

Lapford

Settlement: Lapford

Site Reference and Name: W/LA/01 Paddock & adjoining smaller garden, Lapford

Customer Reference Number: cf13ks5

W/LA/01



22/11/2022, 07:59:27

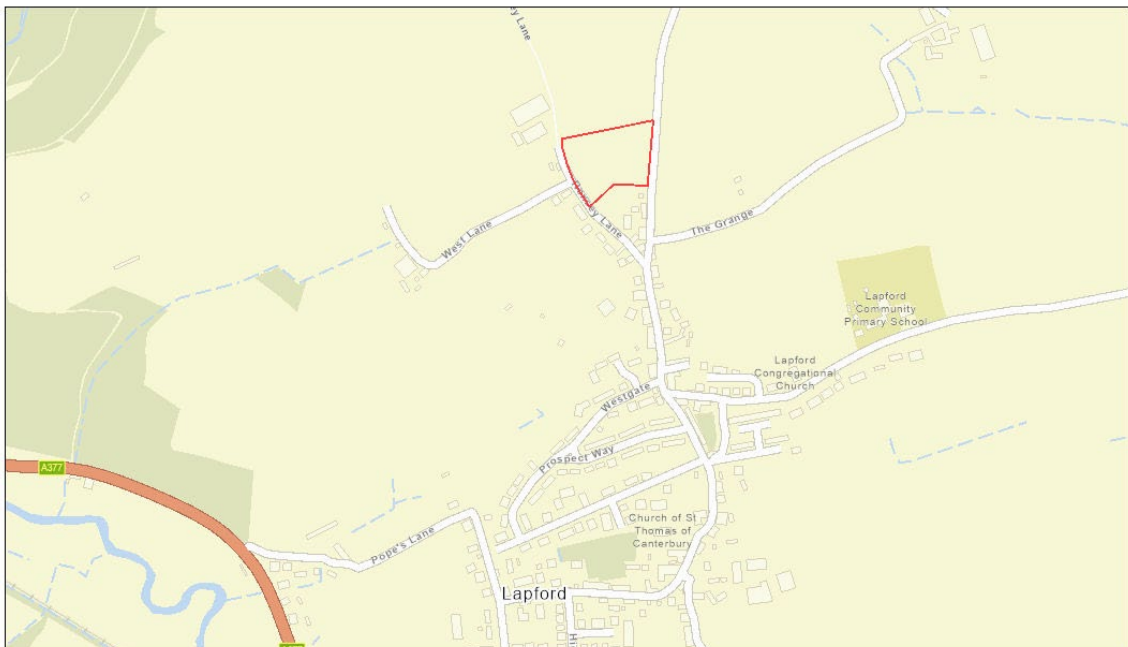
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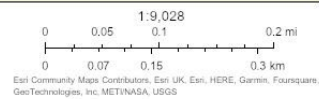
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W/LA/01



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Parish: Lapford

Site Area: Whole 1ha | Gross 1ha | Net 0.8ha

Site submitted for: Homes for sale

Max Yield: 28

Min Yield: 16

HELAA Assessed Yield: 5

Site description: Greenfield site on a very gentle slope (3.8% slope percentage) situated to the N of Lapford settlement, the site is bordered by Rensley Lane to the W and an unnamed road to the E. Agricultural land lies to the N, E and partially to the W, with residential development along the western boundary, and farm buildings to the S and NW. The Lapford Conservation Area is located 30m to the S, with Higher Town Place (Grade II) situated within 85m. The site lies within 1.1 kilometres of two designated County Wildlife sites with the legally protected species bats recorded 40m from the S boundary. One landowner. The HELAA Panel identify the site as achievable for a lower yield of 5 given the location of the site climbing onto the ridgeline away from the settlement.

Site Suitability

Stage A

International/national designations: Within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Devon County Council Highways identifies that access is via a narrow lane with no footway and street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Pedestrian and cycle connection to local services and bus stops would be required. Some services and facilities are provided in the village centre which is approx. 800m S. The nearest bus stop can be found approx. 380m S. Lapford Railway Station is approx. 0.9km SW.

Natural Environment: The site is located within the UNESCO North Devon Biosphere Reserve. County Wildlife Sites and ancient woodland lie approx. 800 metres to the west (Lapford Wood North, lowland mixed deciduous woodland) and approx. 1.1 kilometres to the southeast (River Dalch Woods, semi-natural broadleaved woodland). The invasive species Japanese Knotweed was recorded approx. 400m NE. Legally protected species have been recorded approx. 40m from the S boundary (bats). Beavers are present in connected catchment. Devon County ecology specialists identify the site is arable land bordered by hedges on the W and E boundaries. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. 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 and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. A drainage pipe runs within the site, parallel with the eastern boundary. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: The site is located within 30m of Lapford Conservation area which lies to the S. Grade II listed building Higher Town Place also lies approx. 85m to the S. Within the village to the S a number of Grade I and II listed buildings also lie. Devon County Council archaeology specialists note that the site has some archaeological potential with a prehistoric and/or Romano-British settlement enclosure to the NE. Mitigation suggested includes a programme of archaeological work as condition. The MDDC Conservation specialists note curtilage barns (now converted) lie within 30-50m from the edge of the site. The site is located on high ground as you enter Lapford from the N. The historic village and Conservation area edge formed by Higher Town Farm and its converted barns. The site is very exposed to wider views and would be harmful to the setting of the edge of the Conservation Area and Higher Town Farmhouse and barns listed buildings.

Education Infrastructure: The closest schools to the site are Lapford Community Primary School and Chumleigh community College. DCC education have noted that the local primary school has latent capacity to support development. The site would feed into Chumleigh College which is full but with numbers from outside the catchment. Development will see push back to other schools. There would be home to school transport implications for the secondary school. Accordingly, the 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 landscape character type is the upper farmed and wooded valley slopes. The Devon landscape character area is the Witheridge and Rackenford Moor. The overall sensitivity to housing development is medium. The site is set amidst archetypal, steeply rolling Devon farmland. The landscape is a visually interesting, lushly textured patchwork of generally medium-sized regular and irregular shaped fields bordered by low tightly-clipped hedges and swathes of deciduous woodland. Located on upper slopes on the northern edge of Lapford, the site consists of pasture which very gently rises to the north west and is visually prominent from parts of the village. Semi-enclosed by topography and the surrounding vegetation, elevated views are available across open countryside to distant hills. If developed, the site could strengthen and extend the existing settlement form. The site falls within the setting of a conservation area and a listed building which could be adversely impacted by development on higher ground. Housing of limited height (1-2 storeys) and designed to a high standard could relate well to the built character of the village. Taller and larger scale buildings associated with employment may be problematic to accommodate without resulting in significant harm to sensitive and wider views. 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: 0.68km from A377 possible noise and pollution. 11KV electric overhead line touches the Western border.

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

Topography: Very gentle slope (3.8% slope percentage) rising to the NW.

Open Space and Recreation: A park with pitches and play equipment is located approx. 625m to the S off Church Close.

Potential Constraints to Delivery: Access. Water quality and drainage. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. Potential landscape impact. 11KV electric overhead 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 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	16	-	-	-	-
Max	25	3	-	-	-
HELAA	5	-	-	-	-

Settlement: Lapford


Site Reference and Name: W/LA/02 Land at Pope's Lane, Lapford

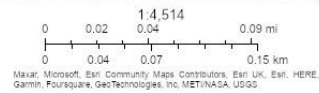
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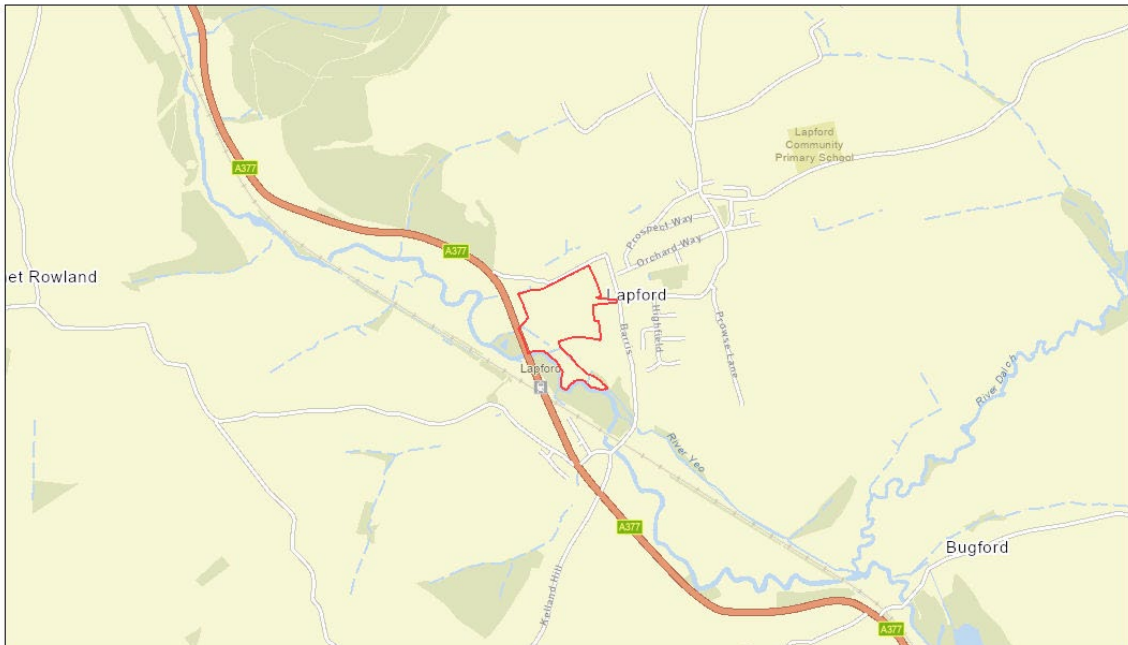
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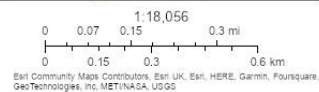
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Parish: Lapford

Site Area: Whole 4.56ha | Gross 3.29ha | Net 1.97ha

Site submitted for: Homes for sale

Max Yield: 69

Min Yield: 39

HELAA Assessed Yield: 40 – 60 [50 mid-point yield]

Site description: Greenfield with a moderate slope (11.3%) which rises to the NE. The site is comprised of agricultural fields located between Lapford's settlement boundaries. The site's E border abuts the settlement boundary. The site is located within 120m of the Lapford Conservation area which lies to the E. Bordered by Pope's Lane and residential development to the N, agricultural land and residential development to the E, and the A377 to the W, the site's SW/S boundary is formed by the River Yeo. Mature trees form part of the E boundary, with woodland situated to the W and S. A PRoW crosses the northern part of the site from E-W. A Grade II listed bridge adjoins the SW border, and a Grade II listed house lies <100m E. FZ3 within the S/SW of the site. Drainage channels criss-cross the site. One landowner. The HELAA Panel assessed the site as achievable for housing development but at a lower quantum of 40 to 60 dwellings, given the constraints of the site including the extent of FZ2 and FZ3 within the site.

Site Suitability

Stage A

International/national designations: Within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: 1.27 ha

Stage B

Land Status: Greenfield.

Access: DCC Highways identify that Pope Lane which adjoins the site to the N is a private lane and could not be used for an access. A PRoW crosses the northern part of the site from E-W. The nearest services and facilities are provided in the village centre which is approx. 0.5km S. The nearest bus stop is located <100m E. Lapford Railway Station is <100m to the SW. An access route from the A377 has been permitted (23/00229/FULL) and constructed for agricultural use. DCC Highways have stated that they would support this location for residential development if provision of the following is made to the A377: a controlled crossing along the A377; street lighting along the road and at the access point; connecting the site to local services and Lapford Railway Station; a footway along the existing bridge along the A377 which may be challenging due to the width of the existing bridge and network Rail would need to be consulted.

Natural Environment: The site is located within the UNESCO North Devon Biosphere Reserve. Core Nature Areas (Woodland and forest) adjoin the site's W and SE boundaries. The River Yeo forms the

site's SW/S boundary (approx. 0.65km). Natural England identify that the site has potential for biodiversity net gain and that deciduous woodland Priority Habitat is present to the SE/S of the site. Beavers are present in connected catchment. Devon County ecology specialists identify that the site appears to be permanent grassland surrounded by hedges with trees. Site visit needed prior to development to check botanical interest and whether any Veteran trees on site. There is also an existing watercourse and woodland to the south of the site. Onsite grassland could be botanically interesting. Surrounding hedges and woodland could support protected and priority species such as dormice, reptiles, badgers, hedgehogs and act as bat flight lines. 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. The site is of medium strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, margins, trees, dark corridors for bats, dormice, etc. and providing a buffer to the woodland and river to the S of the site. Licences may be required if offences can't be avoided. If bat roosts are impacted then compensation will be required. BNG requirements to be met on/off site.

Flood Risk, Water Quality and Drainage: FZ2 (0.09ha) and FZ3 (1.27ha) within the S/SW part of the site, which is bordered by the River Yeo. The remainder of the site is FZ1. Drainage channels cross the site from NW-SE, E-W, and NE-SW. High groundwater vulnerability. The NPPF must be adhered to and the sequential and exception tests used where necessary. DCC specialists advise that the national surface water mapping for the site should not be relied upon. The site appears to have the potential for multiple surface water overland flow routes, particularly in the northern half, which may impact development. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the river must be discussed with the EA and Flood Defence Consent requested and approved where necessary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Heritage and Archaeology: The site is located within 120 metres of the Lapford Conservation area which lies to the E. A Grade II listed bridge on the A377 adjoins the SW border of the site. A Grade II listed house lies <100m to the E. DCC archaeology specialists note that examination of the Historic Environment Record suggests that the archaeological potential of the site is low. However, the southern part of the site appears to lie within the flood plain of the River Yeo and any groundworks here have the potential to expose waterlogged palaeoenvironmental deposits that can contain significant information on past land use as well as evidence of human impact upon it. Based on the evidence available to date and depending on the nature and extent of any development of this site, any proposal will require a programme of archaeological work by condition. MDDC conservation specialists identify that there are several Grade II listed buildings, and one non-designated, heritage asset located in close proximity to the site. It is considered that the proposals would result in harm to The School House, a non-designated heritage asset, and less than substantial harm to the Lapford Conservation Area, Lapford Bridge, and Highfield House. A detailed masterplan would be required to mitigate the impact of development on the setting of these heritage assets. Due to distance, topography and interposing development, it is not considered that the significance of Lowerfield House, Lapford Mill and leat, Lapford Mill House and Bridge Cottages would be harmed.

Education Infrastructure: The closest schools to the site are Lapford Community Primary School and Chumleigh Community College. DCC education have noted that the local primary school has latent capacity to support development. The site would feed into Chumleigh College which is full but with

numbers from outside the catchment. Development will see push back to other schools. There would be home to school transport implications for the secondary school. Accordingly, the 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: Protected landscapes are not within close proximity of the site. The site lies within the following landscape character types: River Valley Slopes and Combes (0.65 ha N); Secluded Valleys (1.58 ha E); and Sparsely Settled Farmed Valley Floors (2.33 ha W). It falls within the following Devon character areas: Witheridge and Rackenford Moor (1.59 ha E); Taw Valley (2.77 ha W); and Yeo-Exe Rolling Farmland (0.2 ha S). River Yeo forms the SW/S boundary. The overall sensitivity to housing development is low to medium. The site lies to the west of the village and consists of several irregular medium fields that slope down to the SW, away from the settlement. If developed, the site could strengthen the existing settlement form. Housing of limited height (1-2 storeys) and designed to a high standard could relate well to the built character of the village.

Health and Safety related constraints: Proximity to A377, railway line and station, possible noise and pollution. 11KV electric overhead line crosses the site.

Soils and contamination: The majority of the site (3.9ha) is Grade 4 agricultural land, with 0.66ha of Grade 3 within the NE (DEFRA 2020 Provisional Land Classification Grade). No contamination recorded on site. DCC Mineral and Waste Planning identify that the site does not fall within a MCA, MSA or WCZ and therefore would raise no objection.

Topography: Moderate slope (11.3% slope percentage) rising to the NE.

Open Space and Recreation: The following spaces are within walking distance to the site. Park with pitches and play equipment is located <100 metre E.

Potential Constraints to Delivery: Access. Natural environment. Flood risk, water quality and drainage, the NPPF must be adhered and the sequential and exception tests used where necessary. Assessment of groundwater risk and surface water flow. Potential archaeological impacts. Archaeological and heritage impacts. Education infrastructure. Possible Grade 3a ALC. Proximity to A377, railway line and station. 11KV electric overhead 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 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	14	-	-	-
Max	25	44	-	-	-
HELAA	25	25	-	-	-

Settlement: Lapford

Site Reference and Name: W/LA/03 Land East of Popes Lane and South of Lapford Mill

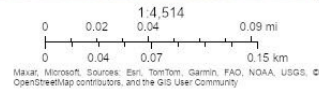
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W/LA/03



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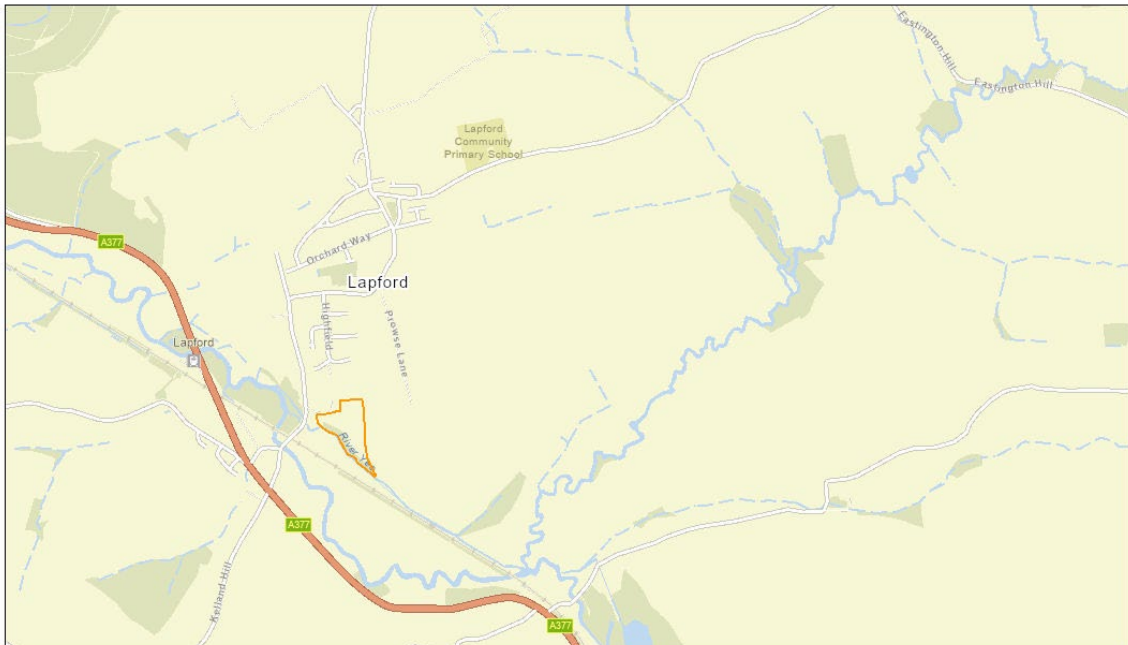
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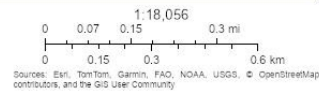
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W/LA/03



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Call for Sites 2025



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Parish: Lapford

Site submitted for: W/LA/03a Homes for sale, custom and self-build homes, affordable homes, homes for older people; W/LA/03b Industrial/Warehouse/Mixed Use; W/LA/03c Renewable energy.

Site Description: Greenfield land moderately sloping (9.6% slope percentage) situated immediately to the South-East of Lapford settlement boundary and existing residential development. The NW corner of the site falls within the settlement boundary. The site is within walking distance to the facilities and services available within the village centre. The site currently can be accessed via a private driveway belonging to Lowerfield House to the North of the site directly from the Southern part of Popes Lane. The Legally Protected Species (Bats) were recorded just outside of the Eastern edge of the site. The Priority Habitats Woodland (deciduous woodland) are situated circa 38 metres to the West and 340 metres to the South-East of the site. The site is in the FZ1, however the River Yeo runs alongside the Southern boundary of the site. The site is multiple land ownership, however it has been identified that the owners have the same intentions for the land. Part of Title Plan area is restricted from housing development and will require dividing/amendments to agree appropriate sharing of access with the neighbouring property. However, it is understood that the property, including access to the site is within the promoter(s) ownership. This may need to be investigated further. The HELAA Panel identify the site is unachievable for housing and commercial development due to the scale of the site and constraints including access and impacts on heritage assets. The site may be considered for renewables.

W/LA/03a Homes for sale, custom and self-build homes, affordable homes, homes for older people

Site Area: Whole 1.5ha | Gross 1.5ha | Net 1.2ha

Max yield: 42

Min Yield: 24

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: Within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The site currently can be accessed via a private driveway belonging to Lowerfield House to the North of the site directly from the Southern part of Popes Lane. The existing access could potentially be utilised if the site was developed, however it may not be suitable for larger vehicles. The access has a moderate visibility in both directions. The road is relatively narrow. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The road is defined

by mature hedgerows and provides access to a number of residential properties in the vicinity of the site. There are no PRoW within the site, the closest public footpath is approximately 150 metres to the East of the site, which leads to the centre of the village. The closest railway station is 300 metres to the West. DCC Highways identifies that access to the site is via a private driveway from Lowerfield House connecting to Popes Lane, which is narrow, lacks footways, and is bounded by hedgerows. Visibility is only moderate, and the lane cannot safely accommodate two-way traffic without passing places, which appear unfeasible within the existing highway boundary. The alignment and gradient may also be unsuitable for larger or emergency vehicles, and the route would not meet adoption or design standards. There are no footways or cycleways along Popes Lane, and the nearest public footpath is approximately 150 metres to the east. While the site is within walking distance of village facilities, Lapford Primary School and bus stops (110 m away), the absence of safe, direct continuous pedestrian routes limits accessibility and sustainable travel. Given these constraints, the site is unsuitable for residential or employment development without major off-site highway improvements, which may not be achievable. However, it could be more appropriate for low intensity uses such as renewable energy (e.g. solar PV), which generate minimal traffic and require less infrastructure which was also promoted for the site at the time of review.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that the development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland belt that borders the southern boundary, along with adequate console protection measures to trees along boundary hedge lines. The Legally Protected Species (Bats) were recorded just outside of the Eastern edge of the site. The Priority Habitats Woodland (deciduous woodland) are situated circa 38 metres to the West and 340 metres to the South-East of the site. 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists note a potential for protected species and habitat protection, however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. It is likely that standard ecological mitigation requirements are sufficient. Natural England Mapping shows a Priority River Habitat immediately to the south of the site. But this looks like it may function as a drain for the River Yeo. Needs further investigation.

Flood Risk, Water Quality and Drainage: FZ1. However, FZ2 & 3 are adjacent to the Southern boundary of the site. High category Groundwater Vulnerability. River Yeo runs alongside the Southern boundary. 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 watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority also noted that the site is too steep for infiltration. The surface water sewer runs north to south through almost mid-point of field.

Heritage and Archaeology: The Historic Environment Record Monument and the Grade II listed building lie immediately to the North-West edge of the site and approximately 46 metres to the North. Further Grade II listed building lies circa 150 metres to the South-East. A cluster of listed

buildings, including the Grade I Church of St Thomas of Canterbury, are located within the Lapford Conservation Area, approximately 300-350 metres to the North. The proposed housing development may impact the setting of the heritage assets and a detailed heritage assessment would be required at application stage. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The MDDC Conservation Officer advises that the development of the site would impact the setting of the Grade II listed Lowerfield House (list entry number: 1263389); the Grade II listed Lapford Mill House (list entry number: 1425004); the Grade II listed Lapford Mill and associated leat system (list entry number: 1425005). The site is immediately adjacent to the heritage assets and positively contributes to their rural character and significance, forming part of the surrounding rural landscape. The proposed development of the site would result in less than substantial harm to the significance of the heritage assets through change in their setting. Given the proximity to the assets, the adverse impacts are unlikely to be mitigated by design. The DCC Historic Environment and Archaeology specialist identifies that this area holds archaeological potential as it lies adjacent to the Grade II Listed 14th century Lapford Mill House (List Entry No. 1425004). 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 Lapford Community Primary School and Chulmleigh Community College. DCC education note that the local primary school has latent capacity to support development. The site would feed into Chulmleigh 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. Accordingly, the 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 Southern part of the site is within the Sparsely Settled Farmed Valley Floors Landscape Character Type and the Devon Character Area is Yeo-Exe Rolling Farmland. The Northern part of the site falls within the Secluded Valleys Landscape Character Type and the Witheridge and Rackenford Moor Devon Character Area. The National Character Area is The Culm. The site is shielded by an existing residential development to the North and by mature hedgerows and trees to the South and North. The overall sensitivity to housing development is low-medium. Unlikely to be visually prominent in wider landscape. Low density housing development of high quality may be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Approximately 80 metres from railways track and 230 from A377 possible noise and air pollution. Electric Overhead Lines of 11KV run through the South-East part of the site. Although mapping doesn't identify contaminated land on site, MDDC environment health expert has noted that contaminated land extent would need to be determined before any application.

Soils and contamination: The majority of the site is identified as Grade 4 ALC with the North-East area of the site (0.2ha) identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is moderately sloping (9.6% slope percentage).

Open Space and Recreation: A park with playing pitches and play equipment is located approximately 340 metres to the North of the site.

Potential Constraints to Delivery: Access. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Natural Environment. Proximity to A377 and railways track possible noise and air pollution. May lead to increased traffic levels in an AQMA. Archaeology and Heritage. 11KV electric overhead line.

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.

W/LA/03b Industrial/Warehouse/Mixed use**Site Area:** Whole 1.5ha | Gross 1.5ha | Net 0.38ha-1.20ha**Max yield:** 12,000sqm**Min Yield:** 3,750sqm**HELAA Assessed Yield:** None**Site Suitability****Stage A****International/national designations:** Within the UNESCO North Devon Biosphere Reserve.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield Land.

Access: The site currently can be accessed via a private driveway belonging to Lowerfield House to the North of the site, directly from the Southern part of Popes Lane. The existing access could potentially be utilised if the site was developed, however it may not be suitable for larger vehicles. The access has a moderate visibility in both directions. The road is relatively narrow. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The road is defined by mature hedgerows and provides access to a number of residential properties in the vicinity of the site. There are no PRoW within the site. The public footpath is approximately 110 metres to the East of the site. The closest railway station is approximately 300 metres to the West. DCC Highways identifies that access to the site is via a private driveway from Lowerfield House connecting to Popes Lane, which is narrow, lacks footways, and is bounded by hedgerows. Visibility is only moderate, and the lane cannot safely accommodate two-way traffic without passing places, which appear unfeasible within the existing highway boundary. The alignment and gradient may also be unsuitable for larger or emergency vehicles, and the route would not meet adoption or design standards. There are no footways or cycleways along Popes Lane, and the nearest public footpath is approximately 150 metres to the east. While the site is within walking distance of village facilities, Lapford Primary School and bus stops (110 m away), the absence of safe, direct continuous pedestrian routes limits accessibility and sustainable travel. Given these constraints, the site is unsuitable for residential or employment development without major off-site highway improvements, which may not be achievable. However, it could be more appropriate for low intensity uses such as renewable energy (e.g. solar PV), which generate minimal traffic and require less infrastructure which was also promoted for the site at the time of review.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that the development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland belt that borders the southern boundary, along with adequate console protection measures to trees along boundary hedge lines. The Legally Protected Species (Bats) were recorded just outside of the Eastern edge of

the site. The Priority Habitats Woodland (deciduous woodland) are situated circa 38 metres to the West and 340 metres to the South-East of the site. 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) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists noted a potential for protected species and habitat protection, however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. It is likely that standard ecological mitigation requirements are sufficient. Natural England Mapping shows a Priority River Habitat immediately to the south of the site. But this looks like it may function as a drain for the River Yeo. Needs further investigation.

Flood Risk, Water Quality and Drainage: FZ1. However, FZ2 & 3 are adjacent to the Southern boundary of the site. High category Groundwater Vulnerability. River Yeo runs alongside the Southern boundary. 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 watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority also noted that the site is too steep for infiltration. The surface water sewer runs north to south through almost mid-point of field.

Heritage and Archaeology: The Historic Environment Record Monument and the Grade II listed building lie immediately to the North-West edge of the site and approximately 46 metres to the North. Further Grade II listed building lies circa 150 metres to the South-East. A cluster of listed buildings, including the Grade I Church of St Thomas of Canterbury, are located within the Lapford Conservation Area, approximately 300-350 metres to the North. The proposed development may impact the setting of the heritage assets and a detailed heritage assessment would be required at application stage. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required. The MDDC Conservation Officer advises that the development of the site would impact the setting of the Grade II listed Lowerfield House (list entry number: 1263389); the Grade II listed Lapford Mill House (list entry number: 1425004); the Grade II listed Lapford Mill and associated leat system (list entry number: 1425005). The site is immediately adjacent to the heritage assets and positively contributes to their rural character and significance, forming part of the surrounding rural landscape. The proposed development of the site would result in less than substantial harm to the significance of the heritage assets through change in their setting. Given the proximity to the assets, the adverse impacts are unlikely to be mitigated by design. The DCC Historic Environment and Archaeology specialist identifies that this area holds archaeological potential as it lies adjacent to the Grade II Listed 14th century Lapford Mill House (List Entry No. 1425004). 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.

Landscape: The Southern part of the site is within the Sparsely Settled Farmed Valley Floors Landscape Character Type and the Devon Character Area is Yeo-Exe Rolling Farmland. The Northern part of the site falls in the Secluded Valleys Landscape Character Type and the Witheridge and

Rackenford Moor Devon Character Area. The National Character Area is The Culm. The site is shielded by an existing residential development to the North and by mature hedgerows and trees to the South and North. However, commercial/industrial development is likely to be visible from wider views to the East of the site. The overall sensitivity to development is high-medium to high. 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. Approximately 65 metres from railways track and 230 from A377 possible noise and air pollution. Electric Overhead Lines of 11KV run through the South-East part of the site. Although mapping doesn't identify contaminated land on site, MDDC environment health expert has noted that contaminated land extent would need to be determined before any application.

Soils and contamination: The majority of the site is identified as Grade 4 ALC with the North-East area of the site identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is moderately sloping (9.6% slope percentage).

Economic Development: DCC advised that the impact on neighbouring premises must be assessed. The site benefits from proximity to the railway station and the A377, but access is constrained by a narrow lane. They also highlighted the need to consider run-off impacts on watercourses and the risk of pollution. If commercial use is pursued, DCC strongly recommend future-proofed broadband, energy efficiency, and renewable generation be built into the scheme from the outset. MDDC advised that given the existing commercial development in Lapford, any further development should be sensitive to the village's broader functions and character to ensure it complements rather than disrupts the local context.

Potential Constraints to Delivery: Access. Water quality and drainage. Possibly Grade 3a ALC. Natural Environment. Proximity to A377 and railways track possible noise and air pollution. May lead to increased traffic levels in an AQMA. Archaeology and Heritage. 11KV electric overhead line.

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 is unachievable no build out rate is provided. For the purposes of this report 'mixed use' is considered as commercial.

W/LA/03c Renewable energy**Site Area:** Whole 1.5ha | Gross 1.5ha | Net 1.5ha**Site Suitability****Stage A****International/national designations:** Within the UNESCO North Devon Biosphere Reserve.**Flood Zone 3b:** None**Stage B****Land Status:** Greenfield Land.

Access: Potential access via an existing private driveway directly from the Southern part of Popes Lane. DCC Highways identify the site may be appropriate for low intensity uses such as renewable energy (e.g. solar PV), which generate minimal traffic and require less infrastructure which was promoted for the site at the time of review.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that the development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland belt that borders the southern boundary, along with adequate console protection measures to trees along boundary hedge lines. The Legally Protected Species (Bats) were recorded just outside of the Eastern edge of the site. The Priority Habitats Woodland (deciduous woodland) are situated circa 38 metres to the West and 340 metres to the South-East of the site. 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) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors might be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology noted that while small wind energy developments are low risk generally to wildlife, there are likely more appropriate locations where turbines can be located more than 50m away from suitable habitat for bats and 200m for birds that pose lower levels of potential risk and uncertainty. With regard to solar PV, DCC ecology specialists identify that ecological constraints are not likely to significantly affect the viability or design of a solar scheme on this site.

Flood Risk, Water Quality and Drainage: FZ1. However, FZ2 & 3 are adjacent to the Southern boundary of the site. High category Groundwater Vulnerability. River Yeo runs alongside the Southern boundary. 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 watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. The surface water sewer runs north to south through almost mid-point of field.

Heritage and Archaeology: The Historic Environment Record Monument and the Grade II listed building lie immediately to the North-West edge of the site and approximately 46 metres to the North. Further Grade II listed building lies circa 150 metres to the South-East. A cluster of listed buildings, including the Grade I Church of St Thomas of Canterbury, are located within the Lapford Conservation Area, approximately 300-350 metres to the North. The proposed development may impact the setting of the heritage assets. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required.

Landscape: The Southern part of the site is within the Sparsely Settled Farmed Valley Floors Landscape Character Type and the Devon Character Area is Yeo-Exe Rolling Farmland. The Northern part of the site falls within the Secluded Valleys Landscape Character Type and the Witheridge and Rackenford Moor Devon Character Area. The National Character Area is The Culm. The site is shielded by an existing residential development to the North and by mature hedgerows and trees to the South and North. However, the proposed development is likely to be visible from wider views to the East of the site. 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. Due to small-scale landform, presence of human scale features, valued areas of ancient woodland, rough ground and distinctive skyline landmark features this landscape character area is highly sensitive to all wind energy development. The Northern part of the site has a medium-high sensitivity to 'very small' (15-25m), 'small' (26-50m) and 'medium' (51-75m) turbines, and high sensitivity to 'large' (76-110m) and 'very large' (111-150m) turbines. It would be less sensitive to single turbine(s). This part of the site would also be sensitive to PV development with a low-medium sensitivity to 'very small' (<1ha) and medium sensitivity to a 'small' (>1-5ha). The Southern area of the site has a medium-high sensitivity to 'very small' (15-25m) and 'small' (26-50m) turbines, and high sensitivity to 'medium' (51-75m), 'large' (76-110m) and 'very large' (111-150m) turbines. It would be less sensitive to single turbine(s). This part of the site would also be sensitive to PV development with a medium-high sensitivity to 'very small' (<1ha) and 'small' (>1-5ha). The sensitivity of the landscape to PV development is likely to be lower due to the small scale landform, trees cover, topography of the site, the location of the site and its spatial relationship with the existing development.

Health and Safety related constraints: Falling distance of turbines (height +10%). MDDC environment health expert has advised for the need to consider nearby housing which may preclude wind.

Soils and contamination: The majority of the site is identified as Grade 4 ALC with the North-East area of the site identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is moderately sloping (9.6% slope percentage).

Potential Constraints to Delivery: Water quality and drainage. Possibly Grade 3a ALC. Natural Environment. Archaeology and Heritage. Falling distance of turbines (height +10%). 11KV electric overhead line.

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

Build out rate: Years 1-5 as promoter has confirmed the site is available within the next 5 years.

Settlement: Lapford

Site Reference and Name: W/LA/04 Land West of Kelland Court

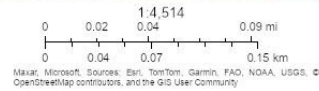
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W/LA/04



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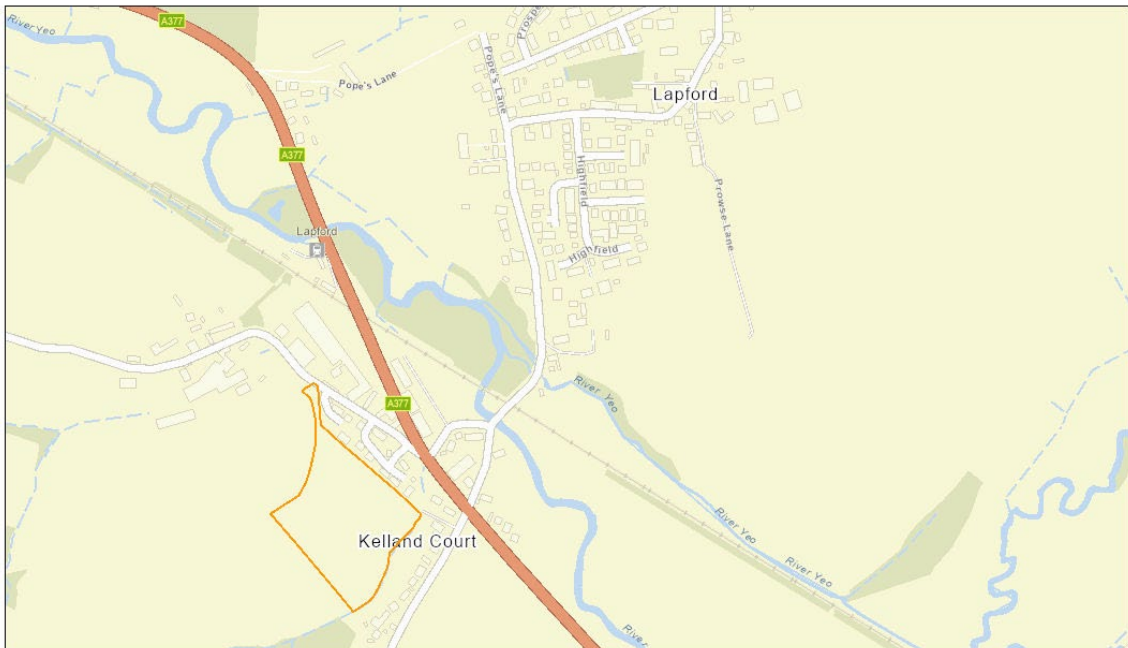
Call for Sites 2025



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

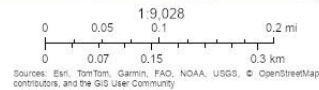
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W/LA/04



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Call for Sites 2025



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

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Parish: Lapford

Site submitted for: W/LA/04 Homes for sale, affordable homes

Site Description: Greenfield land adjacent to the South and South-West settlement boundary of the village. The access to the site is via an existing field entrance to the North of the site, directly from a Class C classified road (known as Road northwest from Yeo Vale Cross). There are no PRow within the site. The Historic Environment Record Monument is immediately to the East boundary of the site. The closest listed buildings lie approximately 200 metres to the North-West and 140 metres to the North-East. The site lies circa 580 metres to the Southern boundary of the Lapford Conservation Area. The site is in the FZ1 and High Groundwater Vulnerability. The field is moderately sloping (12.9% slope percentage). The site is multiple land ownership, however it has been identified that the owners have the same intentions for the land. The HELAA Panel identify the site as unachievable due to the constraints of the site including the topography and access of which significant land would be required for engineering works, including a retaining structure to provide access.

W/LA/04 Homes for sale, affordable homes

Site Area: Whole 2.65ha | Gross 2.65ha | Net 1.59ha

Max yield: 56

Min Yield: 32

Promoter yield: 50

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: Within the UNESCO North Devon Biosphere Reserve.

Flood Zone 3b: None

Stage B

Land Status: Greenfield Land.

Access: The access to the site is via an existing field entrance to the North of the site, directly from a Class C classified road (known as Road northwest from Yeo Vale Cross). Potential secondary access through the existing housing development to the North-East of the site. The road is a relatively narrow road with no street lighting, footway or cycling links. Access roads should be at least 4.8 metres wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8 metres require passing places. The road is defined by mature hedgerows and trees and provides access to a number of residential properties, Lower Nymet Farm to the West and commercial premises to the North of the site in the vicinity of the site. There are no PRow within the site, the closest public footpath is approximately 115 metres to the West of the site. The closest railway station is 130 metres to the North. The site is within 850 metres to the facilities and services available in the village and 1.2km to the Lapford Primary School. DCC Highways

identifies that, the site's primary access is via an existing field entrance to the north, connecting to a narrow Class C road with no footways, lighting, or cycle infrastructure. Visibility is moderate to the east but poor to the west, restricted by mature hedgerows and trees, making widening difficult without environmental impact. The northern area slopes, and the access gradient must be assessed to ensure it meets safety standards for all vehicles; if too steep, particularly for refuse and emergency vehicles, it may render the current access point unsuitable without engineering interventions which may include a retaining structure to provide access. The site lies about 578 m from Lapford railway station and 250 m from the nearest bus stop, but there are no continuous footways or lighting connecting to these or to local facilities such as the primary school and village centre. Safe, lit, and accessible walking and cycling routes are essential to promote sustainable travel. However, the nearby railway bridge appears too narrow to accommodate footways or lighting without major works—if it cannot be upgraded, this may represent a fundamental constraint to development.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that, access poses a high arboriculture risk, however it noted the prominent trees are ash and appear to be in decline. Development within the site is viewed as low arboriculture risk subject to buffer along south-eastern boundary. Legally Protected Species (Bats) were recorded just outside of the Eastern and Northern boundary of the site. Devon Moth Group was also recorded approximately 140 metres to the South-West. A County Wildlife Site and Ancient Woodland lies approximately 960 metres to the West. 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. Mitigation measures, including the protection and enhancement of hedges, trees, margins, dark corridors may be required. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology noted the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. Likely standard ecological mitigation requirements are sufficient. Natural England noted that Priority Deciduous Woodland lies near the southern boundary of the site and recommended the provision of an appropriate buffer.

Flood Risk, Water Quality and Drainage: FZ1. High 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 noted that the site is too steep for infiltration. They also identify a watercourse along southeast boundary with a potential culvert in the east corner and the watercourse ownership is unclear. Land drainage consent may be required. There is also high risk of surface water flooding along southeast boundary.

Heritage and Archaeology: The Historic Environment Record Monument is immediately to the East boundary of the site. The closest listed buildings lie approximately 200 metres to the North-West, 140 metres to the North-East. The grade I listed Chapel is situated circa 650 metres to the South-East. A cluster of listed buildings, including the Grade I Church of St Thomas of Canterbury, are located within the Lapford Conservation Area, approximately 600-670 metres to the North-East. The proposed housing development may impact the setting of the heritage assets. The site may be an area of archaeological potential. The DCC Historic Environment and Archaeology specialist identifies

that given the potential for below-ground archaeological deposits related to known prehistoric and Roman activity nearby any planning application should be supported by a programme of archaeological work to assess impacts and inform the Local Planning Authority's decision. The MDCC Conservation Officer identified that the site is separated from the nearby heritage assets by interposing development, thus any potential impacts are likely to be limited and there is the potential for mitigation.

Education Infrastructure: The closest schools to the site are Lapford Community Primary School and Chulmleigh Community College. DCC education note that the local primary school has latent capacity to support development. The site would feed into Chulmleigh 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. Accordingly, 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 Farmed Lowland Moorland and Culm Grassland Landscape Character Type and the High Taw Farmland Devon Character Area. The National Character Area is The Culm. The residential development to the North-East and South-East boundary of the site, and woodland to the South of the site would lessen the visual impact of the development. The overall sensitivity to housing development is medium. Low density housing development of high quality may be accommodated. Further site appraisal would be needed to address uncertainty over the site's distinctiveness and aesthetic and perceptual qualities such as tranquillity and natural beauty of the surrounding countryside landscape.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Approximately 65metres from A377, and proximity to railway line possible noise and air pollution. Electric Overhead Lines of 11KV run through the site.

Soils and contamination: The site is identified as Grade 3 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ. Contaminated Land lies circa 60 metres to the North (Medium category of contamination risk).

Topography: The site is moderately sloping (12.9% slope percentage).

Open Space and Recreation: A park with playing pitches and play equipment is located approximately 650 metres to the North-East of the site.

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Natural Environment. Proximity to A377 and railways track possible noise and air pollution. May lead to increased traffic levels in an AQMA. Archaeology. Topography. 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: As the HELAA Panel identify the site as unachievable no build out rate is provided.