

# Morchard Bishop

**Settlement: Morchard Bishop**

**Site Reference and Name: W/MO/01 Land lying to the south of Chulmleigh Road, Morchard Bishop**

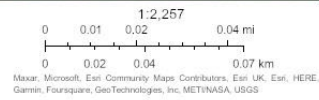
**Customer Reference Number: 4n13lim**

W/MO/01



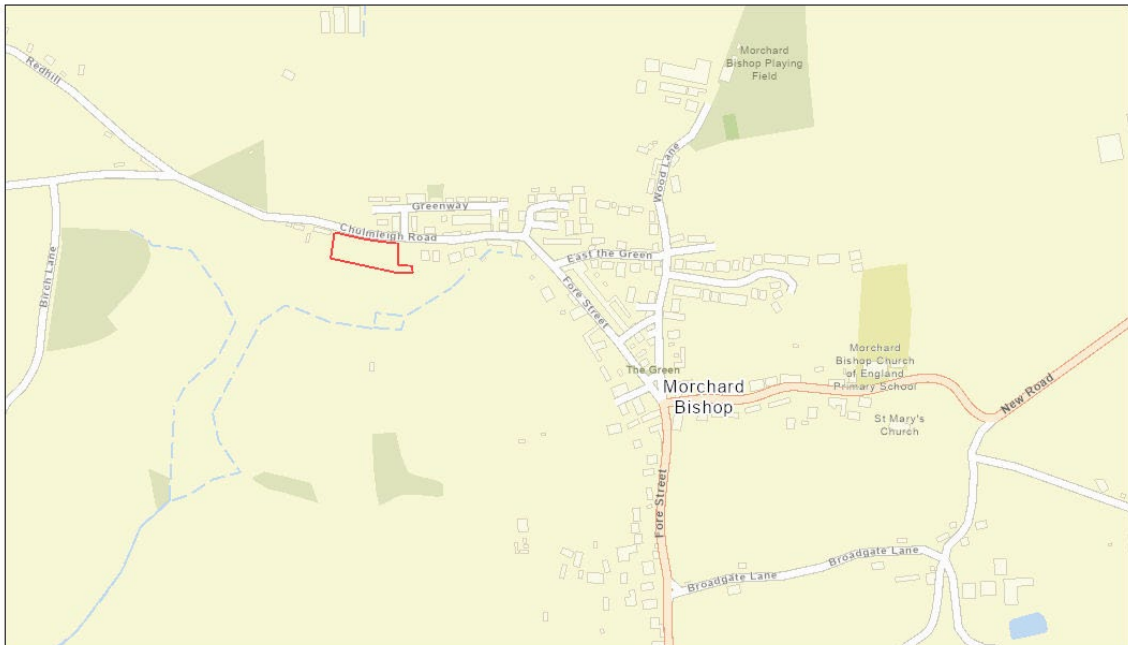
22/11/2022, 08:45:01

 Call For Sites Layer




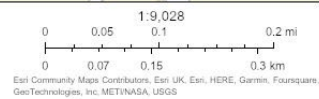
GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

W/MO/01



22/11/2022, 08:48:00

 Call For Sites Layer



GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Morchard Bishop

**Site submitted for:** W/MO/01a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people W/MO/01b Habitat creation / enhancement

**Site description:** Greenfield site. The site is the north part of an agricultural field which is gently sloping (8% slope percentage), bordering Chumleigh Road. It lies to the SW of Morchard Bishop village, with a small part the east of the site (0.01ha) falling within Morchard Bishop's settlement boundary. It is within 85m of the Morchard Bishop Conservation Area and within 65m of Bay House, a Grade II listed building located on the N side of Chumleigh Road. Farmland currently borders the site to the S and W, with land to the NE allocated for residential development within the current Local Plan (site allocation MO1, Greenaway). Residential development is located to the NE, with a GP surgery adjoining the E boundary. A sewage treatment works lies within 60m of the S boundary. A small watercourse runs approx. 50m to the S of the site. Site is subject to a single title deed. The NE section of the site is subject to a right to lay, inspect, repair, cleanse, maintain and renew a water pipeline. Telegraph cables cross the site in three directions with three poles located within the site. The HELAA Panel assessed the site as achievable but note the site would require a footway connection. The site may also be considered for habitat creation/enhancement however a site of this scale is unlikely to be a suitable size to generate sufficient units for BNG to be viable over 30 years.

**W/MO/01a** Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

**Site Area:** Whole 0.37ha | Gross 0.37ha | Net 0.35ha

**Max Yield:** 13

**Min Yield:** 7

**HELAA Assessed Yield:** 10 (mid-point yield)

### **Site Suitability**

#### **Stage A**

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

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Devon County Council Highways identifies that access is via a narrow road with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Pedestrian and cycle connection to local services, bus stops and High Street would be required. Devon County Council suggest the site could be an acceptable site for a low yield. The HELAA Panel

note the site to be achievable but would require a footway connection. Services and facilities are available within the village centre approx. 1km SE. Bus stops are in close proximity near the junction with Greenaway and Chumleigh Road (approx. 12m NE). The closest railway station is at Morchard Road approx. 3km SW.

**Natural Environment:** The site is located just within the boundary of the UNESCO North Devon Biosphere Reserve. Legally protected species (bats) have been recorded on site and butterflies and bats have been recorded within 560m to the NW, NE and SE. Beavers are present in connected catchment. Devon County ecology specialists identify the site consists of land within a larger field of improvement species-poor pasture bordered by hedges. A small brook runs approx. 50m south of the site and is hydrologically connected to Pepper Lake County Wildlife Site (CWS). CWS is notified for its lowland fen priority habitat which is sensitive to hydrological pollution. There is potential for impacts during construction (movement of silt and/or chemicals into CWS). The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to 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, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. Pollution controls for designated sites.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. Small watercourse approx. 50m S of the site. Approx. 15m of the S end of the western boundary is at low risk from surface water flooding. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

**Heritage and Archaeology:** The site is located within 85m of the Morchard Bishop Conservation Area and within visual range of several Grade II listed buildings located to the W of Fore Street. The closest listed building is Bay House, Grade II which is 65m to the NE along Chumleigh Road. Devon County Council archaeology specialists note that the site has some archaeological potential with a Bronze age ring-ditch to the N although do not suggest any archaeological mitigation for this site at this stage. The MDDC Conservation specialists note Newhouse is a pre-1840 farmhouse located to the E edge of the site and is considered a non-designated heritage asset. The proposed development of the site has the potential to result in harm to the significance of the listed building and the Conservation Area. There is also the potential for harm to the non-designated heritage asset.

**Education Infrastructure:** The closest schools to the site are Morchard Bishop CofE Primary School and Chumleigh Community College. DCC education have noted that the local primary school has latent capacity to support development. Home to school transport impacts for secondary school. The site would feed into Chumleigh 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. 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 landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to housing development is low-medium. The site is set within a landscape of small, medium and large irregular shaped fields enclosed by a strong patchwork of tree lines and dense, tightly clipped hedges. The site

consists of agricultural greenfield which gently slopes up towards the village. The topography restricts views to neighbouring fields in the south and east. Tree lined low hilltops are visible to the north and west. Glimpses of distant hills to the south west are available. Located on the western edge of the village, development would be a continuation of the historic settlement pattern but would be highly visible from adjacent dwellings and lower slopes. Housing of limited height (1-2 storeys) could relate well to surrounding development. Taller and larger scale buildings associated with employment may be problematic to accommodate without resulting in harm to potentially locally valued views or to the existing settlement character. 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:** Possible odours from the sewage treatment works approx. 60m from S border, depends on the scale of sewage treatment works. May lead to increased traffic levels in an AQMA. 11KV electric overhead lines run across the site.

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

**Topography:** Gently sloping (8% slope percentage) from N to S.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Park with play equipment located in Greenaway within 120m of the site to the N. Allotments to the NE approx. 100m.

**Potential Constraints to Delivery:** Access. Natural Environment, potential impact on CWS. Water quality and drainage. Heritage Impacts. Education infrastructure. Possibly Grade 3a ALC. Sewage treatment works 60m from S border. May lead to increased traffic levels in an AQMA. 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 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	7	-	-	-	-
Max	13	-	-	-	-
HELAA	10	-	-	-	-

**W/MO/01b** Habitat creation / enhancement

**Site Area:** Whole 0.37ha | Gross 0.37ha | Net 0.37ha

### **Site Suitability**

#### **Stage A**

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

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield agricultural land.

**Access:** Existing access is via Chulmleigh Road.

**Natural Environment:** The site is located just within the boundary of the UNESCO North Devon Biosphere Reserve. Legally protected species (bats) have been recorded on site and butterflies and bats have been recorded within 560m to the NW, NE and SE. Beavers are present in connected catchment. Devon County ecology specialists identify the site consists of land within a larger field of improvement species-poor pasture bordered by hedges. A small brook lies approx. 50m South of the site which is hydrologically connected to Pepper Lake County Wildlife Site (CWS). CWS is notified for its lowland fen priority habitat which is sensitive to hydrological pollution. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to 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. DCC ecologist suggest the site would be most suited to woodland creation/tree planting based on the current condition and usage. However a site of this scale is unlikely to be a suitable size to generate sufficient units for BNG to be viable over 30 years

**Flood Risk, Water Quality and Drainage:** Predominantly FZ1. High groundwater vulnerability. Small watercourse approx. 50m S of the site. Approx. 15m of the S end of the western boundary is at low risk from surface water flooding.

**Heritage and Archaeology:** The site is located within 85m of the Morchard Bishop Conservation Area and within visual range of several Grade II listed buildings located to the W of Fore Street. The closest listed building is Bay House, Grade II which is 65m to the NE along Chulmleigh Road. Devon County Council archaeology specialists note that the site has some archaeological potential with a Bronze age ring-ditch to the N although do not suggest any archaeological mitigation for this site at this stage. The MDDC Conservation specialists note there would be potential to create habitat without harm to the Conservation Area or Listed Building.

**Landscape:** The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland.

**Health and Safety related constraints:** None.

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

**Topography:** Gently sloping (8% slope percentage) from N to S.

**Potential Constraints to Delivery:** Water quality and drainage. Possibly Grade 3a ALC. Right to a water pipeline in the NE section of the site. Low strategic ecological importance. Scale of the site to provide for BNG units.

**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: Morchard Bishop**

**Site Reference and Name: W/MO/02 Tatepath Farm, Wood Lane, Morchard Bishop**

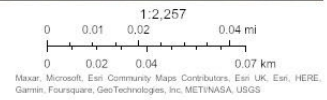
**Customer Reference Number: 3u13lgs**

W/MO/02



22/11/2022, 10:40:01

 Call For Sites Layer



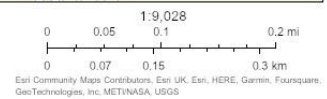
GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

W/MO/02



22/11/2022, 10:41:19

 Call For Sites Layer



GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Morchard Bishop

**Site submitted for:** W/MO/02a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people W/MO/02b Habitat creation / enhancement

**Site description:** Greenfield gently sloping (5.6% slope percentage) land which includes agricultural buildings and a silage dump to the N of Morchard Bishop village. The site partially borders Morchard Bishop's settlement boundary and lies within 120m metres of the Morchard Bishop Conservation Area and within 150m of several Grade II listed buildings. The site is currently accessed from Wood Lane, which gives way to a PROW footpath running northwards. Farmland borders the site to the N, W and partially to the S, with residential development along the SE boundary; a sports ground with associated parking is located to the E of Wood Lane. Legally protected species Bats and Brown Hairstreak butterflies have been logged within the vicinity of the site and Wall butterfly recorded within the site boundary. One land owner. The land is subject to the granting of easements in relation to utilities infrastructure. Site adjoins W/MO/03 along its southern boundary. The HELAA Panel assess the site as unachievable for housing in isolation due to its location away from the main village. The site may be considered for habitat creation/enhancement.

W/MO/02a Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

**Site Area:** Whole 2.11ha | Gross 2.11ha | Net 1.27ha

**Max Yield:** 44

**Min Yield:** 25

**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 agricultural land with agricultural buildings.

**Access:** There is existing access to the site from Wood Lane adjacent to part of the eastern boundary, with a PROW footpath continuing northwards from Wood Lane. Services and facilities are available within the village centre approx. 400m S. Bus stops available near the junction with Greenaway and Chumleigh Road (approx. 525m SW). The closest railway station is at Morchard Road approx. 3.4km SW. Devon County Council Highways identifies that access is via a narrow lane with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require

passing places. Pedestrian and cycle connection to local services and bus stops would be required. Devon County Council suggest the site would not be suitable for non-motorised users.

**Natural Environment:** The site is located just within the boundary of the UNESCO North Devon Biosphere Reserve. A band of ancient woodland (Morchard Wood) lies approx. 165m to the NE and two TPO areas are located approx. 215m to the S of the site. Legally protected species Bats and Brown Hairstreak butterflies have been logged within the vicinity of the site (within 600m) and Wall butterfly recorded within the site boundary. Beavers are present in connected catchment. Devon County ecology specialists identify the site consists of one field of improved species-poor pasture bordered by hedges with a farmstead comprising of barns, buildings, several trees and some small areas of scrub/ruderal vegetation. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. The Barns and buildings may support roosting bats. 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. Mitigate for potential impacts to bat roosts (if present, which will depend on the species, size and type of roosts). 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. High groundwater vulnerability. The promoter has stated that the foul drainage system would be mitigated by a private sewage treatment plant, if inadequate. 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 120m of the Morchard Bishop Conservation Area and is likely to be visible across agricultural land. The village has a number of Grade II listed buildings, of which Whites Cottages, Meadow Bank and The Rookery are the closest, situated within 150 metres of the southern perimeter. Devon County Council archaeology specialists note that the site has some archaeological potential with a Bronze age ring-ditch to the W although suggest there is likely no requirement for further mitigation. The MDDC Conservation specialists note that Tatepath Farmhouse dates from pre 1940 and is considered to be a non-designated heritage asset. There would be potential for development on site subject to good design and retention of the Tatepath Farmhouse and any older pre 1900 farm buildings.

**Education Infrastructure:** The closest schools to the site are Morchard Bishop CofE Primary School and Chulmleigh Community College. DCC education have noted that the local primary school has latent capacity to support development. Home to school transport impacts for secondary school. 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. 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 landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to housing development is low-medium. The site is set within a landscape of small, medium and large irregular shaped fields enclosed by a strong patchwork of occasional trees and dense, tightly clipped hedges. The site comprises of pasture with farm buildings and a silage dump. It is located on a hilltop and

slopes gently down towards existing development. Located on the northern edge of the village, development of this site would form a continuation of the historic settlement pattern. The topography and surrounding vegetation reduce the site's visibility from the village but a distant view of a grade I church tower to the SE could form part of the church's setting. The area's rural qualities and tranquillity could be affected if the site is developed for non-agricultural forms of employment use. Housing designed to a high standard and of limited height (1-2 storeys) could relate well to the built character of the village. Larger scale buildings for non-agricultural employment use would not relate well to the adjacent built form or settlement character. 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:** May lead to increased traffic levels in an AQMA.

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

**Topography:** Gently sloping (5.6% slope percentage) downwards from SE to NW.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Park with play equipment located in Greenaway <250m of the site to the SE. Allotments to the SE approx. 460m.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Easements across site. May lead to increased traffic levels in an AQMA. Legally protected species 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:** As the HELAA Panel suggest the site is unachievable there is no suggested build out rate.

W/MO/02b Habitat creation / enhancement

**Site Area:** Whole 2.11ha | Gross 2.11ha | Net 2.11ha

### Site Suitability

#### Stage A

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

**Flood Zone 3b:** None

#### Stage B

**Land Status:** Greenfield agricultural land with agricultural buildings.

**Access:** There is existing access to the site from Wood Lane adjacent to part of the eastern boundary, with a PROW footpath continuing northwards from Wood Lane.

**Natural Environment:** The site is located just within the boundary of the UNESCO North Devon Biosphere Reserve. A band of ancient woodland (Morchard Wood) lies approx. 165m to the NE and two TPO areas are located approx. 215m to the S of the site. Legally protected species Bats and Brown Hairstreak butterflies have been logged within the vicinity of the site (within 600m) and Wall butterfly recorded within the site boundary. Beavers are present in connected catchment. Devon County ecology specialists identify the site consists of one field of improved species-poor pasture bordered by hedges with a farmstead comprising of barns, buildings, several trees and some small areas of scrub/ruderal vegetation. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. The Barns and buildings may support roosting bats. 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. DCC ecologist suggest the site would be most suited to woodland creation/tree planting based on the current condition and usage.

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

**Heritage and Archaeology:** The site is located within 120m of the Morchard Bishop Conservation Area and is likely to be visible across agricultural land. The village has a number of Grade II listed buildings, of which Whites Cottages, Meadow Bank and The Rookery are the closest, situated within 150 metres of the southern perimeter. Devon County Council archaeology specialists note that the site has some archaeological potential with a Bronze age ring-ditch to the W although suggest there is likely no requirement for further mitigation. No comments have been provided by the Conservation specialist on this site in relation to strategic habitat.

**Landscape:** The landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland.

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

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

**Topography:** Gently sloping (5.6% slope percentage) downwards from SE to NW.

**Potential Constraints to Delivery:** Water quality and drainage. Possibly Grade 3a ALC. Easements across site. 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 as promoter has confirmed the site is available within the next 5 years.

**Settlement: Morchard Bishop**

**Site Reference and Name: W/MO/03 Canns Meadow, Wood Lane, Morchard Bishop**

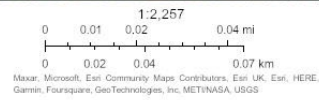
**Customer Reference Number: vq13130**

W/MO/03



22/11/2022, 11:44:03

 Call For Sites Layer



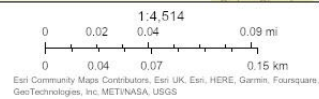
GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

W/MO/03



22/11/2022, 11:44:43

 Call For Sites Layer



GMS Unit  
© Crown copyright and database rights 2019. OS Licence No. 100022292

**Parish:** Morchard Bishop

**Site Area:** Whole 0.54ha | Gross 0.54ha | Net 0.43ha

**Site submitted for:** Residential

**Max Yield:** 15

**Min Yield:** 9

Promoter: 3-6 (mid point 4)

**HELAA Assessed Yield:** 5

**Site description:** Greenfield gently sloping (5.6% slope percentage) to the N of Morchard Bishop village. Site is within 45m of Morchard Bishop Conservation Area and within 85m of several Grade II listed buildings. It currently consists of Grade 3 agricultural land. Farmland currently borders the site to the N and W, with residential development along the S and E boundaries. Legally protected species Bats, Wall and Brown Hairstreak butterflies have been recorded within the vicinity of the site. One landowner. Site adjoins W/MO/02 along its N boundary. The HELAA Panel assess the site as achievable for a lower yield of 5 dwellings. They note that the dwellings and land to the E are in the same ownership as this site and could provide access.

### **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 or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The HELAA Panel identify that the dwellings to the E are in the same ownership as this site and could provide access. Services and facilities are available within the village centre approx. 300m S. Bus stops available near the junction with Greenaway and Chumleigh Road (approx. 480m SW). The closest railway station is at Morchard Road approx. 3.3km SW.

**Natural Environment:** The site is located just within the boundary of the UNESCO North Devon Biosphere Reserve. A band of ancient woodland (Morchard Wood) lies approx. 350m to the NE and two TPO areas are located approx. 140m to the S of the site. Legally protected species Bats and Brown Hairstreak butterflies have been logged within the vicinity of the site (within 350m). Beavers are present in connected catchment. Devon County ecology specialists identify the site consists of

one field of improved species-poor pasture bordered by hedges. The surrounding hedges could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to 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, and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

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

**Heritage and Archaeology:** The site is located within 45m of the Morchard Bishop Conservation Area and is likely to be visible across agricultural land. The village has a number of Grade II listed buildings, of which Whites Cottages, Meadow Bank and The Rookery are the closest, situated within 85 metres of the southern perimeter. Devon County Council archaeology specialists note that the site has some archaeological potential with a Bronze age ring-ditch to the W although suggest there is likely no requirement for further mitigation. The MDDC Conservation specialists note that this is a small site with potentially no harm to heritage assets.

**Education Infrastructure:** The closest schools to the site are Morchard Bishop CofE Primary School and Chulmleigh Community College. DCC education have noted that the local primary school has latent capacity to support development. Home to school transport impacts for secondary school. 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. 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 landscape character type is the Lower rolling farmed and settled valley slopes. The Devon landscape character area is the Yeo-Exe Rolling Farmland. The overall sensitivity to housing development is low-medium. The site is set within a landscape of small, medium and large irregular shaped fields enclosed by a strong patchwork of occasional trees and dense, tightly clipped hedges. Positioned on an upper slope, the site is comprised of an agricultural field which gently declines southwards towards the village. The site is visually enclosed by the surrounding topography and built environment. A distant view of a grade I church tower is visible above the roofline to the south east and could be locally valued. The tranquillity of the area could be affected if the site is developed for non-agricultural forms of employment use. Located on the northern edge of the village, development of this site would form a continuation of the historic settlement pattern. Housing of limited height (1-2 storeys) could relate well to surrounding development, taller and larger scale buildings associated with employment 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:** May lead to increased traffic levels in an AQMA.

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

**Topography:** Gently sloping (5.6% slope percentage) downwards from SE to NW.

**Open Space and Recreation:** The following spaces are within walking distance to the site. Park with play equipment located in Greenaway 215m of the site to the W. Allotments to the W approx. 460m.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. May lead to increased traffic levels in an AQMA. 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	9	-	-	-	-
Max	15	-	-	-	-
Promoter	4	-	-	-	-
HELAA	5	-	-	-	-

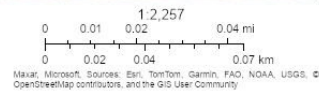
**Settlement: Morchard Bishop**  
**Site Reference and Name: W/MO/04 Land South of Old Rectory Gardens**  
**Customer Reference Number: WMO04**

W/MO/04



11/09/2025, 09:03:20

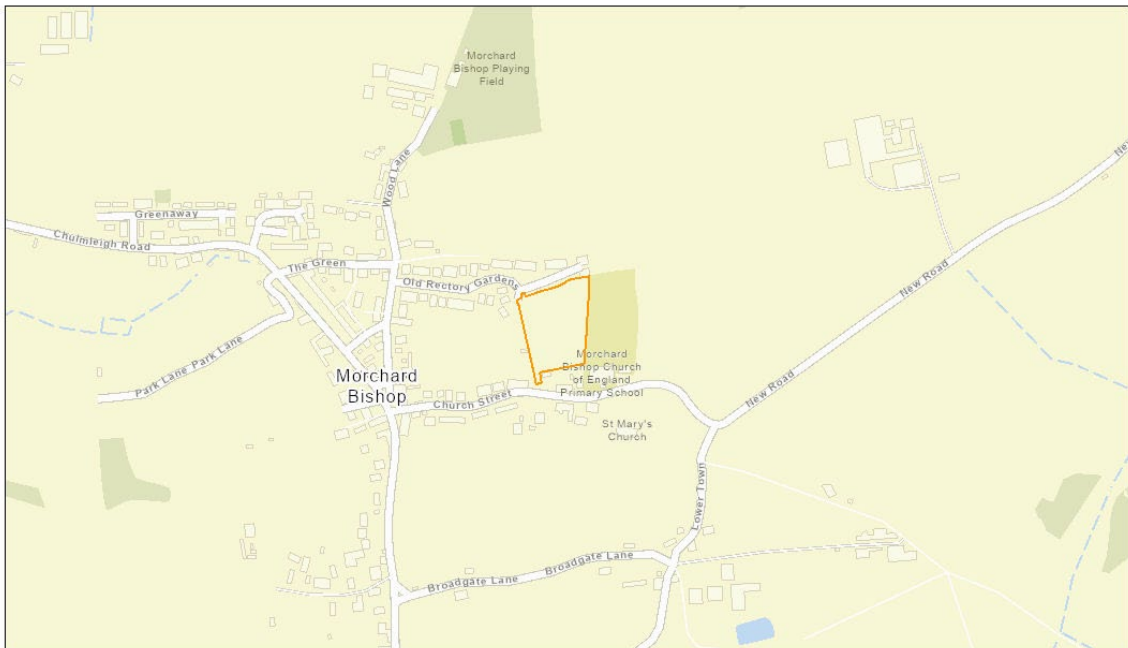
Call for Sites 2025



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

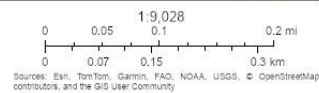
© Crown copyright and database rights 2023. OS Licence No. 100022292

W/MO/04



11/09/2025, 09:03:32

Call for Sites 2025



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

© Crown copyright and database rights 2023. OS Licence No. 100022292

**Parish:** Morchard Bishop

**Site submitted for:** W/MO/04 Homes for sale, custom and self-build homes, affordable homes, homes for older people

**Site Description:** Greenfield moderately sloping (11.4% slope percentage) site adjacent to the North-East settlement boundary of the village. The site is accessed via an existing field entrance directly from an unclassified road to the North. There is a pedestrian link running from the site's access point connecting the site to the village centre, facilities and services. A PRoW runs alongside the Western boundary of the site, which connects Old Rectory Gardens with Church Street. The site is in the Flood Zone 1 and high Groundwater Vulnerability. The Southern and Eastern boundary of the site abuts the Morchard Bishop Conservation Area. Historic Environment Record Monument were recorded immediately to the South of the site. A cluster of Grade II listed buildings lie within 10-15 metres from the Southern boundary of the site, circa 100 metres to the South-west and 200 metres to the West. 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 that provided access can be achieved the site is achievable.

**W/MO/04 Homes for sale, custom and self-build homes, affordable homes, homes for older people**

**Site Area:** Whole 0.94ha | Gross 0.94ha | Net 0.75ha

**Max yield:** 26

**Min Yield:** 15

**Promoter yield:** 10

**HELAA Assessed Yield:** 20 mid-point yield

### **Site Suitability**

#### **Stage A**

**International/national designations:** None.

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield Land.

**Access:** The site is accessed via an existing field entrance directly from an unclassified road, known as Old Rectory Gardens to the North of the site. There is a pedestrian link running from the site's access point connecting the site to the village centre, facilities and services. The site is within walking distance to the village centre and primary school. The DCC Highways identifies that the site benefits from proximity to the village centre and Morchard Bishop Primary School, but safe and sustainable access will be essential. Although within walking distance of local services, enhanced pedestrian and cycle connections are needed to reduce car dependency. The existing Public Right of Way along the western boundary offers a useful link to Church Street, but improvements to surfacing, lighting, and

accessibility should be considered, along with additional routes to local facilities. Direct access from Church Street is unsuitable due to limited visibility, while access via Old Rectory Gardens may be feasible subject to engineering upgrades, adequate visibility splays, and confirmation of land ownership, as a non-Highway Maintainable at Public Expense section exists between the site and highway. A Transport Assessment will be required to confirm that access can be safely achieved and that cumulative network impacts are acceptable. The site's proximity to a bus stop and Morchard Road railway station 3.3 km SW supports sustainable travel potential, but car reliance will remain high without mitigation. The development should therefore include safe pedestrian routes, cycle storage, and strong public transport connections.

**Natural Environment:** The site is within the Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that there are prominent trees along the northern, western and eastern boundaries along with a singular notable tree within the field parcel. Development of the site poses a moderate arboriculture risk and would require notable levels of buffering from the above boundaries that would impact development potential. The Legally Protected Species (Bats) were recorded just outside of the South-East edge of the site and circa 100 metres to the South-West. The Priority Habitats Woodland (Lowland mixed deciduous woodland), also designated as ancient woodland is approximately 440 metres to the North. 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. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development and scale but the site is otherwise likely to be suitable for development from an ecological perspective. DCC ecology specialists expressed that the habitat onsite is currently uncertain, but aerial imagery and site context suggest it may comprise old, low-intensity managed grassland. While such grassland is often classified as 'other neutral grassland' and may not typically present a significant constraint to development, the historic location raises the possibility of higher ecological value. If confirmed, this could represent a significant constraint to development.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority noted that Infiltration should not be assessed as site gradient is too steep. Low to high risk of surface water flooding in northwestern corner. There is a combined sewer along south boundary, the LLFA advise against connecting into this.

**Heritage and Archaeology:** The Southern and Eastern boundary of the site abuts the Morchard Bishop Conservation Area. Historic Environment Record Monuments were recorded immediately to the South of the site. A cluster of Grade II listed buildings are within 10-15 metres from the Southern boundary of the site, circa 100 metres to the South-West and 200 metres to the West. The Conservation officer identifies that the proposed housing development may impact the setting of the heritage assets, thus a fully detailed heritage assessment would be required. The MDDC Conservation Officer identifies that the site would affect the setting of several listed buildings along Church Street. This includes a cluster around the Grade II listed Morchard Bishop Primary School (list

entry number: 1250451) and the Grade I listed Church of St Mary (list entry number: 1263283). The site is also adjacent to the boundary to the Morchard Bishop Conservation Area and forms part of its immediate setting. Public footpaths are also located adjacent to the site, in a north to south direction along the site boundary. The site as shown by historic mapping has historically remained open countryside adjacent to the historic core of the village with views permitted across the site from the footpaths and glimpsed views can be observed from Church Street (as identified within the Conservation Area Appraisal). The site is considered to positively contribute to the rural character of the Conservation Area, aiding how one experiences and understands the significance of the rural settlement. There are several listed buildings with views across the site, such as those located along Church Street, and views of the tower of the Church can be appreciated. The development of the site has the potential to result in less than substantial harm to the significance of the heritage assets through change in their setting. Residential development typically introduces factors such as noise, light spill which can have an urbanising effect. The site may be an area of archaeological potential. The DCC Historic Environment and Archaeology specialists identify that the proposed area lies on the edge of the historic settlement core, south of a former rectory, with evidence of prehistoric activity in the surrounding landscape. The Historic Environment team advises that any planning application be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development.

**Education Infrastructure:** The closest schools to the site are Morchard Bishop Church of England Primary School and Chulmleigh Community College. DCC education note that the local primary school has latent capacity to support development. Home to school transport impacts for secondary school. 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. 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 Landscape Character Type is the Lower Rolling Farmed and Settled Valley Slopes. The Devon Character Area is the Yeo-Exe Rolling Farmland. The National Character Area is The Culm. The site is shielded by an existing development to the North and South and by mature hedgerows and trees on all sides of the site. 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.

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

**Topography:** The site is moderately sloping (11.7% slope percentage).

**Open Space and Recreation:** A park with play equipment located in Greenaway within 500 of the site to the North-West and Morchard Bishop Playing Field and Bowling Club are approximately 230 metres to the North-West. Sunny Lane Allotments are approximately 770 metres to the North-West.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Natural Environment potential for high ecological value. Potential landscape impacts. May lead to increased traffic levels in an AQMA. Archaeology and Heritage. Topography.

**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	15	-	-	-	-
Max	25	1	-	-	-
Promoter	10	-	-	-	-
HELAA	20	-	-	-	-

**Settlement: Morchard Bishop**


**Site Reference and Name: W/MO/05 Land West of Wood Lane**

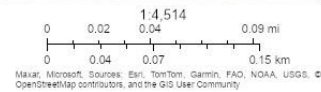
**Customer Reference Number: WMO05**

W/MO/05



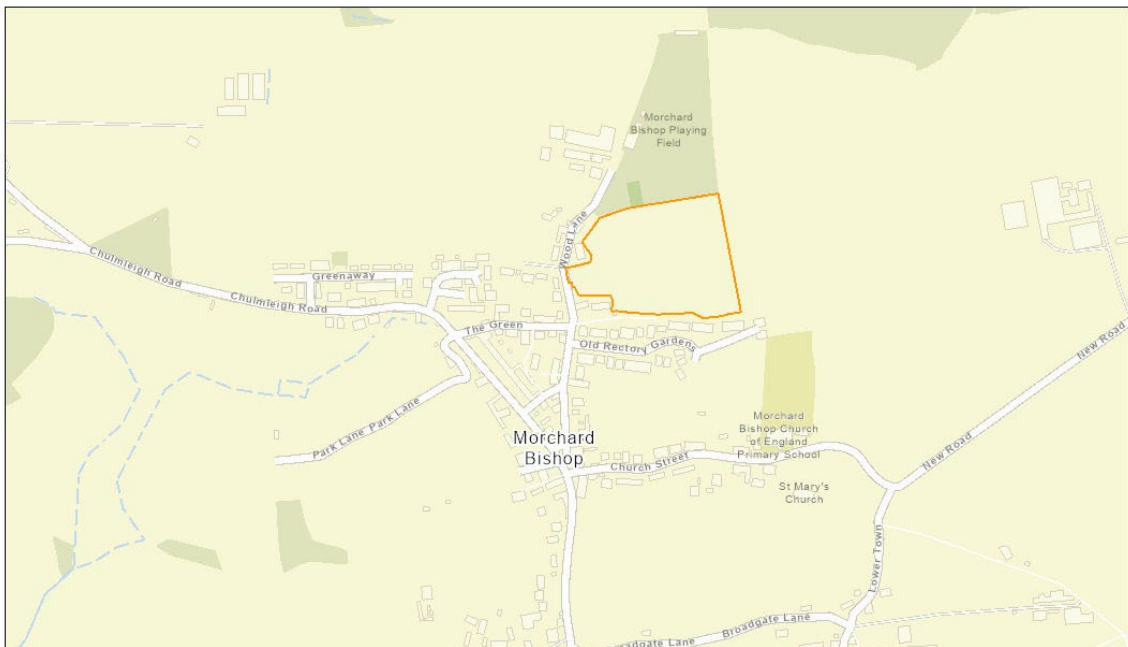
11/09/2025, 09:07:21

 Call for Sites 2025




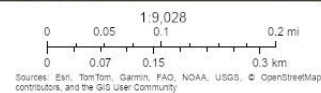
GMS  
© Crown copyright and database rights 2023. OS Licence No. 100022292

W/MO/05



11/09/2025, 09:07:14

 Call for Sites 2025



GMS  
© Crown copyright and database rights 2023. OS Licence No. 100022292

**Parish:** Morchard Bishop

**Site submitted for:** W/MO/05 Homes for sale, custom and self-build homes, affordable homes, homes for older people

**Site Description:** Greenfield site adjacent to the North-East settlement boundary of the village. The site is accessed via an existing field entrance on the Western boundary of the site, directly from Wood Lane. A PRow runs alongside the Southern boundary of the site, which provides a pedestrian access to the centre of the village. The site is within walking distance to facilities and services in the village, green open spaces and sports fields, and the primary school. The South-Western edge of the site abuts the Morchard Bishop Conservation Area. A Grade II listed building lies immediately to the South-Western boundary of the site with a cluster of other Grade II listed buildings situated circa 140 metres to the South-West of the site. The Historic Environment Record Monument was recorded approximately 20 metres to the South and 180 metres to the East of the site. The site is in the FZ1 and High Groundwater Vulnerability. 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 that provided access can be achieved, the site is achievable.

**W/MO/05 Homes for sale, custom and self-build homes, affordable homes, homes for older people**

**Site Area:** Whole 3ha | Gross 3ha | Net 1.8ha

**Max yield:** 63

**Min Yield:** 36

**Promoter yield:** 40

**HELAA Assessed Yield:** 49 mid-point yield

### **Site Suitability**

#### **Stage A**

**International/national designations:** Small section to the NW of the site within the UNESCO North Devon Biosphere Reserve.

**Flood Zone 3b:** None

#### **Stage B**

**Land Status:** Greenfield Land.

**Access:** The site is accessed directly from Wood Lane, which is a Class C classified road. 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. A PRow runs alongside the Southern boundary of the site, which provides a pedestrian access to the centre of the village. The promoter identifies that the footpath would be retained if the site was to be developed. The closest bus stop is approximately 210 metres to the South and 310 metres to the West of the site. The nearest train station is in Morchard Road, circa 3.3km to the South-West. DCC Highways

identifies that visibility at the site entrance is severely restricted in both directions by mature hedgerows and the alignment of Wood Lane, posing safety concerns for vehicles. Achieving acceptable access would require significant improvements, including hedgerow removal to provide adequate visibility splays. Pedestrian and cycle connectivity also needs enhancement, as Wood Lane currently lacks footways, making active travel less desirable. The Public Right of Way (PRoW) along the southern boundary offers some potential for connection but may need upgrades to meet inclusive access standards. Given the proposed development scale, a Transport Assessment will be required to assess cumulative highway impacts, pedestrian safety, and potential traffic calming needs within the village. It should also consider public transport improvements.

**Natural Environment:** The site is within the Beaver Activity Zone with beavers present in connected catchment. MDDC's arboriculture specialist identifies that there are sporadic landscape trees along southern hedgerow field boundaries. Subject to suitable control measures, development of the site poses a low arboriculture risk. There are no Legally Protected Species within, or in close proximity to, the site. However, Bats were recorded approximately 200 metres to the South-West and South-East of the site. The Priority Habitats Woodland (Lowland mixed deciduous woodland), also designated as ancient woodland is approximately 230 metres to the North-East. 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 specialists note the potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible from an ecological perspective. It is likely that standard ecological mitigation requirements are sufficient.

**Flood Risk, Water Quality and Drainage:** FZ1. High groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. DCC Local Lead Flood Authority notes a flow path along northern boundary with mid risk of surface water flooding (according to EA mapping). They advise the applicant should assess groundwater re-emergence if infiltration is viable.

**Heritage and Archaeology:** The South-Western edge of the site abuts the Morchard Bishop Conservation Area. A Grade II listed building lies immediately to the South-Western boundary of the site with a cluster of other Grade II listed buildings situated circa 140 metres to the South-West of the site. The Historic Environment Record Monument was recorded approximately 20 metres to the South and 180 metres to the East of the site. The proposed housing 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. The DCC Historic Environment and Archaeology specialist identifies that the area lies on the edge of the historic settlement core, south of a former rectory, with evidence of prehistoric activity in the surrounding landscape. The Historic Environment team advises that any planning application should be supported by archaeological information, including a geophysical survey and intrusive field evaluation, to understand the significance of any heritage assets and the impact of the proposed development. The MDDC Conservation Officer identifies that there is the potential for a

level of less than substantial harm to the significance of the nearby listed building and the Morchard Bishop Conservation Area, through change in their setting. Were the site to come forward a detailed heritage assessment would be required alongside a detailed masterplan, to also identify potential mitigation.

**Education Infrastructure:** The closest schools to the site are Morchard Bishop Church of England Primary School and Chulmleigh Community College. DCC education note that the local primary school has latent capacity to support development. Home to school transport impacts for secondary school. 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. 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 Landscape Character Type is the Lower Rolling Farmed and Settled Valley Slopes. The Devon Character Area is the Yeo-Exe Rolling Farmland. The National Character Area is The Culm. The site can be seen in distance views from the North and East, however it is shielded by an existing development to the South and West. The site is bounded by mature hedgerows to the North, West and the South. 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. No comments from consultee.

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

**Topography:** The site is nearly level (0.42% slope percentage).

**Open Space and Recreation:** A park with play equipment located in Greenaway within 350 metres of the site to the West and Morchard Bishop Playing Field and Bowling Club are within 30 metres from the Northern boundary of the site. Sunny Lane Allotments are approximately 560 metres to the West.

**Potential Constraints to Delivery:** Access. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Natural Environment. May lead to increased traffic levels in an AQMA. Archaeology and Heritage.

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

**Build out rate:** Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	11	-	-	-
Max	25	38	-	-	-
Promoter	25	15	-	-	-
HELAA	25	24	-	-	-