQMA. Grade 2 and possibly Grade 3a ALC. Contaminated land. Topography. Legally protected species on site. 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 4 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	50	26	-	-
Max	25	50	50	50	2
Promoter	25	50	15	-	-
HELAA	25	50	50	14	-

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/08 Higher Road**

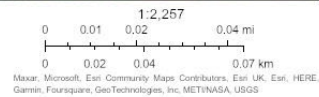
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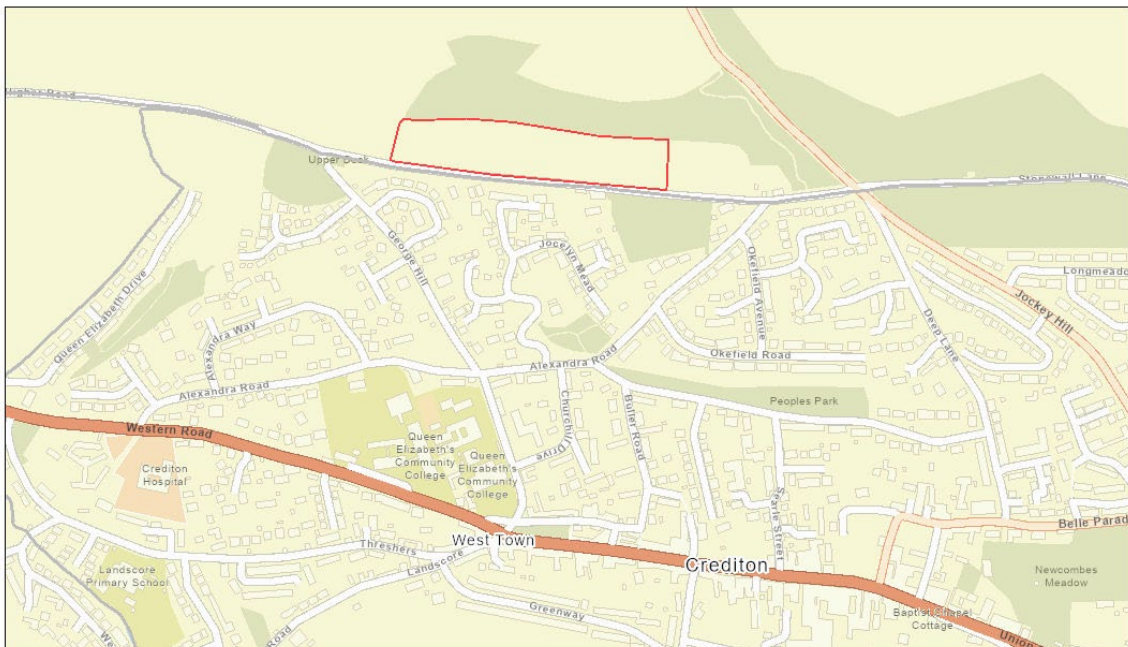
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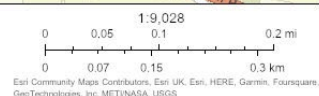
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Parish boundaries



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**Parish:** Sandford

**Site Area:** Whole 2.69ha | Gross 2.69ha | Net 1.61ha

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

**Max Yield:** 56

**Min Yield:** 32

**Promoter:** 60 (Combined sites W/CRE/08 and W/CRE/09)

**HELAA Assessed Yield:** 44 (mid-point yield)

**Site description:** Greenfield agricultural site located to the N of Crediton, outside of the settlement boundary. It has a very gentle slope which rises to the W (4.8% slope percentage). The site is surrounded by farmland to the N, E and W. The southern boundary is adjacent to Higher Road which is bordered by residential development. Current access is via a track to the SW corner of the site. The N boundary adjoins a woodland Core Nature Area, of which the eastern part is designated as ancient woodland. Protected species have been recorded in the woodland near to the border (badgers). Creedy Park (Historic Park and Garden) lies approx. 140m E of the site. One landowner. The site is subject to reserved rights in relation to access for supply and maintenance etc of utilities pipes and cables, a requirement to contribute to the repair, upkeep of roads footpaths, pipe lines, sewers etc. This may need to be investigated further. In the latest update from the promoter W/CRE/08 and W/CRE/09 are promoted together, following an earlier indication from the landowner that they were in discussion with landowners of W/CRE/09 and would consider a larger site combining the two submissions. Site W/CRE/08 along with W/CRE/09 was also subject to a planning application 18/00786/MOUT which was refused and subject to a subsequent appeal which was also refused for a proposal of up to 65 dwellings in 2020 (APP/Y1138/W/19/3242101) for reasons of the site falling outside settlement limits in the open countryside, impact on the character and appearance of the area, the potential impact on irreplaceable habitats (ancient woodlands). The promoter refers to this application to suggest that access was considered acceptable although on the whole the application was refused. They suggest a yield of around 60 dwellings when considering the combined sites of W/CRE/08 and W/CRE/09 although state a lower yield may be required to address previous reasons for refusal. The HELAA Panel assess the site as achievable although note that the site has been through appeal and was rejected and therefore careful consideration of the reasons for refusal should be considered. Access is also narrow and would require mitigation.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None.

**Stage B**

**Land Status:** Greenfield.

**Access:** Devon County Council Highways identifies that access would be from Higher Road, this would require road widening. In the latest update from the promoter reference to planning application 18/00786/MOUT is made in which they suggest that access was considered acceptable although on the whole the application was refused. Pedestrian/cycle connection to the local services and bus stops would be required. There are no PRoWs on site, the closest is approx. 200m W of the site. Crediton Railway Station approx. 1.7km SE. Services and facilities are available in Crediton centre approx. 800m S. Bus stops are available <200m SW.

**Natural Environment:** The site adjoins an area of woodland and forest Core Nature Area to the North. Along the northern border there is also Priority Habitat (deciduous woodland) and ancient woodland. Legally protected species (badgers) are found just off the northern border in the deciduous woodland. Beavers are present in connected catchment. Devon County ecology specialists identify the site is arable fields surrounded by hedges and trees. 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. An appeal for a proposal of up to 65 dwellings was refused in 2020 for the site areas of W/CRE/08 and W/CRE/09 (APP/Y1138/W/19/3242101), reasons included the very serious harm in respect of the countryside including the impact on the ancient woodlands.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Groundwater Source Protection Zone, Zone 3 (Total Catchment) at the most Western corner of the site (0.19ha). 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:** Creedy Park (Historic Park and Garden) approx. 140m E of the site. Devon County Council archaeology specialists note there is some archaeological potential. There is a Romano-British settlement site to the SW at Chapel Down. There is the site of a Medieval Chapel to the W. The Historic parish boundary is within the site and the site of 'forches' (gallows) to the E. Mitigation suggested includes a requirement for a programme of archaeological work as a condition of consent. An appeal in 2020 (APP/Y1138/W/19/3242101) for development in this site area noted that the proposal would preserve the setting of Creedy Park and sustain the significance of heritage assets although overall was refused.

**Education Infrastructure:** The closest schools to the site are Landscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new

education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is Main cities and towns. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is medium-high. The site is set amidst a landscape of gently rolling medium-large fields, the site is located on higher ground and very gently rises to the west. Although largely screened by deciduous woodland, the site forms part of the setting of Creedy Park, a registered park and garden. Located on the town's northern edge, the elevated landform contributes to Crediton's green hill setting and it is possible that development of the upper slopes would be visually prominent in longer views. Higher Road forms a hard edge to the existing settlement pattern and development to the north of this is limited. A more detailed desk study may be required to identify evidence of local landscape value. An appeal for a proposal of up to 65 dwellings was refused in 2020 (APP/Y1138/W/19/3242101), reasons included the very serious harm in respect of the character and appearance of the countryside.

**Health and Safety related constraints:** Falls just outside of the Crediton AQMA however may lead to increased traffic in the AQMA.

**Soils and contamination:** Urban (0.76ha E part of the site), Grade 2 (1.93ha W part of site) (DEFRA 2020 Provisional Land Classification Grade). Contaminated land (hospital) outside of the site 240m to the W. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Very gently sloping (4.8% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site. Playing field and play area <125m W across Higher Road. Allotments (<1.6km SE), Cemetery (<1.6km E).

**Potential Constraints to Delivery:** Water quality and drainage. Impact on heritage assets. Education infrastructure. Crediton AQMA. Majority of the site is Grade 2 ALC. Priority habitat and ancient woodland along the northern border. Subject to reserved rights on site. Potential landscape impact.

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

**Build out rate:** 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	7	-	-	-
Max	25	31	-	-	-
Promoter	25	35	-	-	-
HELAA	25	19	-	-	-

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/09 Land at Higher Road**

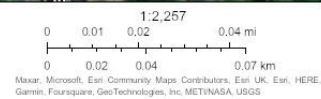
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W/CRE/09



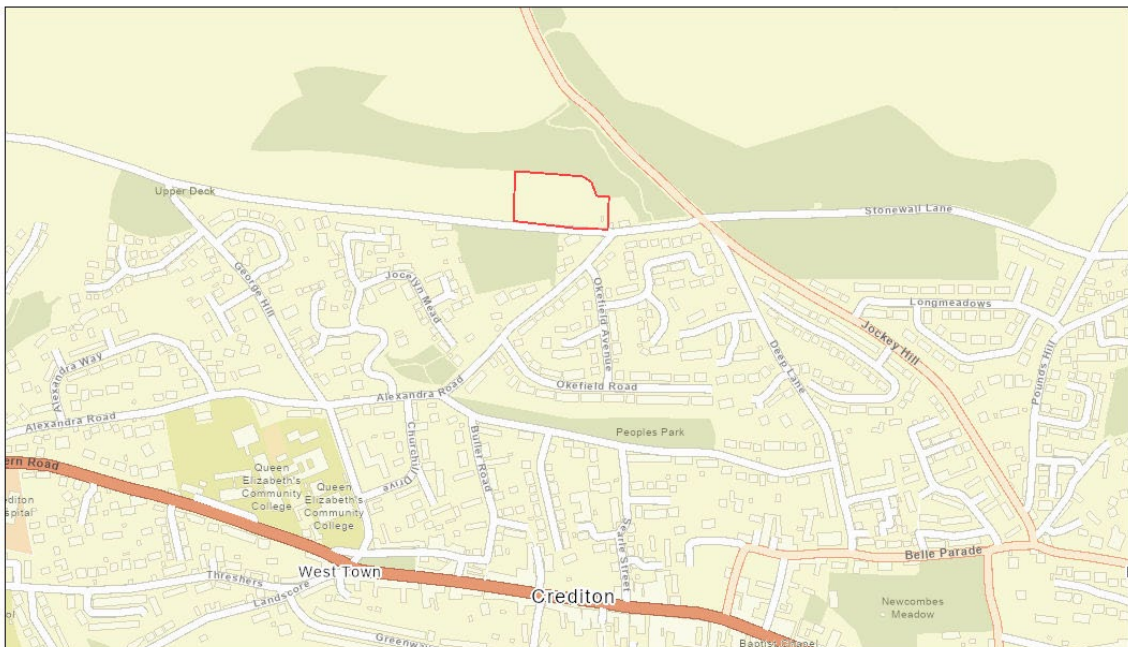
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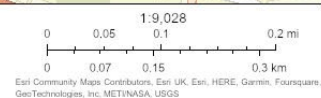
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W/CRE/09



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**Parish:** Sandford

**Site Area:** Whole 0.90ha | Gross 0.90ha | Net 0.72ha

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

**Max Yield:** 25

**Min Yield:** 14

**Promoter:** 60 (Combined sites W/CRE/08 and W/CRE/09)

**HELAA Assessed Yield:** 19 (mid-point yield)

**Site description:** Greenfield site located to the N of Crediton, outside of the settlement boundary. It has a very gentle slope which rises to the W (4.8% slope percentage). The site is surrounded by farmland to the N, E and W. The southern boundary is adjacent to Higher Road which is bordered by residential development. Existing access onto Higher Road is via a small gate. The N boundary adjoins a woodland Core Nature Area, of which the eastern part is designated as ancient woodland. Protected species have been recorded in the woodland near to the border (badgers). Creedy Park (Historic Park and Garden) lies approx. 80m E of the site. Submitted by a land promoter on behalf of one of the four title deed holders. The site is subject to a deed of grant of easement. In the latest update from the promoter W/CRE/08 and W/CRE/09 are promoted together, following an earlier indication from the landowner that they were in discussion with landowners of W/CRE/08 and would consider a larger site combining the two submissions. Site W/CRE/08 along with W/CRE/09 was also subject to a planning application 18/00786/MOUT which was refused and subject to a subsequent appeal which was also refused for a proposal of up to 65 dwellings in 2020 (APP/Y1138/W/19/3242101) for reasons of the site falling outside settlement limits in the open countryside, impact on the character and appearance of the area, the potential impact on irreplaceable habitats (ancient woodlands). The promoter refers to this application to suggest that access was considered acceptable although on the whole the application was refused. They suggest a yield of around 60 dwellings when considering the combined sites of W/CRE/08 and W/CRE/09 although state a lower yield may be required to address previous reasons for refusal. The HELAA Panel assess the site as achievable although note that the site has been through appeal and was rejected and therefore careful consideration of the reasons for refusal should be considered. Access is also narrow and would require mitigation.

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None.

**Stage B**

**Land Status:** Greenfield.

**Access:** Devon County Council Highways identifies that access would be from Higher Road, this would require road widening. In the latest update from the promoter reference to planning application 18/00786/MOUT is made in which they suggest that access was considered acceptable although on the whole the application was refused. Pedestrian/cycle connection to the local services and bus stops would be required. There are no PRoWs on site. Crediton Railway Station approx. 1.7km SE. Services and facilities are available in Crediton centre approx. 800m S. Bus stops are available <500m SW.

**Natural Environment:** The site adjoins an area of woodland and forest Core Nature Area to the North. Along the northern border there is also Priority Habitat (deciduous woodland) and ancient woodland. Legally protected species (badgers) are found just off the northern border in the deciduous woodland. Beavers are present in connected catchment. Devon County ecology specialists identify the site is an improved grassland field, likely agricultural. A site visit would be needed to check botanical interest. 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. An appeal for a proposal of up to 65 dwellings was refused in 2020 for the site areas W/CRE/08 and W/CRE/09 (APP/Y1138/W/19/3242101), reasons included the very serious harm in respect of the countryside including the impact on the ancient woodlands.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Susceptible to ground 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:** Creedy Park (Historic Park and Garden) approx. 80m E of the site. Devon County Council archaeology specialists note there is some archaeological potential. There is a Romano-British settlement site to the SW at Chapel Down. There is the site of a Medieval Chapel to the W. The Historic parish boundary is within the site and the site of 'forches' (gallows) to the E. Mitigation suggested includes a requirement for a programme of archaeological work as a condition of consent. An appeal in 2020 (APP/Y1138/W/19/3242101) for development in this site area noted that the proposal would preserve the setting of Creedy Park and sustain the significance of heritage assets although overall was refused.

**Education Infrastructure:** The closest schools to the site are Landscore Primary School and Queen Elizabeth's. DCC education have noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make expanded/ new

education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the SW approximately 9.7km. The landscape character type is Main cities and towns. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is medium-high. The site is set amidst a landscape of gently rolling medium-large fields, the site is located on higher ground and very gently rises to the west. Although largely screened by deciduous woodland, the site forms part of the setting of Creedy Park, a registered park and garden. Located on the town's northern edge, the elevated landform contributes to Crediton's green hill setting and it is possible that development of the upper slopes would be visually prominent in longer views. Higher Road forms a hard edge to the existing settlement pattern and development to the north of this is limited. A more detailed desk study may be required to identify evidence of local landscape value. An appeal for a proposal of up to 65 dwellings was refused in 2020 (APP/Y1138/W/19/3242101), reasons included the very serious harm in respect to the character and appearance of the countryside.

**Health and Safety related constraints:** Falls just outside of the Crediton AQMA and may lead to increased traffic in the AQMA.

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

**Topography:** Very gently sloping (4.8% slope percentage) rising to the W.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Playing field and play area approx. 520m W across Higher Road. Allotments (<1km SE), Cemetery (<1.6km E).

**Potential Constraints to Delivery:** Water quality and drainage. Impact on heritage assets. Education infrastructure. Crediton AQMA. Grade 2 ALC. Priority habitat and ancient woodland along the northern border. Potential landscape impact.

**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	14	-	-	-	-
Max	25	-	-	-	-
Promoter	25	35	-	-	-
HELAA	19	-	-	-	-

**Settlement: CREDITON**

**Site Reference and Name: W/CRE/10 Stonewall Lane**

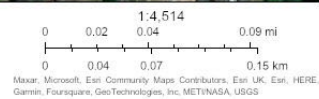
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W/CRE/10



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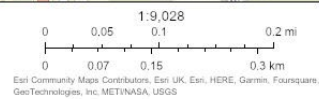
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W/CRE/10



04/10/2022, 11:59:09

 Call For Sites Layer



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**Parish:** Crediton

**Site submitted for:** Homes for sale, affordable homes

**Site Area:** 3.1ha

**Site description:** Greenfield site currently in use as a playing field belonging to Queen Elizabeth II School and known as Forces Cross. It is located within the N of Crediton, within the settlement boundary and is allocated in the current Local Plan (CRE 7). The site is gently/very gently sloping (5% slope percentage) which rises to the W. There is existing access to the site from the W end of Stonewall Lane which borders the site to the N. Jockey Hill borders the site to the W and residential development surrounds the E, W and S. An area of ancient woodland beyond the site lies N of Stonewall Lane. Legally protected species bats and weasels have been recorded within 50m of the site, and badgers and roe deer within 100m of the site. The site lies within Crediton AQMA. One landowner. The site is subject to several covenants and rights granted by deed. Given this site is an existing allocation no further HELAA assessment is required or provided in this report.

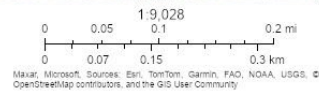
**Settlement: CREDITON**  
**Site Reference and Name: W/CRE/11 Land at Red Hill Cross**  
**Customer Reference Number: WCRE11**

W/CRE/11



12/07/2025, 10:23:25

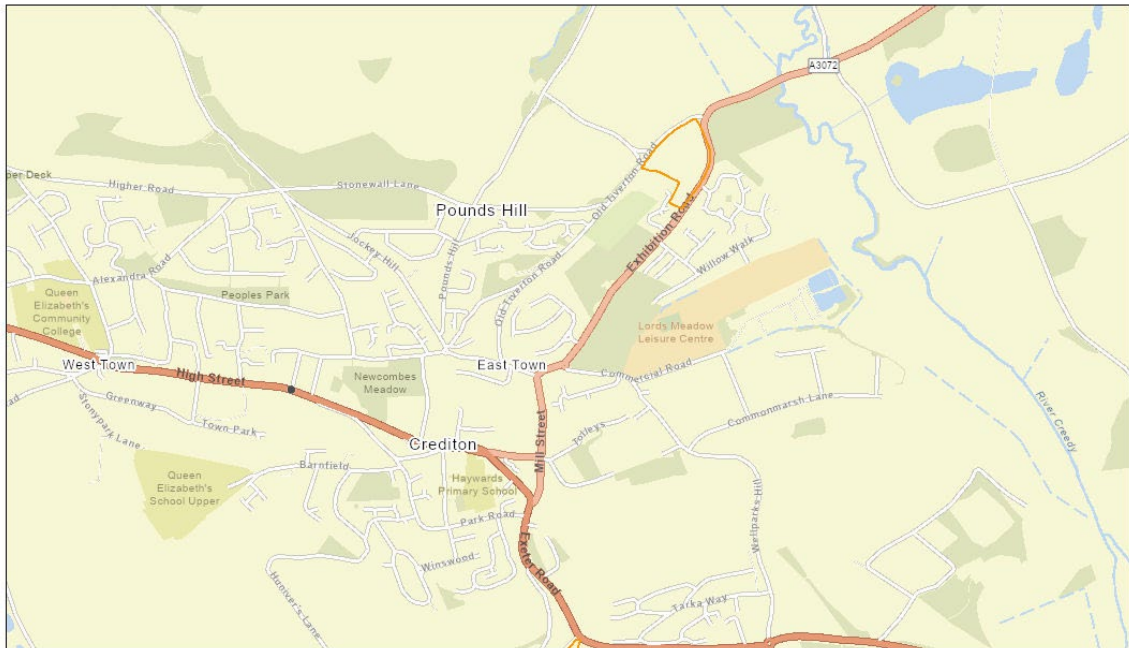
Call for Sites 2025



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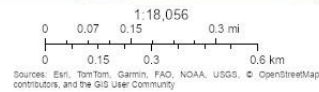
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W/CRE/11



12/07/2025, 10:31:49

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**Parish:** Crediton

**Site submitted for:** W/CRE/11 Homes for sale, affordable homes, custom and self-build homes, homes for older people

**Site Area:** 2.44ha

**Site Description:** Greenfield land situated within the settlement boundary of Crediton to the North-East of the town centre. Potential access could be created either from Exhibition Way or via new roundabout to the North of the site, for which the owners of the land have rights to adapt and enter to connect into. The site is surrounded by an existing housing development to the West, South and the East. The site is within the catchment of Beaver Activity Zone. The Legally Protected Species have been identified within reasonably close distance to the site. County Wildlife Park and Registered Parks and Garden (Shobrooke Park), and a number of listed buildings are within close distance to the site. The site is of an archaeological importance. The site slopes down towards the North (5.6% slope percentage). The site is multiple land ownership however it has been identified that the owners have the same intentions for the land. The site is currently allocated in the adopted Mid Devon Local Plan for 135 dwellings CRE2. There was outline permission on the site which has however elapsed. Given this site is an existing allocation no further HELAA assessment is required or provided in this report.

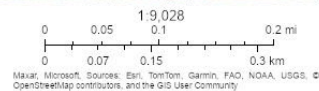
**Settlement: Cridton**  
**Site Reference and Name: W/CRE/12 Land at Avranches Avenue**  
**Customer Reference Number: WCRE12**

W/CRE/12



12/07/2025, 10:54:23

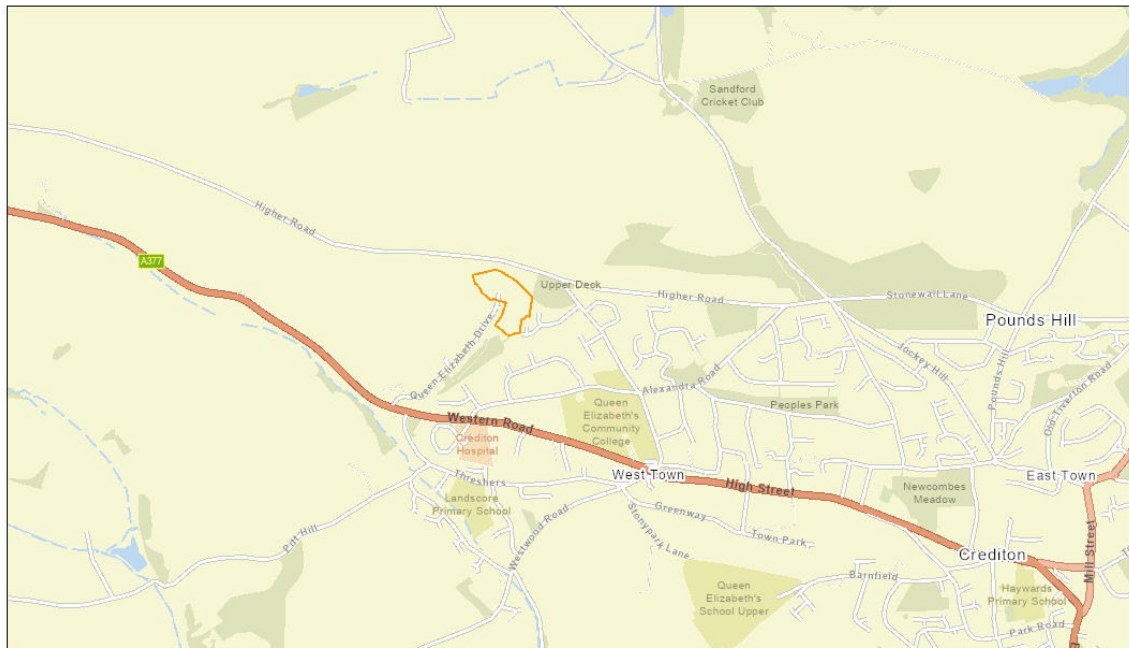
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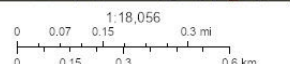
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W/CRE/12



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**Parish:** Crediton

**Site submitted for:** W/CRE/12 Homes for sale, affordable homes

**Site Description:** Greenfield land situated within the North-West edge of the settlement boundary of Crediton. The site is accessed via an existing field access situated at the South-East corner of the site. The site is surrounded by existing modern housing development to the South and the West and open countryside to the North. The site slopes down towards the South-East and is steeper in the northern portion (10% slope percentage). The site is surrounded by mature hedgerows and some trees are present on the site. The Hollacombe Country Wildlife Site lies 0.8 miles to the West. Legally Protected Species have been found adjacent to the site. Priority Habitats and Ancient Woodland are within reasonably close distance to the site. The site is adjacent to the land of potential archaeological importance and within 120 metres to the possible Medieval Strip Fields situated to the South-East of the site. The Western boundary of the Crediton Conservation Area is approximately 300 metres to the South-East of the site. The nearest listed buildings (Grade II) are approximately 400 metres to the South-East. There is a historical permission for residential development covering this site but for a much wider area of land to the south and east of the site for the erection of 108 dwellings and construction of vehicular access which has been built (88/03053/FULL). The HELAA Panel identified that the site would be unachievable due to the constraints of the site including topography, biodiversity net gain and contaminated land on site which would make it unviable given the scale.

**W/CRE/12 Homes for sale, affordable home**

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

**Max yield:** 45

**Min Yield:** 26

**Promoter 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 access between No.47 and No.54 Avranches Avenue. The site is within walking distance to local schools, facilities and services. There are no Public Rights of Way within the site with the nearest Public Footpath situated approximately 50 metres to the Northern boundary of the site, on the opposite side of Higher Road. The site is connected to

pedestrian linkage to the Town Centre and cycles on road. The nearest bus stop lies approximately 110 metres to the East and 160 metres to the South of the site. The closest train station is CREDITON Train Station situated 2km to the South-east of the site, and it could be accessed by public transport. DCC Highways identifies that the proposed extension of the carriageway beyond the turning head at Queen Elizabeth Drive appears feasible in principle but will require detailed assessment to ensure compliance with design standards, including visibility splays, turning space for refuse and emergency vehicles, and gradient management (notably the 10% slope in the north). Strong pedestrian and cycle connectivity is essential. The site's proximity to schools, services, and bus stops (approx. 450m south) supports sustainable travel, but safe, direct links to Queen Elizabeth Drive, Avranches Avenue, and CREDITON town centre must be provided. Opportunities to connect with the nearby public footpath (around 50m north) and enhance permeability should be explored, alongside secure cycle storage provision. Given the scale of development (up to 45 dwellings), a Transport Assessment will be required to assess network impacts. Construction access and phasing must be carefully managed through a Construction Traffic Management Plan (CTMP) to minimise disruption and maintain safety along the narrow, residential Queen Elizabeth Drive. The promoter identifies that the 4.6 metres carriageway can be continued into the site, with a 2 metre footway.

**Natural Environment:** The site is within the catchment of Beaver Activity Zone with beavers present in connected catchment. Ancient Woodland is approximately 400 metres to the East. The Hollacombe Country Wildlife Site lies 0.8 miles to the West. The Legally Protected Species (Eurasian Badger, Birds, Bats, Hazel Dormouse, butterflies) have been found adjacent to the site. Priority Habitats are within close distance to the site, including deciduous woodland 400 metres to the East and traditional orchard approximately 650 metres to the South. The surrounding boundary hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. The site has been identified by DCC ecology experts as having possible policy or legal showstoppers relating to ecology or possible significant wildlife constraints. DCC ecology specialists express uncertainty around the existing semi-natural habitats and their value, and potentially costly BNG and protected species mitigation for site of this size. Therefore this may result in the site being unsuitable for housing development for this reason. MDDC's arboriculture specialist has no observation to make on this site.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. The site is within Groundwater Source Protection Zone (Zone III). 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 note that the site is too steep for infiltration.

**Heritage and Archaeology:** The site is adjacent to the land of potential archaeological importance and within 120 metres to the possible Medieval Strip Fields situated to the South-East of the site. The Western boundary of the CREDITON Conservation Area is approximately 300 metres to the South-East of the site. The nearest listed buildings (Grade II) are approximately 400 metres to the South-East. The site, if developed for housing, may have some impact on the designated heritage assets. The MDDC Conservation Officer identified the need for a setting assessment in order to understand any potential impact to the Grade II listed Chapel Downs Farmhouse. A detailed masterplan could also include mitigation measures. The DCC Historic Environment and Archaeology specialist identifies that this area holds archaeological potential with regard to the known prehistoric settlement in the locality. 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 Haywards Primary School and Queen Elizabeth's. DCC education have previously noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, Early Years. Primary land may need to be secured to deliver a new primary school.

**Landscape:** Dartmoor National Park lies to the South-West (approximately 10km). The landscape character type is Sparsley settled farmed valley floors. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is low-medium. The site slopes down towards the East and South. The northern part of the site has a moderate slope (10% slope percentage). The Southern part of the land has a gentle slope (8.7% slope percentage). The visual impact of the development would be lessened by existing modern housing development to the West, South and the East.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. MDDC environment health expert has noted that the contaminated land extent would need to be determined before any application

**Soils and contamination:** The land is identified as Grade 2 ALC (DEFRA 2020 Provisional Land Classification Grade). The Northern part of the land has been identified to be contaminated land, however of a low risk of contamination (category E). The ground investigation and remediation of the land may be required. Site does not fall within a MCA, MSA or WCZ.

**Topography:** Moderate slope at the Northern part (10% slope percentage) and gentle slope at the Southern part (8.7% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site: Play and open space is adjacent to the Eastern boundary of the site. Other play areas within close distance to the site are approximately 450 metres to the East, 540 metres to the South. Newcombes Meadow and Crediton Parish Church Ground are approximately 1km to the South-East. Playing field, rugby field and play area, circa 1.7km to the East, Allotments are approximately 1.3 km South-East and 1.8km East, Cemetery is 1.7km East.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Surface water runoff. Education infrastructure. Grade 2 ALC. Contaminated land on site. May lead to increased traffic levels in an AQMA. Landscape impacts. Heritage and archaeology. Natural Environment, impact on protected species and potential cost of BNG.

**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: CREDITON**

**Site Reference and Name: W/CRE/13 CREDITON Car and MOT Centre, Exeter Road**

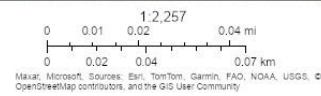
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W/CRE/13



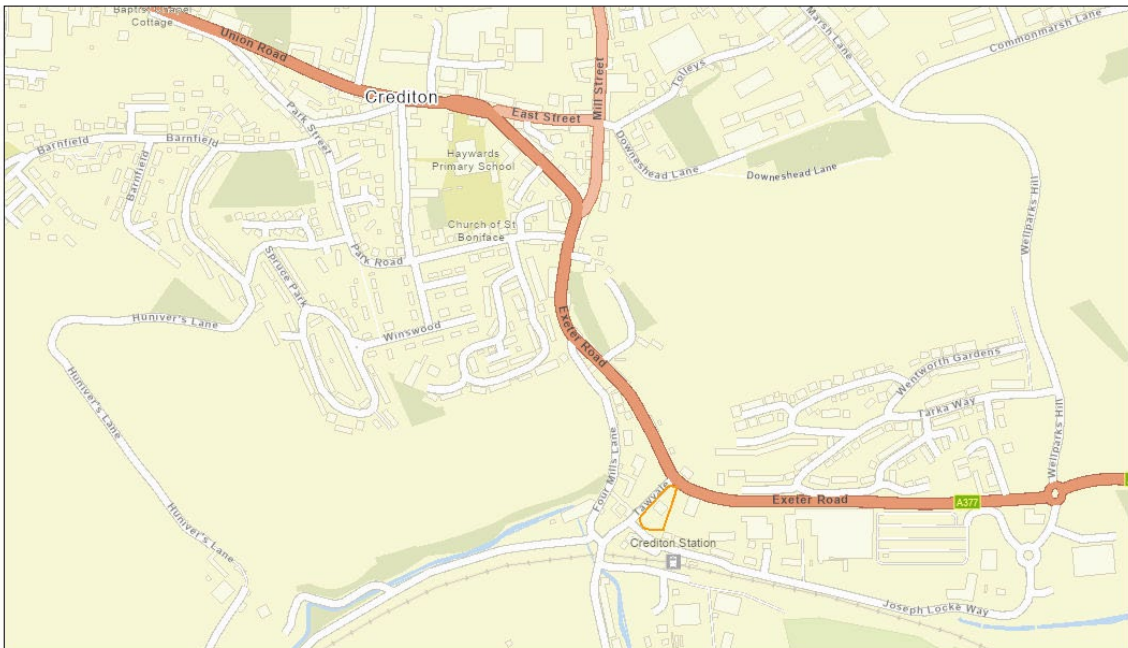
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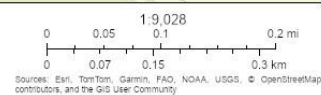
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W/CRE/13



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**Parish:** CREDITON

**Site submitted for:** W/CRE/13a Affordable homes W/CRE/13b Industrial /Warehouse/ Mixed Use

**Site Description:** Brownfield site located within the settlement boundary of CREDITON to the South-East of the town centre. The site is currently in commercial use and surrounded by existing commercial and residential development on all sides. The site is accessed via an existing vehicular access of adequate visibility directly from an unclassified road. The site adjoins the boundary of the designated Conservation Area and is within close distance to a number of Grade II listed buildings. The nearest bus stop is next to the Northern and Southern boundary of the site, the CREDITON Train Station is within 30 metres to the site. The site is in a sustainable location within walking distance to town centre, local facilities, public transport and open public spaces. The site is in multiple land ownership however it has been identified that the owners have the same intentions for the land. Restrictive Covenant requiring permission from Downes Estate. The promoter identifies that initial discussions have taken place. The HELAA Panel currently identify the site as currently unachievable due to the viability of the site due to the likely costs associated with the demolition and relocation of the existing uses on the site. However, the location of the site is good, if more work is undertaken to prove the site is viable, development of the site could be achievable. For the purposes of the HELAA the site is below threshold to be considered further in the HELAA process for commercial uses. However, there is already commercial uses associated with the site which demonstrates that the site is achievable for commercial uses.

### **W/CRE/13a Affordable homes**

**Site Area:** Whole 0.17ha | Gross 0.17ha | Net 0.17ha

**Max yield:** 6

**Min Yield:** 3

**HELAA Assessed Yield:** None

### **Site Suitability**

#### **Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Brownfield Land.

**Access:** The site is accessed via an existing vehicular access directly from Station Approach road, which is an unclassified and privately owned road. The Public Right of Way runs approximately 60 metres to the South and 70 metres to the West of the site. The closest bus stops lie immediately to the North and South of the site. The closest train station is approximately 30 metres to the site. The site is connected to pedestrian linkage to the Town Centre and cycles on road. The site is within walking distance to local schools, facilities and services. DCC Highways identifies that access is taken

from an existing entrance on Station Approach, a privately owned unclassified road. Although visibility is limited, the access benefits from established use. Any redevelopment must upgrade access to meet current highway safety standards, including adequate visibility splays and safe pedestrian provision. The carriageway adjacent to the entrance is partially Highways Maintainable at Public Expense (HMPE), enhancing walking and cycling connections should be a priority, with potential improvements such as upgraded footways, tactile paving, and cycle-friendly links to local facilities and the station to promote sustainable travel. A Transport Assessment will be required to assess the cumulative impact of the development on the local highway network.

**Natural Environment:** The site is within the catchment of Beaver Activity Zone with beavers present in connected catchment. The Legally Protected Species (birds, bats and grass snake) have been identified within close distance to the site, approximately 46 metres to the East, 130 metres and 170 metres to the South of the site accordingly. Priority Habitats are approximately 250 metres to the South-West (deciduous woodland) and 180 metres to the South (coastal and floodplain grazing marsh). The site has already been developed and is in commercial use. The site is surrounded by existing development and redevelopment of the site for residential purposes is not likely to have significantly adverse impact upon the wildlife habitats or natural environment. DCC ecology specialists note the potential for protected species and habitat protection however this should not pose significant constraints that would significantly influence use of the site and type of development possible. It is likely standard ecological mitigation requirements are sufficient. MDDC's arboriculture specialist has no observation to make on this site.

**Flood Risk, Water Quality and Drainage:** The majority of the land is within FZ1. Small parcel (180 sqm) is within the Flood Zone 2. High groundwater vulnerability. The site is within Groundwater Source Protection Zone (Zone II). 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. A Flood Risk Assessment may be required to demonstrate that the development could be made safe in the long-term and would not increase the risk of flooding on the site, or elsewhere. DCC Local Lead Flood Authority noted that the site is a Brownfield site, but should try to achieve greenfield runoff rates if infiltration is not viable (Made Ground might be present along with contamination if this is a car garage). Above-ground features should not be located within Flood Zones 2 or 3. It is also identified that there is a surface water flow path associated with road to west of site, of which an applicant might need to manage this if they lower levels of the site. EA's mapping for flooding from rivers and sea + climate change has uncertainty for the site and therefore this should be checked with EA. Site should not discharge surface water into combined sewer.

**Heritage and Archaeology:** The site abuts the Crediton Conservation Area to the West and South. A cluster of listed buildings (Grade II) is situated approximately 35 metres to the West. MDDC Conservation officer identifies that the site is already surrounded by residential and commercial development, however, if developed for housing development, may have some impact upon the neighbouring heritage assets. As such, a heritage appraisal may be required at the planning application stage to assess the significance of the heritage assets and any potential impacts. The DCC Historic Environment and Archaeology team has no comments to make on this site at this stage.

**Education Infrastructure:** The closest schools to the site are Haywards Primary School and Queen Elizabeth's. DCC education have previously noted that no further expansions of Crediton primary schools can be delivered. The new school site in the existing plan would need to support growth proposals and be secured in the Local Plan moving forward. 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. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion. Primary land may need to be secured to deliver a new primary school.

**Landscape:** The majority of the site is within the Lowland plains Landscape Character Type with the Sparsely settled farmed valley floors at the Southern edge of the site. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The overall sensitivity to housing development is low. The site is nearly level (2% slope percentage). The visual impact of the development would be lessened by the presence of already existing residential and commercial development around the site.

**Health and Safety related constraints:** May lead to increased traffic levels in an AQMA. MDDC environment health experts have noted that the contaminated land extent would need to be determined before any application. Proximity to railway line, railway station and A377, possible noise and pollution.

**Soils and contamination:** The land is identified as Urban ALC (DEFRA 2020 Provisional Land Classification Grade). The land may be contaminated due to its current commercial use as a MOT/motor garage. The ground investigation and remediation of the land may be required. Site does not fall within a MCA, MSA or WCZ.

**Topography:** The site is nearly level (2% slope percentage).

**Open Space and Recreation:** The following spaces are within walking distance to the site: The nearest play and open space is approximately 390 metres to the North-West. Newcombes Meadow and Crediton Parish Church Ground are approximately 800 metres to the North-West. Playing field, rugby field and play area, circa 830 metres to the North. Allotments are approximately 650 metres to the North-West and 450 metres to the North), Cemetery is 1.2km to the North).

**Potential Constraints to Delivery:** Access. Water quality and drainage. Surface water runoff. Education infrastructure. Grade 2 ALC. May lead to increased traffic levels in an AQMA. Proximity to railway line, station and A377. Heritage. Potentially contaminated land. Restrictive Covenant requiring permission from Downes Estate although initial discussions taken place.

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

**W/CRE/13b Industrial /Warehouse/ Mixed Use**

**Site Area:** Whole 0.17ha | Gross 0.17ha | Net 0.04 – 0.14ha

**Site Suitability**

**Stage A**

**International/national designations:** None

**Flood Zone 3b:** None

**Size threshold:** The site is below threshold to be considered as part of the HELAA.