

Eggesford

Settlement: Eggesford


Site Reference and Name: W/EG/01 Site adjacent to Eggesford Station Yard

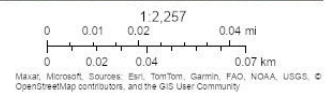
Customer Reference Number: WEG01

W/EG/01



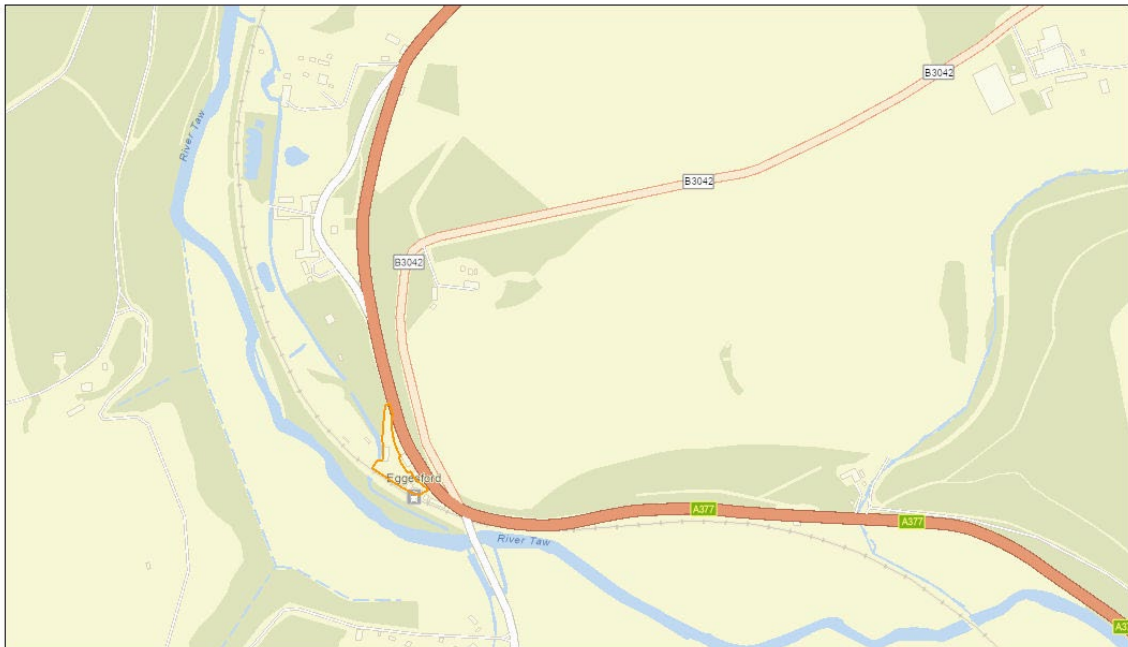
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 Call for Sites 2025




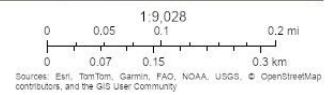
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W/EG/01



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 Call for Sites 2025



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Parish: Eggesford

Site submitted for: W/EG/01a Homes for sale; W/EG/01b Industrial/Warehouse/Mixed Use

Site Description: Brownfield land situated immediately to the West of A377 and approximately 300 metres to the South of the hamlet of Eggesford, which is defined by a scattering of dwellings. The site was previously developed for industrial, commercial and residential development. The site is accessed via an existing vehicular entrance. The Priority Habitats are located immediately to the North, East and the South of the site. There are no Legally Protected Species within the site. The site is surrounded by mature trees (deciduous woodland). The site is within the Impact Risk Zone for the Popehouse Moor Site of Special Scientific Interest (SSSI). The majority of the site is in the FZ1 with 0.02ha of the Western edge of the site in FZ2 &3, and high risk of flooding from surface water. Historic Environment Record Monument (North Devon line from Coleford Junction to Barnstaple) lies alongside the Western boundary of the site. The Grade II listed building (Eggesford Station) is situated approximately 100 metres to the South of the site. The site is nearly level. There is existing commercial use on the site therefore a HELAA assessment for W/EG/01b for commercial development is not required. The HELAA Panel identified the site as unachievable for housing due to the scale of the site and the constraints identified however would be achievable for small scale commercial development.

W/EG/01a Homes for sale

Site Area: Whole 0.29ha | Gross 0.27ha | Net 0.27ha

Max yield: 9

Min yield: 5

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.02ha

Stage B

Land Status: Brownfield Land

Access: The site is accessed via an existing vehicular entrance directly from the A377, situated at the South-Eastern part of the site. The nearest bus stop and Eggesford train station are located approximately 30 metres to the South of the site. Some improvements to access may be required. DCC highways identifies that the site is highly isolated, with the nearest facilities in Chawleigh (4.8 km) and Lapford (5.8 km). There are no public rights of way or existing pedestrian or cycle links to local services. To be acceptable in highway terms, safe and direct walking and cycling routes must be provided to both sides of Eggesford Station to enable platform access and support sustainable travel. Without these, the site would be car-dependent, contrary to transport policy objectives. Any

new routes must include suitable surfacing, gradients, and accessibility features for all users, with safe crossings of the railway and A377 where required. Street lighting should also be provided to improve safety and encourage use during hours of darkness. The existing A377 access may need upgrading to meet design standards for visibility, junction geometry, and turning provision. Given the site's isolation, car dependency will remain high unless active travel links are significantly improved.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in catchment. The Priority Habitats are located immediately to the North, East and the South of the site, and approximately 180 metres to the West and 250 metres to the South of the site (deciduous woodland) and 250 metres to the West (Lowland Meadows). The County Wildlife Sites are situated approximately 250 metres to the West (Heyswood House), 260 metres to the South (Cott Cross), and circa 580 metres to the East (Wash House Bridge). MDDC's arboriculture specialist identifies that, development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland that borders the north-western boundary. There are no Legally Protected Species within the site, however Bats and Eurasian Otter were recorded 46 metres to the South and 120 metres to the South-East, and Eurasian Badger is present approximately 100 metres to the North. The site is surrounded by mature trees (deciduous woodland), which could support protected and priority species such as dormice, reptiles, hedgehogs and act as bat flight lines. The site is within the Impact Risk Zone for the Popehouse Moor SSSI. 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors and designated sites might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecology perspective. It is likely that standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: The majority of the site is in the FZ1 with 0.02ha of the Western edge of the site in FZ2 & 3, and high risk of flooding from surface water. The site falls within an area of a medium category Groundwater Vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority advise on historical flooding due to main river channel capacity exceedance. There is a potential culverted river in the West corner. Daylighting should be considered where appropriate and building over this structure is highly unlikely to be accepted. Land drainage consent may be required. The site cannot rely on any discharge into any system to the east without further investigation to prove that this will not worsen existing surface water flooding issues on the rail and A road network here. Network Rail is unlikely to accept infiltration features within 20m of their asset.

Heritage and Archaeology: Historic Environment Record Monument (North Devon line from Coleford Junction to Barnstaple) lies alongside the Western boundary of the site. The Grade II listed building (Eggesford Station) is situated approximately 100 metres to the South of the site. MDDC's Conservation specialist identifies that the proposed housing development may impact the setting of the heritage assets, thus a fully detailed heritage assessment would be required at application stage. The proximity to the asset and the size of the site would require a bespoke and heritage led approach given the constraint of the nearby listed building. The site may be an area of archaeological potential and further site appraisal may be required together with mitigation in the

form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required.

Education Infrastructure: The closest primary schools to the site are the Chawleigh Primary School (approximately 4 miles to the North-East), the Chulmleigh Primary School (approximately 5.6 metres to the North), and Lapford Community Primary School (circa 6.8 miles to the South-East). The nearest secondary school is Chulmleigh Community College. DCC Education previously noted that the Lapford Primary School has latent capacity to support development. The site would feed into Chulmeligh College, which is full but with numbers from outside of the catchment, development would see push back to other schools, including the feeder school in Crediton. Home to school transport impacts for secondary school. Further, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion, and school transport contribution.

Landscape: The site falls within the River Valley Slopes and Combes Landscape Character Type and the Taw Valley Devon Character Area. The National Character Area is The Culm. The landscape is defined by valley sides and valley floors, which is strongly undulating with a variety of sloping land. Medium to small scale landform, characterised by the combination of regular patterns of dense hedges containing permanent, grazed pastures and deciduous woodland. The landscape has scenic qualities described in the special qualities section of Mid Devon Landscape Character Assessment. The lack of extensive settlements and the relative isolation of farms and small-scale villages, the landscape is characterised by a strong sense of serenity. The landscape has a strong rural character. The overall sensitivity to housing development is medium to medium-high. However, the natural screening of the site in the form of an existing woodland, and the presence of a mix of residential and commercial development on the site may lessen any visual impacts if the site was developed for housing development. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Overhead Lines of 11KV run through the northern section of the site. The site is adjacent to a railways track, and situated approximately 20 metres to the A377, possible noise and air pollution. MDDC environment health advise that contaminated land extent would need to be determined before any application.

Soils and contamination: The site is identified as Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (0.9% slope percentage).

Open Space and Recreation: The closest open and green public spaces, and recreational fields are situated in Yeoford, Chawleigh and Chulmleigh.

Potential Constraints to Delivery: Access. Natural Environment. Flood risk, water quality and drainage. Archaeology and Heritage. Natural Environment. May lead to increased traffic levels in an AQMA. Potential landscape impact. Health and Safety related impacts.

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 for housing, no build out rate is provided.