

Morchart Road

Settlement: Morchard Road


Site Reference and Name: W/MOR/01 Land adjoining Bramley House

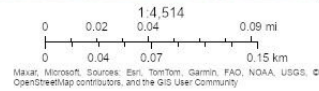
Customer Reference Number: WMOR01

W/MOR/01



19/08/2025, 10:47:49

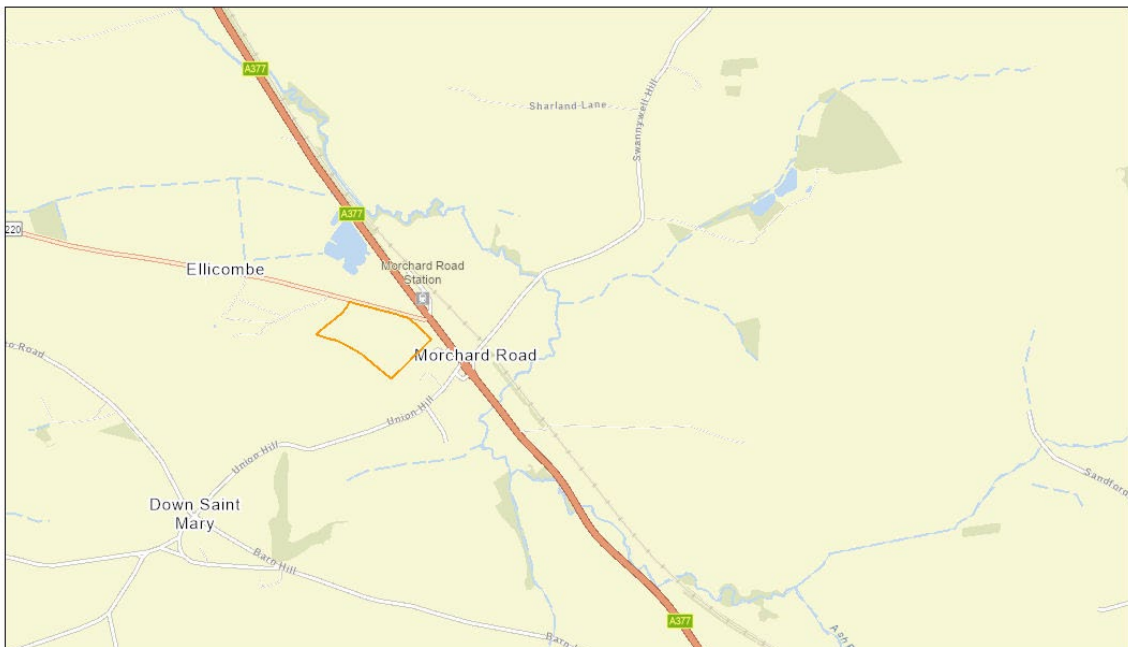
 Call for Sites 2025




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

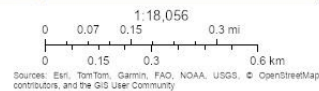
© Crown copyright and database rights 2023. OS Licence No. 100022292

W/MOR/01



19/08/2025, 10:48:35

 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: Down St Mary

Site submitted for: W/MOR/01 Homes for sale, affordable homes

Site Description: Greenfield site situated in the hamlet of Morchard Road, approximately 3km to the South-East of Morchard Bishop, 3.2km to the South-West of Lapford, 2.8km to the North-West of Coplestone, 2.8km to the North-East of Zeal Monachorum, and 4km to the North-East of Bow. The site is accessed via an existing field entrance situated on the Northern boundary of the site, directly from B3220. The site is within the Beaver Activity Zone. The Legally Protected Species (Devon Moth Group) were recorded just outside of the Northern edge of the site. There are a few trees within the site but are not subject to a TPO. 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 level and shielded by an existing development to the North and East. The site is within the Impact Risk Zone for the Nymet Barton Marsh and Staddon Moor Site of Special Scientific Interest. The closest Grade II listed building lies approximately 475 metres to the South-East of the site. A cluster of Grade II listed buildings, War Memorial and Scheduled Monument lie within the Down St Mary Conservation Area to the South of the site. 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 achievable provided the constraints of the site can be overcome.

W/MOR/01 Homes for sale, affordable homes

Site Area: Whole 3.47ha | Gross 3.47ha | Net 2.08ha

Max yield: 73

Min Yield: 42

Promoter yield: 90

HELAA Assessed Yield: 57 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 situated on the Northern boundary of the site, directly from B3220. The nearest PRow lies approximately 65 metres to the West of the site. The closest bus stop is circa 90 metres to the North and 190 metres to the East of the site. Morchard Road has a train station with a request stop, situated approximately 70 metres to the North of the site. The nearest facilities and services are within the neighbouring villages of Morchard Bishop Lapford, Bow and Coplestone, however the site itself is fairly remote from facilities. DCC highways

identifies that visibility splays must be verified through a speed survey, as actual vehicle speeds may differ from the posted limit. If adequate splays cannot be achieved within the highway boundary, land dedication or design modifications will be required to meet highway standards. Given the proximity to Morchard Road railway station and bus stops the development should prioritise safe pedestrian and cycle links, including continuous footways, dropped kerbs, tactile paving, and cycle infrastructure. The absence of formal pedestrian routes along the B3220 currently hinders sustainable travel, so improvements and lighting will be essential to promote safety and active travel. A review of the B3220 speed limit may also be necessary due to increased pedestrian movement, with potential traffic calming or gateway features to enhance safety. As the site lies near the A377 and B3220 junction, a Transport Assessment will be required to assess traffic impacts and demonstrate that development will not cause a severe residual effect. Junction improvements or other mitigation may be required depending on the findings.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in connected catchment. The Legally Protected Species (Devon Moth Group) were recorded just outside of the Northern edge of the site. Bats were also recorded approximately 170 metres to the East and Eurasian Otter was found circa 130 metres to the North. The Priority Habitats (deciduous woodland) are within 360 metres to the South of the site. MDDC's arboriculture specialist identifies that there are notable hedgerow trees along north-western boundary and notable cluster of trees along south-western boundary too. Subject to suitable control measures, development of the site poses a low arboriculture risk. 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. The site is within the Impact Risk Zone for the Nymet Barton Marsh and Staddon Moor Site of Special Scientific Interest (SSSI). Mitigation may be required for the SSSIs if 50+ dwellings were to be built. 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.

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 advise that applicant should assess EA surface water flood map. If infiltration is unviable here, it is unclear whether there is anywhere site can drain. If infiltration is viable, an applicant should assess groundwater re-emergence.

Heritage and Archaeology: The closest Grade II listed building lies approximately 475 metres to the South-East of the site. A cluster of Grade II listed buildings, War Memorial and Scheduled Monument lie within the Down St Mary Conservation Area, approximately 690 metres to the South of the site. MDDC's Conservation specialist identifies that the proposed housing development may impact the setting of the heritage assets, however it is likely due to distance and intervening development that any impact could be effectively mitigated. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required.

Education Infrastructure: The closest schools to the site are Morchard Bishop Church of England Primary School (3.5km to the North-East), Lapford Community Primary School (3.8km to the North-West), Coplestone Primary School (3km to the South-East), and Bow Community Primary School (4.2km to the South-West). DCC education previously noted that the above primary schools have limited capacity to support additional growth in the area, although the Bow Community Primary School is on a relatively good sized site and could potentially support small expansion. The nearest feeder schools are Chulmleigh Community College, which is full but with numbers from outside of the catchment and Queen Elizabeth Academy in Crediton. There are aspirations for the secondary school in Crediton to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. Home to school transport impacts for primary and secondary school. Further, DCC Education noted 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 level. The site is shielded by an existing development to the North and East, however it is visible from wider landscape to the West and South. Unlikely to be visually prominent in wider landscape. Medium sensitivity to development. 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 40 metres from A377 and 100 metres from railways track, possible noise and air pollution.

Soils and contamination: The majority of the site is identified as Grade 3 ALC with the North-East area of the field (1.11ha) identified as Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is level (0.4% slope percentage).

Open Space and Recreation: The closest open and green public spaces, allotments and sports fields are within the neighbouring villages of Morchard Bishop, Lapford, Bow, Zeal Monachorum and Coplestone.

Potential Constraints to Delivery: Access. Water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Natural Environment. Possible landscape impacts. May lead to increased traffic levels in an AQMA. Archaeology and Heritage. Proximity to A377 and railways track possible noise and air pollution. The site is multiple land ownership however it has been identified that the owners have the same intentions for the land.

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	17	-	-	-
Max	25	48	-	-	-
Promoter	25	50	15	-	-
HELAA	25	32	-	-	-

Settlement: Morchard Road


Site Reference and Name: W/MOR/02 Land North of Morchard Road Train Station

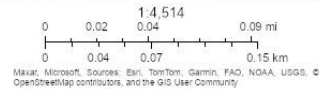
Customer Reference Number: WMOR02

W/MOR/02



19/08/2025, 10:49:27

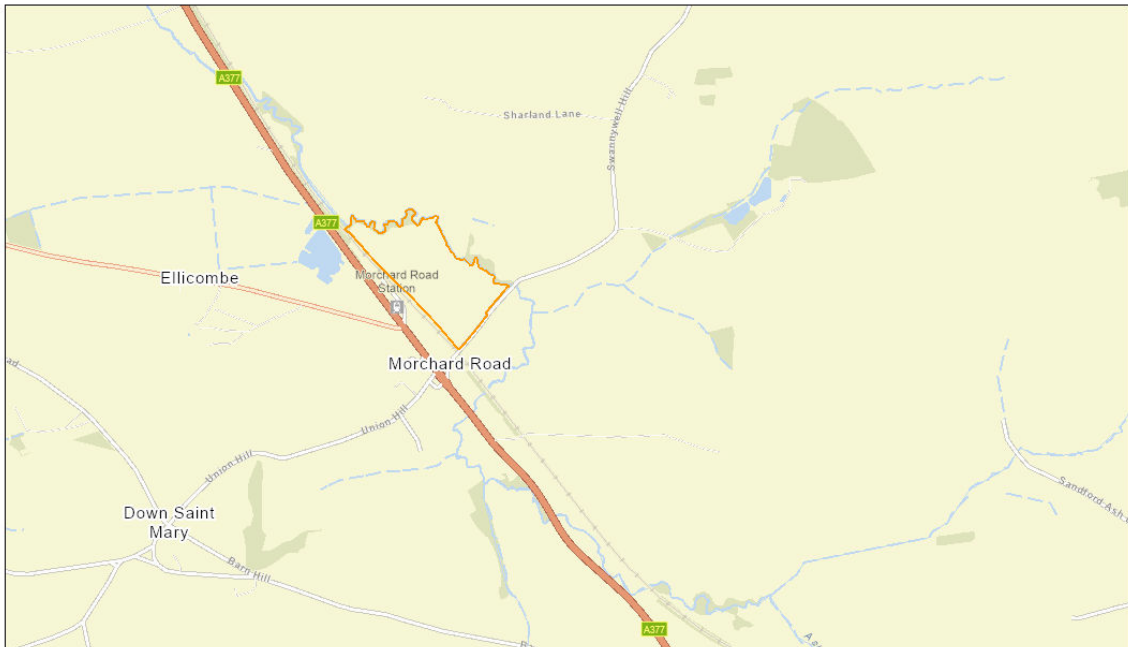
 Call for Sites 2025




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

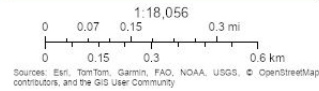
© Crown copyright and database rights 2023. OS Licence No. 100022292

W/MOR/02



19/08/2025, 10:49:53

 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: Down St Mary

Site submitted for: W/MOR/02 Homes for sale, affordable homes

Site Description: Greenfield site situated in the hamlet of Morchard Road, approximately 3km to the South-East of Morchard Bishop, 3.2km to the South-West of Lapford, 2.8km to the North-West of Copplestone, 2.8km to the North-East of Zeal Monachorum, and 4km to the North-East of Bow. The site can be accessed via an existing field entrance situated at the South-East boundary of the site, directly from a C Class Morchard Road. The site is within the Beaver Activity Zone. The Legally Protected Species were recorded within and around the site, primarily Butterflies, Devon Moth Group, Eurasian Otter and Bats. The Priority Habitats (deciduous woodland) are within 630 metres to the South-West of the site. Additional Priority habitats are within close distance to the North-West edge of the site. A large number of mature trees are alongside all boundaries of the site and one tree is present within the central area of the field, however those trees are not subject to a TPO. FZ2 & 3 covering the North-East and North-West area of the land (3.9ha). High Groundwater Vulnerability. Knightly Brook runs alongside the Northern and South-East edge of the site. The closest Grade II listed building lies approximately 400 metres to the South of the site. 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 level. The railway track runs alongside the Southern boundary of the site. The HELAA Panel identify the site may be achievable provided access including pedestrian access can be achieved. However, the existing access over the bridge is currently too narrow and the cost of widening and achieving pedestrian access may make this site unviable. Should this be possible the HELAA Panel suggest the minimum yield due to the range of constraints identified for this site including the level of flood risk to the north of the site and a buffer along the southern boundary of the site required due to the railway line.

W/MOR/02 Homes for sale, custom and self-build homes, affordable homes, homes for older people

Site Area: Whole 7.46ha | Gross 3.94ha | Net 2.36ha

Max yield: 83

Min Yield: 47

Promoter yield: 130-140 (mid-point yield 135)

HELAA Assessed Yield: 47

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 3.52ha

Stage B

Land Status: Greenfield Land.

Access: The site can be accessed via an existing field entrance situated at the South-East boundary of the site, directly from a C Class Morchard 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. The closest PRoW is approximately 490 metres to the West from the existing entrance to the site. A bus stop and train station lie immediately to the South of the site. There are other bus stops situated approximately 180 metres to the South of the site's entrance. The nearest facilities and services are within the neighbouring villages of Morchard Bishop Lapford, Bow and Coplestone, however the site itself is fairly remote from facilities. DCC Highways identifies that the site, located north of Morchard Road railway station and adjacent to the A377, benefits from proximity to public transport but faces significant highway challenges. Existing access is via a narrow C-class road (less than 4.8m in places) with no footways or lighting, unsuitable for two-way traffic without passing places. Development will require road widening or passing bays, visibility splays, and possibly hedgerow removal. Although close to the station and bus stops, the railway creates a barrier, resulting in a 460m walking distance with no safe pedestrian or cycle route. A continuous, well-lit footway and cycle link is required, but the existing railway bridge may be too narrow, necessitating alternative solutions. The development could generate significant traffic onto the A377, so measures such as reduced speed limits, gateway features, traffic calming, and street lighting along access and active travel routes should be considered. A full Transport Assessment will be required to evaluate impacts on the local and strategic highway network.

Natural Environment: The site is within the Beaver Activity Zone with beavers present in connected catchment. The Legally Protected Species were recorded within and around the site, primarily Butterflies, Devon Moth Group, Eurasian Otter and Bats. The Priority Habitats (deciduous woodland) are within 630 metres to the South-West of the site. Additional Priority habitats are within close distance to the North-West edge of the site. A large number of mature trees are present alongside all boundaries of the site and one tree is present within the central area of the field, however those trees are not subject to a TPO. MDDC's arboriculture specialist identifies that, development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear woodland that borders the eastern boundary. The surrounding trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The 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 within the Impact Risk Zone for the Nymet Barton Marsh and Staddon Moor Site of Special Scientific Interest (SSSI). Mitigation may be required for the SSSIs if 50+ dwellings were to be built. 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. Natural England commented that the site includes a watercourse corridor and floodplain identified in the Draft Devon Local Nature Recovery Strategy.

Flood Risk, Water Quality and Drainage: 3.52ha FZ2 and 0.38ha FZ2 covering the North-East and North-West area of the land. High Groundwater Vulnerability. Knightly Brook runs alongside the Northern and South-East edge of the site. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. A Flood Risk Assessment would be required. 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. DCC Local Lead Flood Authority advise that the site should assess EA surface water flood mapping, although flow paths are in FZ2 and 3 anyway. Infiltration features are unlikely to be accepted by Network Rail within 20 metres of their asset.

Heritage and Archaeology: The closest Grade II listed building lies approximately 400 metres to the South of the site. A cluster of Grade II listed buildings, War Memorial and Scheduled Monument lie within the Down St Mary Conservation Area, approximately 960 metres to the South-West of the site. The Historic Environment Record Monument is present immediately to the North-West boundary of the site. MDDC's Conservation specialist identifies that the proposed housing development is unlikely result in harm to the significance of the heritage assets and their settings due to distance and intervening development. The site may be an area of archaeological potential and archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological pre-commencement condition on any consent granted may be required.

Education Infrastructure: The closest schools to the site are Morchard Bishop Church of England Primary School (3.3km to the North-East), Lapford Community Primary School (3.5km to the North-West), Coplestone Primary School (2.8km to the South-East), and Bow Community Primary School (4km to the South-West). DCC education previously noted that the above primary schools have limited capacity to support additional growth in the area, although the Bow Community Primary School is on a relatively good sized site and could potentially support small expansion. The nearest feeder schools are Chulmleigh Community College, which is full but with numbers from outside of the catchment and Queen Elizabeth Academy in Crediton. There are aspirations for the secondary school in Crediton to revisit the single campus proposal which would see land released for development and the school relocated to a single site. This will require the allocation of additional land and capital funding. Home to school transport impacts for primary and secondary school. Further, DCC Education noted 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 nearly level. The site is shielded by an existing development to the South and a group of mature trees on all site's boundary. Unlikely to be visually prominent in wider landscape. Medium sensitivity to development. 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. Proximity to the railway lines. Approximately 60 metres from A377 and 12 metres from railways rack, possible noise and air pollution. MDDC environmental health specialists advise that contaminated land extent would need to be determined before any application. 11KV lines cross the site to the SE.

Soils and contamination: The majority of the site is identified as Grade 3 ALC with the South-West area of the field (1.89ha) identified as Grade 4 ALC (DEFRA 2020 Provisional Land Classification Grade). The site does not fall within a MCA, MSA or WCZ.

Topography: The site is nearly level (2.4% slope percentage).

Open Space and Recreation: The closest open and green public spaces, allotments and sports fields are within the neighbouring villages of Morchard Bishop, Lapford, Bow, Zeal Monachorum and Coplestone.

Potential Constraints to Delivery: Access. Flood risk, water quality and drainage. Education infrastructure. Possibly Grade 3a ALC. Natural Environment. Potential landscape impacts. Archaeology. Health and safety related impacts.

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

Build out rate: 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	22	-	-	-
Max	25	50	8	-	-
Promoter	25	50	50	10	-
HELAA	25	22	-	-	-