



Land Availability Assessment

Sites for consideration by the Panel

July 2017

Dean Prior

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DNP14/98 Land at Whites Farm (Former Garden Centre), Dean Prior Stage B p3

Panel did not consider this site to be deliverable or developable. Part of the site is within Flood Zone 3 and there is an area of orchard that should be protected. The site would not be appropriate for employment use due to location and access. Development due to access and nature of the site limited to 3-4 units therefore falling below the SHLAA threshold. There has been no change to the site since this submission.

DNP08/045 Land R/O village hall, Lower Dean, Buckfastleigh Stage B p7

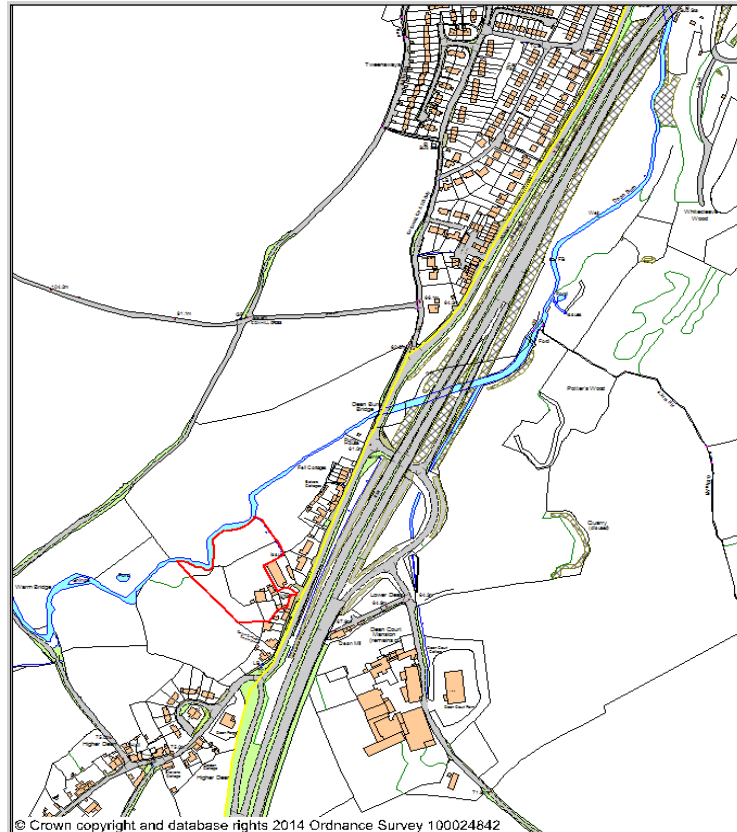
Panel considered the site to be deliverable and developable. However due to the sites location and access constraints the yield was restricted to 9 units.

DNP16/067 Land to the west of Stevens Cottage, Higher Dean, Buckfastleigh Stage B p12

This is a new site for 2017.

Site Appraisal

Site Reference and Name: DNP14/098, Land Whites Farm (Former Garden Centre), Dean Prior





(View from the middle boundary looking east, towards the forge)



(View from the northern boundary looking north east)



(View from the middle of the northern section looking south)



(View of the orchard, from the centre of the site looking south west)

Address: Land Whites Farm (Former Garden Centre), Dean Prior (SX731649)

Reference: DNP14/098

Parish: Dean Prior

Site Area: Whole area 1.03ha, net developable area 0.82ha (at 80%)

Min/Max Yield (based on LAA methodology): 16-25

Site Description: The site is a former garden centre and is located to the south of Buckfastleigh in Dean Prior. A number of buildings remain on site along with some poly tunnels. An orchard is located in the western section of the site. The site is adjacent to Dean Forge, located to the south east/east. The access route is adjacent to residential properties and the forge access so opportunities for widening are likely to be limited. Therefore the use of the site may be limited by highways access. The site lends itself to employment due to its current use (and the Authority's presumption in favour of the retention of employment land) and the adjacent industrial uses. The site is within the Greater Horseshoe Bat SAC consultation zone and any development could impact the Historic Farmstead, Whites Farm.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: : Dean Prior is a designated Rural Settlement, COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish. COR18 makes the presumption that existing employment sites and premises will be retained for economic uses.

Biodiversity and Geodiversity: The site falls within the Greater Horseshoe Bat Special Area of Conservation (SAC) consultation zone. The site does not fall within/ development will not cause harm to Ramsar Sites (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

Flood Risk: 24% of the northern section of the site is within Flood zone 3 leaving 0.78hectares developable. Applicant states the site has not flooded in 28 years.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is within the Greater Horseshoe Bat SAC consultation zone; any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken. There is an orchard on the western section of the site, approximately 0.18hectares; development should not extend into the orchard.

Impact on Built Environment: Development has the potential to impact on the significance of the Grade II listed building and setting, historic farmstead of Whites Farm, (Designated Heritage Asset and Setting) and historic hamlet of (Heritage Asset) Lower Dean.

Impact on Landscape Character: The site is commercial and would be viewed against the backdrop of existing small-scale industrial development. Development should be restricted to the current commercial site. Development extending into the orchard would not be supported.

Mineral Resources: The site is not within a Mineral Consultation Area.

Air Quality: The site is not within an Air Quality Management Area (AQMA). However the Dean Prior AQMA lies approximately 1.35km to the south.

Access to Public Transport: Dean Prior is served by one bus service from Totnes to Ashburton.

Access to Services/Facilities: The site is within walking distance of the centre of Dean Prior.

Land Status: Previous employment/commercial use.

Constraints to Delivery: Flood risk zone and orchard leaves remaining developable land at approximately 0.6hectares. The applicant states that the orchard will become part of the gardens for the properties.

Source Protection Zone: None.

Open Space and Recreation: No loss of public open space.

Loss of employment: Previous employment use so if changed to residential there would be a loss in employment land.

Infrastructure Capacity: Some onsite infrastructure likely to be present (stone toilet building on site).

Highway Access: The width of the access, approximately 3.6m (measured on GIS) at pinch point, is likely to limit development options. The site is adjacent to the B3380.

Pedestrian and Cycle Links: There is pedestrian access from the site to the centre of Dean Prior.

Compatibility: The site is located between industrial and residential development. Residential development of this site could be inconsistent with the adjacent industrial use (Dean Forge)

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

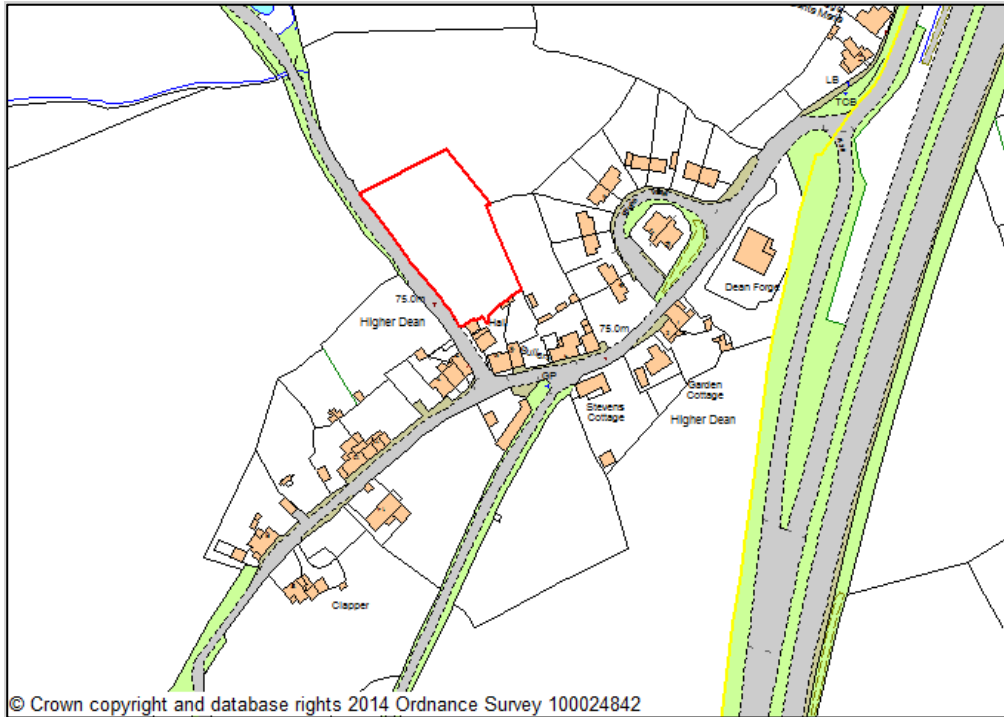
Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 2 years.

2014 SHLAA Comments: Panel did not consider this site to be deliverable or developable. Part of the site is within Flood Zone 3 and there is an area of orchard that should be protected. The site would not be appropriate for employment use due to location and access. Development due to access and nature of the site limited to 3-4 units therefore falling below the SHLAA threshold. There has been no change to the site since this submission.

Site Appraisal

Site Reference and Name: DNP08/045 Land to the R/O village hall, Higher Dean, Buckfastleigh (southern field)



Address: Land to the R/O village hall, Higher Dean, Buckfastleigh, southern field (SX729647)

Reference: DNP08/045

Parish: Dean Prior

Site Area: Whole area 0.29ha, net developable area 0.29ha (at 100%)

Min/Max Yield (based on LAA methodology): 6-9

Site Description: The site comprises a parcel of land in agricultural/equine use. The site currently has a number of fenced and taped boundaries within it, and is bounded to the west and south/east by hedgerows, and to the south east adjoins the rear gardens of Cross View. At the northern edge the division of the site from the adjoining field appears to be arbitrary, with no physical boundary. The southern end of the site relates better to the existing village. Though access would likely involve a degree of hedgerow removal/disturbance (from the western boundary) and may be limited. There may be potential for a small exception site development at the southern edge of the site. Development at the northern end would appear isolated from the built form of the settlement and therefore inappropriate. An application was submitted on the south of the site for 6 dwellings in 2001 (Planning Ref: 0412/01), however this was withdrawn.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dean Prior is a designated Rural Settlement, COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish.

Biodiversity and Geodiversity: The site does not fall within a Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. The site falls within the Greater Horseshoe Bat Special Area of Conservation (SAC) buffer zone as a habitat link.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is within the Greater Horseshoe Bat SAC buffer zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken. Hedgebanks containing mature trees enclose the site.

Impact on Built Environment: The built environment to the east consists of the modern cul de sac development of Cross Park, and more traditional linear style cottage development. A terrace of cottages is located immediately to the south of the site, one of which is Grade II listed. Development could cause major impact and substantial harm to the significance of Designated Heritage Assets and Settings which form the historic core of the Higher Dean hamlet.

Impact on Landscape Character: The site is predominately level. The site is visible within the landscape, however would be viewed against the backdrop of existing development. There are trees along the western boundary and hedges are well established.

Mineral Resources: The site is not within a Mineral Consultation Area.

Air Quality: The site is not within an Air Quality Management Area (AQMA). However the Dean Prior AQMA lies approximately 1.2km to the south.

Access to Public Transport: Dean Prior is served by one bus service from Totnes to Ashburton.

Access to Services/Facilities: The site is within walking distance of the centre of Dean Prior.

Land Status: Greenfield.

Constraints to Delivery: Access and surrounding built environment.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site is bound by a highway to the west. This is a country lane that has narrow section. One existing access points exist in the south western corner of the site adjacent to the Village Hall. Advice regarding the vehicular capacity of the lane is required.

Pedestrian and Cycle Links: The lane providing access to the site currently lacks footway.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 1 years.

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. However due to the sites location and access constraints the yield was restricted to 9 units.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/067, Land to the west of Stevens Cottage, Higher Dean, Buckfastleigh





(View of the site from the north western boundary looking south east)

Address: DNP16/067, Land to the west of Stevens Cottage, Higher Dean, Buckfastleigh (SX729647)

Reference: DNP16/067

Parish: Dean Prior

Site Area: Whole area 0.39ha, net developable area 0.39ha (at 100%)

Min/Max Yield (based on LAA methodology): 8-12

Site Description: The site comprises a flat parcel of land in agricultural use. The site is surrounded by agricultural land to the south, east and west and residential properties in large plots to the north. The A38 is located approximately 55m from the eastern boundary of the site. The site has listed buildings located immediately to the north east, north west and west; development of this site is likely to negatively impact the setting of these buildings.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dean Prior is a designated Rural Settlement, COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish.

Biodiversity and Geodiversity: The site does not fall within a Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. The site falls within the South Hams Greater Horseshoe Bat Special Area of Conservation (SAC) flyway and sustenance zone.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is improved or semi-improved grassland within the Greater Horseshoe Bat SAC flyway and sustenance zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken. The site is also within Living Dartmoor strategic habitat link area. Possible hedgerow loss along road to create acceptable access into the site.

Impact on Built Environment: The site has Listed Buildings immediately to the north east, north west and west. Development is highly likely to negatively impact setting of these properties. Development could cause major impact and substantial harm to the significance of Designated Heritage Assets and Settings which form the historic core of the Higher Dean hamlet. No archaeological concerns.

Impact on Landscape Character: The site is level and pastoral in character. The site is outside of the landscape sensitivity assessment area.

Mineral Resources: The site is not within a Mineral Consultation Area.

Air Quality: The site is not within an Air Quality Management Area (AQMA). However the Dean Prior AQMA lies approximately 1.2km to the south.

Access to Public Transport: Dean Prior is served by one bus service from Totnes to Ashburton.

Access to Services/Facilities: The site is within walking distance of the centre of Dean Prior.

Land Status: Greenfield.

Constraints to Delivery: Access and surrounding built environment.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Site is acceptable from a highway point of view

Pedestrian and Cycle Links: The lane providing access to the site currently lacks footway.

Compatibility: No issues. Applicant suggests use for offices or housing.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 1 year.