


North Creedy

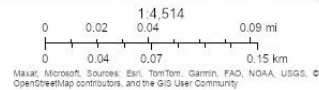
Settlement: North Creeady
Site Reference and Name: W/NCR/01 Land South of Priorton Court
Customer Reference Number: WNCR01

W/NCR/01



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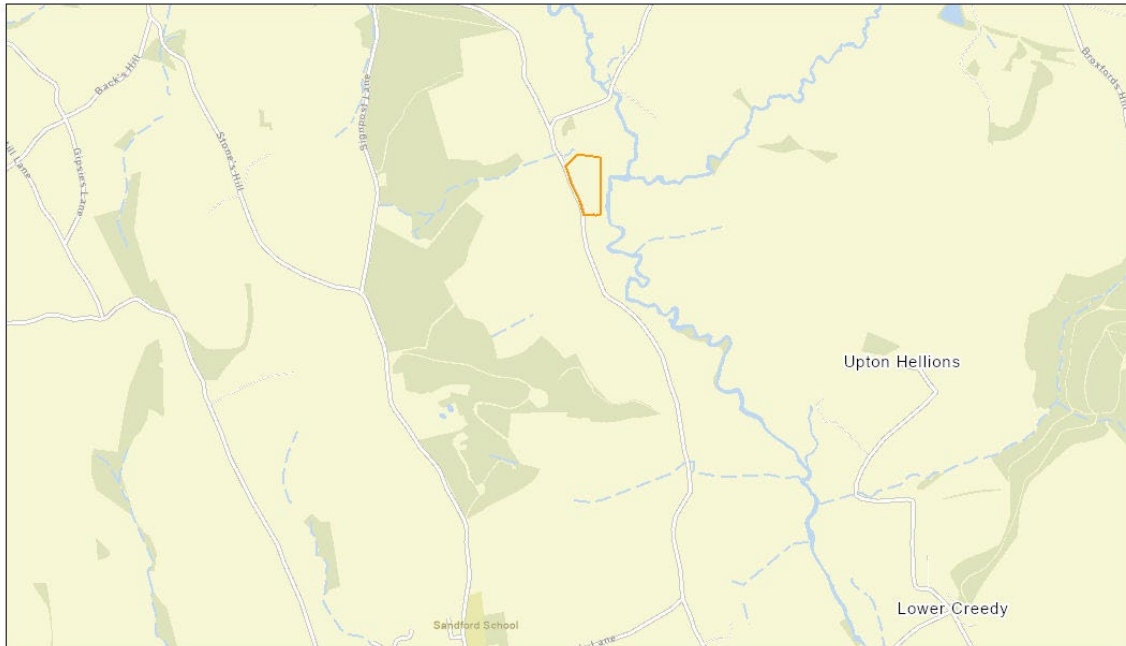
 Call for Sites 2025




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W/NCR/01



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Parish: Sandford

Site submitted for: W/NCR/01 Homes for sale, custom and self-build homes, affordable homes

Site description: Greenfield land situated to the South of Priorton Court and 1km to the North of Sandford. The site is in the Beaver Activity Zone. Legally Protected Species (Bats) were identified in the South-Western corner of the site. Priority habitats are to the West (deciduous woodland) and to the South-East (traditional orchard). The site is accessed via an existing field access at the North-West edge of the site directly from a Class C classified road, known as Road from North Creedy Cross to Fannys Lane Cross. Grade 4 ALC (DEFRA 2020 Provisional Agricultural Land Classification). FZ1. Historic Environment Monument Record abuts the South-East boundary of the site. The Grade II listed buildings are situated approximately 70 metres to the South and 85 metres to the North of the site. The site is nearly level. River Creedy runs alongside the South-Eastern boundary of the site. The closest facilities and services are in the village of Sandford to the South of the site. The HELAA Panel identify the site may be achievable with access improvements however development would be limited to around 6-8 dwellings due to the constraints of the site.

W/NCR/01 Homes for sale, Custom and self-build homes, affordable homes

Site Area: Whole 1.25ha | Gross 1.25ha | Net 1ha

Max Yield: 35

Min Yield: 20

Promoter Yield: 6-8 (mid-point yield 7)

HELAA Assessed Yield: 6-8 (mid-point yield 7)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: <0.1ha

Stage B

Land Status: Greenfield land.

Access: The site is accessed via an existing field access at the North-West edge of the site directly from a Class C classified road, known as Road from North Creedy Cross to Fannys Lane Cross. 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. There are no PRow within the site, the closest public footpath is approximately 35 metres to the North of the site's entrance. The closest facilities and services are in the village of Sandford located circa 1km to the South. DCC Highways suggest that the site is currently unsustainable from a transport perspective, located 1–2 km from Sandford's facilities and 4.3km from Crediton railway station and has poor public transport. This rural Class C Road connecting the site lacks footways, cycle lanes, and

street lighting, making walking and cycling unsafe and discourages active travel resulting in necessary car use. The site's isolation, combined with the absence of safe walking/cycling routes and limited public transport, makes it unsuitable for development without major interventions, including road widening, footways, cycleways, and street lighting.

Natural Environment: The site is within a Beaver Activity Zone with beavers present in connected catchment. Legally Protected Species (Bats) were identified in the South-Western corner of the site and within 200 metres to the North-East of the site. Ancient Woodland lies approximately 350 metres to the West. The Priority Habitats are approximately 255 metres to the West (deciduous woodland) and 530 metres to the South-East (traditional orchard). River Creedy runs alongside the South-East boundary of the site. The site is bounded by mature hedgerows and Devon Bank with mature trees to the East, South and the East. MDDC's arboriculture specialist identifies that, development on the site is viewed as low arboriculture risk subject to minimum 15m buffer from linear wooded belt that nears the border of the eastern boundary. The impact of development on site could include direct loss of habitat and urban impacts (lighting, noise, cat predation, dogs etc.) on habitats and species. Mitigation measures, including the protection and enhancement of hedges, trees, margins and 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 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: <0.1ha FZ3, 0.02ha FZ2 to the East of the site. The site is also in the high category of Groundwater Vulnerability. Any development will need to consider the existing surface water flow and sustainable drainage as part of the design. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. River Creedy runs alongside the South-East boundary of the site. 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 note that the site is too steep for infiltration. They also identify that the East boundary at risk of flooding from the River Creedy and the Southern boundary is at low risk of surface water flooding. There is also a surface water flow path just to north of site (according to EA mapping).

Heritage and Archaeology: Historic Environment Monument Record abuts the South-East boundary of the site. The Grade II listed buildings are situated approximately 70 metres to the South and 85 metres to the North of the site including a historic farmstead with potentially curtilage listed buildings. The proposed housing development may impact the setting of the heritage assets. A heritage appraisal would be required at the planning application stage. The MDDC Conservation Officer notes that the existing land is in close proximity to listed farmhouses and a historic farmstead, it is therefore considered that the proposed development of the site would likely result in an adverse impact upon the significance of the heritage assets, through change in their setting. The surrounding agricultural land contributes to the rural character and significance of the listed farmhouses and farmsteads. With regard to the NPPF, the harm would be less than substantial. Archaeological mitigation in the form of a programme of archaeological works 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 given the potential for below-ground archaeological deposits linked to known prehistoric settlement

and funerary 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

Education Infrastructure: The closest schools to the site are Sandford Primary School and Uffculme Secondary School. The Sandford School may have capacity to support development in the area, however very limited capacity to expand. The secondary school has children coming from outside of catchment. The impact of development within the secondary catchment will be to put pressure on secondary provision in Crediton, Tiverton and Cullompton. There may be home to school transport implications. DCC Education identifies 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 Sparsely Settled Farmed Valley Floors Landscape Character Type, which includes valley slopes, dense woodlands, undeveloped skylines and remote and wild character. The site is also within Yeo-Exe Rolling Farmland Devon Character Area. The National Character Area is The Culm. The site is moderately sloping. Medium to High-Medium sensitivity to residential 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, visual prominence in sensitive views and aesthetic and perceptual qualities such as tranquillity and natural beauty.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. Electric Overhead Lines of 11KV run through the site.

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

Topography: Moderate slope (10% slope percentage)

Open Space and Recreation: The closest play and public open spaces are to the South of the site in the village of Sandford, including allotments (1.1 km), Linhay Park (circa 1.3km).

Constraints to Delivery: Access. Education Infrastructure. Potential landscape impacts. Archaeology. Heritage. Natural Environment. Flood Risk, Water Quality and Drainage. Possible Grade 3a ALC. May lead to increased traffic levels in an AQMA.

Site availability: The promoter has confirmed the site will available for development within the five years.

Build out rate: Based on HELAA market conditions model 1-2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	20	-	-	-	-
Max	25	10	-	-	-
Promoter	7	-	-	-	-
HELAA	7	-	-	-	-