



Affordable housing – call for sites

Site technical assessment

April 2014

North Brentor

This document sets out the technical assessment undertaken by officers of the land submitted in the call for sites of September 2013. The assessment has been undertaken using the process adopted for Strategic Housing Land Availability Assessment (SHLAA) as set out in the SHLAA Methodology (Exeter HMA revised July 2013).

UPDATE (Version 3)

This is a revised version of that published in November 2013. Commentary has been updated following feedback from the community consultation exercise. The conclusion for Site 9 (land at Station View) has also been revised following further discussions with the landowner, taking into account that it is now considered this site could be deliverable.

IMPORTANT NOTES

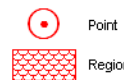
The purpose of this document is to inform more detail consideration of sites in North Brentor. This site assessment is a technical assessment only - for the majority of sites this is currently a wholly desk based assessment without the benefit of site visit. The assessment has been based upon the SHLAA methodology as a clear and established process of identifying key constraints relating to the deliverability of achievability of a potential housing site. The comments provided in this assessment are officer advice only, based upon the best available information at the time, and do not prejudice any future decision the Dartmoor National Park Authority may take.

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Key to Maps

Tree Preservation Order (TPO)



Site of Special Scientific Interest (SSSI)



National Nature Reserve (NNR)



Special Area of Conservation (SAC)



Woodland of Conservation Importance



Moorland of Conservation Importance



Historic Environment Record



Common Land



Conservation Area



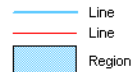
Flood Zone 2



Flood Zone 3



Listed Buildings



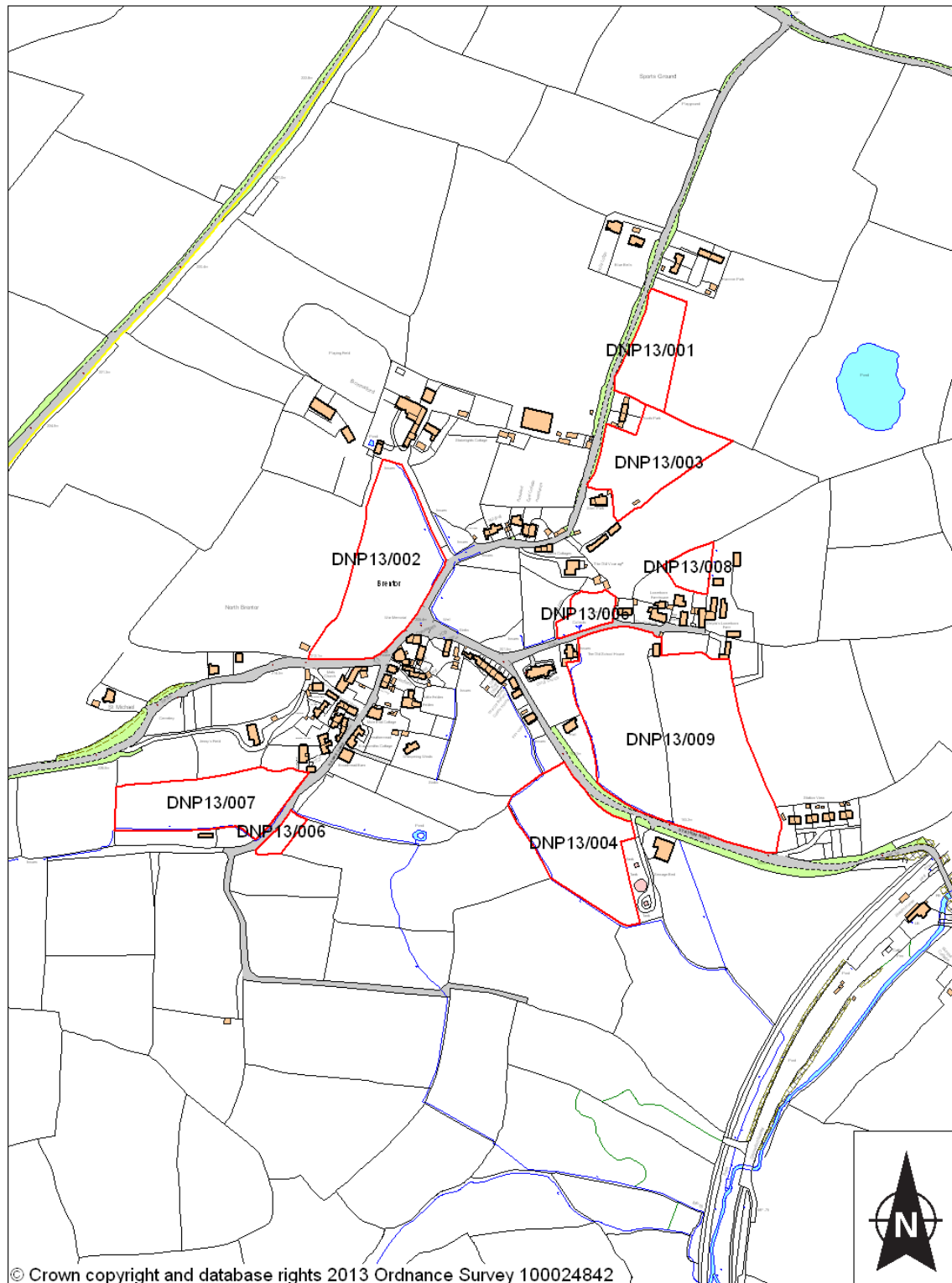
Dartmoor National Park Authority

Call for site - land at Brentor



Scale 1:5000

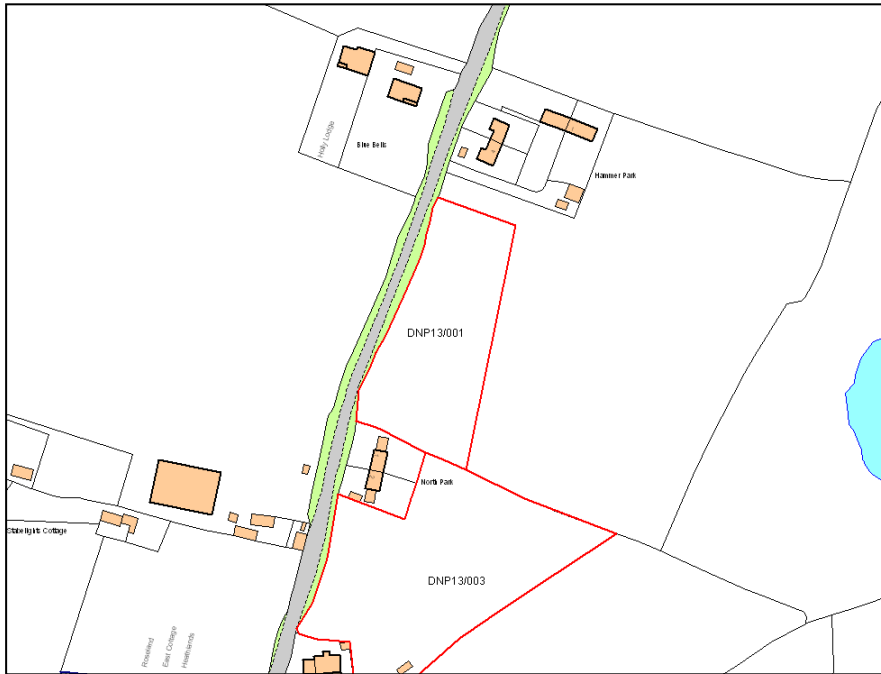
Compiled by djanota on 21 November 2013



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Site Appraisal

Site Reference and Name: DNP13/001, Hammer Park, N Brentor



Address: Hammer Park, Brentor, Tavistock (SX483816)

Reference: DNP13/001

Parish: Brentor

Site Area: Whole site 0.45 ha, net developable area based on SHLAA methodology (80%)

Min/Max Yield (based on SHLAA methodology): 11-18 units

Site Description: The site is located to the north east of Brentor and is comprised of a level agricultural field. The site has a strong rural character and is bound by a highway to the west (beyond which is open countryside), low density linear residential development abuts part of the north and south boundary, with the rest together with the land to the east consisting of agricultural land.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Brentor is a Rural Settlement. Policy 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. DMD23 states “Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form”.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA)

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: No local designations, although the site is enclosed by hedgebanks.

Impact on Built Environment: No specific issues noted at this stage.

Impact on Landscape Character: The site contributes to the rural character of the immediate area. The hedgebanks to the west create a sense of enclosure and rurality on approach to Brentor. Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: None.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: Site is within walking distance of the centre of Brentor.

Land Status: Agricultural land.

Constraints to Delivery: Access route from North Brentor village predominately single lane, country road.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: No loss.

Infrastructure Capacity: All onsite infrastructure required.

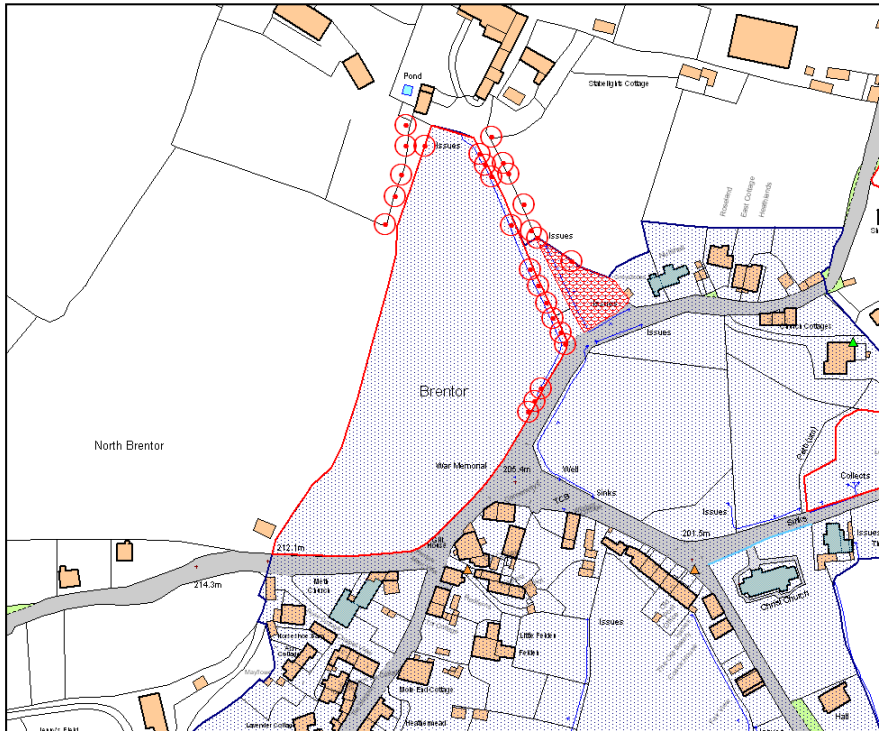
Highway Access: The existing access is via a field gate on the western boundary. If developed improved/altered access arrangements would be required.

Pedestrian and Cycle Links: Pedestrian route to village is along a country lane, without footways.

Compatibility: No issues

Site Appraisal

Site Reference and Name: DNP13/002 Land at War Memorial, North Brentor



Address: Land at War Memorial, North Brentor (SX480814)
Reference: DNP13/0002
Parish: Brentor
Site Area: Whole area/net developable area 1.21 ha (at 80%)
Min/Max Yield (based on SHLAA methodology): 29-48 units

Site Description: The site is located to the west of the centre of North Brentor, within the Conservation Area. The site is bound by a highway to the south and east, beyond which is the built core of Brentor. Immediately to the north and west is agricultural land.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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 it's Parish. DMD23 states "Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form".

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1, although a watercourse is located to the north and east boundary of the land to the north.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. Although the site is enclosed by hedgebanks, in addition a number of trees are subject to Tree Preservation Orders on the adjacent land to the north.

Impact on Built Environment: The site is within the Conservation Area and is identified within the Conservation Area Appraisal as being an important open space cited as; forming the "green spine" of the village, defining the distinctive development pattern of the village and contributing to the setting of the adjacent buildings (including the grade II listed chapel to the south). The ground level of the site is raised above the adjacent road level, therefore the site is prominent within the settlement. Were this site to be pursued more in depth investigation of the significance of the site and the impact of any proposal upon it should be assessed.

Impact on Landscape Character: The site is visible within the landscape, however is viewed within the context of the built environment of Brentor. Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located in the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Agricultural land.

Constraints to Delivery: An archaeological condition may be attached to any planning consent approved within the Conservation Area.

Source Protection Zone: None.

Open Space and Recreation: None, there is currently no public access to the site.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

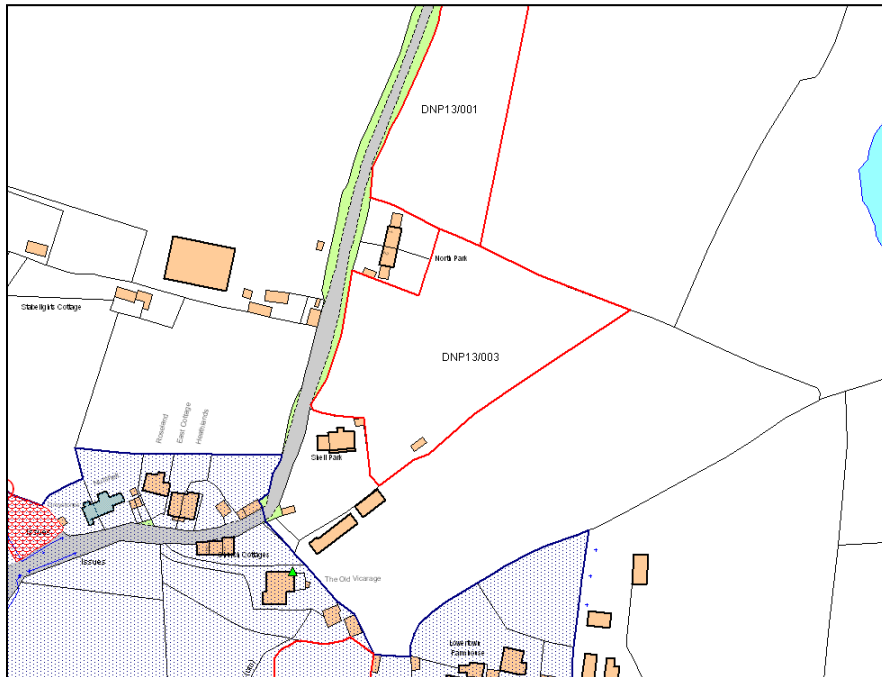
Highway Access: The site is bound by a highway to the south and east. Engineering works and hedge row removal would be required to create an adequate vehicular access. The site is currently served by a pedestrian access to the eastern boundary of the land to the north.

Pedestrian and Cycle Links: Site is within the centre of Brentor.

Compatibility: No issues noted at this stage.

Site Appraisal

Site Reference and Name: DNP13/003 - Land at Shell Park, North Brenton



Address: Land at Shell Park, North Brentor (SX488336)

Reference: DNP13/003

Parish: Brentor

Site Area: Whole area/net developable area 0.70 ha (at 80%)

Min/Max Yield (based on SHLAA methodology): 17-28 units

Site Description: The site is located to the north of the village adjacent to the public highway. To the south of the land is the property Shell Park, to the north of the land at the properties North Park. The land is bounded by agricultural land to the east. A hedgebank and verge form the boundary with the public highway.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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. DMD23 states “Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form”.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. Although the site is enclosed by hedgebanks.

Impact on Built Environment: No specific issues noted at this stage.

Impact on Landscape Character: The site contributes to the rural character of the immediate area. The hedgebanks to the west create a sense of enclosure and rurality on approach to Brentor. Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located in the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Land in agricultural use

Constraints to Delivery: None noted at this stage

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

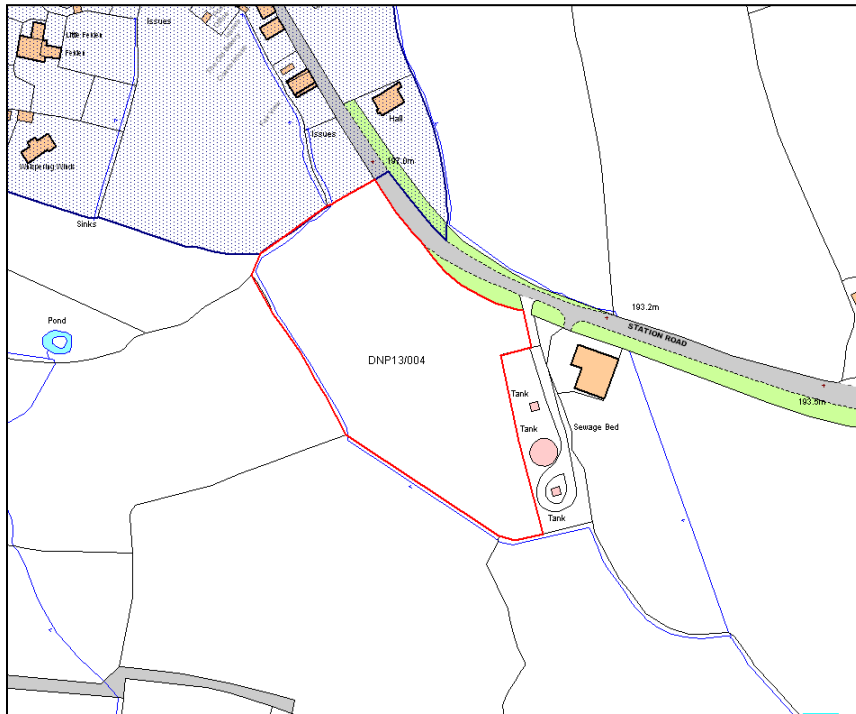
Highway Access: The site adjoins the public highway to the west, on a relatively straight stretch of road. Engineering works and hedge row removal would be required to create an adequate vehicular access.

Pedestrian and Cycle Links: Site is close to the centre of Brentor; pedestrian route to centre of the village is along a country lane, without footways.

Compatibility: No issues.

Site Appraisal

Site Reference and Name: DNP13/004 – Land at Station Road



Address: Land at Station Road

Reference: DNP13/04

Parish: Brentor

Site Area: Whole area/net developable area 1.00 ha (at 80%)

Min/Max Yield (based on SHLAA methodology): 24-40 units

Site Description: The site is located at the southern edge of the village adjoining the public highway to the north, the waste water treatment works to the east and agricultural land on other sides. The land is bounded principally by hedgebanks including a number of trees.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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. DMD23 states “Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form”.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. Although the site is enclosed by hedgebanks.

Impact on Built Environment: No specific issues noted at this stage.

Impact on Landscape Character: The site contributes to the rural character of the area. The site as a whole is visible from a number of locations in the wider area. Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located in the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Land in agricultural use.

Constraints to Delivery: None noted at this stage.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

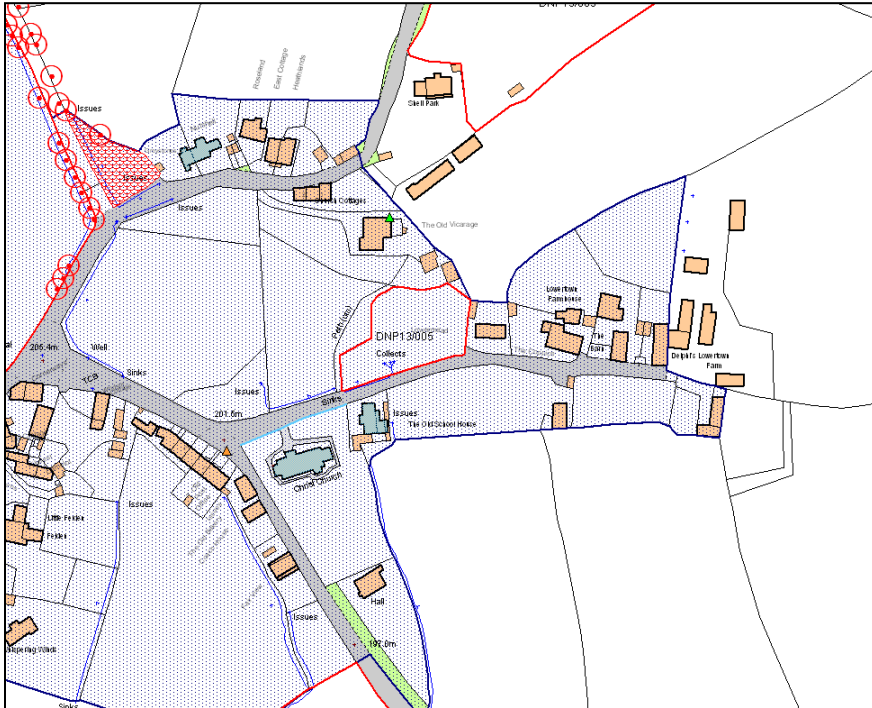
Highway Access: The site adjoining the highway to the north, a bend in the road is likely to afford visibility although trees within the boundary may limit access opportunities.

Pedestrian and Cycle Links: Site is close to the centre of Brentor; pedestrian route to centre of the village is along a country lane, without footways.

Compatibility: Site adjoins waste water treatment works.

Site Appraisal

Site Reference and Name: DNP13/005 – Land adjacent to Lowermead



Address: Land adjacent to Lowermead

Reference: DNP13/005

Parish: Brentor

Site Area: Whole area/net developable area 0.16 ha (at 100%)

Min/Max Yield (based on SHLAA methodology): 5-8 units

Site Description: The site is located to the eastern side of the village within the conservation area. It adjoins a road to the south (assumed to be public highway). To the west lies an area of land associated with vicarage field and a path noted on the OS map between the vicarage and the church. This area is noted as an open space in the conservation area appraisal. The field is bounded on all sides by hedgebanks, including some mature trees.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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. DMD23 states “Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form”.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. The site is enclosed by hedgebanks.

Impact on Built Environment: The site is within the conservation area and across the public highway from a listed building. Were this site to be pursued more in depth investigation of the significance of the site and the impact of any proposal upon it should be assessed.

Impact on Landscape Character: Development of this site has potential to impact upon the conservation area and quality and quantum of open space with the centre of the village – this would need to be assessed and considered in more detail were development of this site to be pursued. Any development would have to respect and protect the character and appearance of this location.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located in the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Land in agricultural use.

Constraints to Delivery: An archaeological condition may be attached to any planning consent approved within the Conservation Area.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

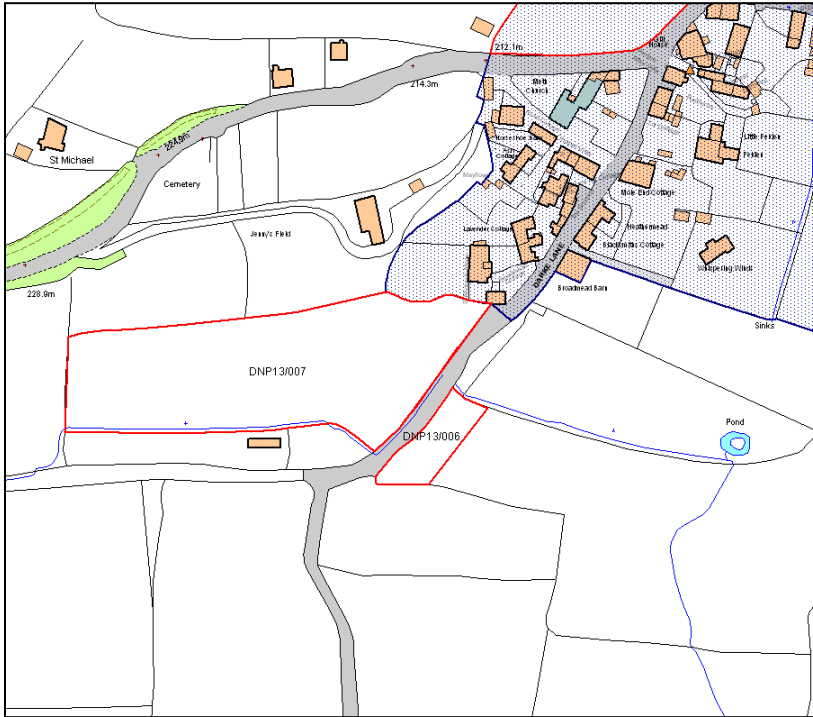
Highway Access: The site adjoins a lane to the south assumed to be public highway.

Pedestrian and Cycle Links: Site is close to the centre of Brentor.

Compatibility: No issues.

Site Appraisal

Site Reference and Name: DNP13/006 – Land south of Darke Lane



Address: Land south of Darke Lane

Reference: DNP13/006

Parish: Brentor

Site Area: Whole area/net developable area 0.08 ha (at 100%)

Min/Max Yield (based on SHLAA methodology): 2-4 units

Site Description: The site is an area of agricultural land located at the south western edge of the village. The site adjoins a highway to the north (assumed to be public highway). It is bounded by hedgebanks on all sides (note to the east a presumably arbitrary boundary has been identified dividing this land from the rest of the field). It is surrounded by agricultural land and may be considered not to be well related to the built form of the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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. DMD23 states “Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form”.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. The site is enclosed by hedgebanks.

Impact on Built Environment: No specific issues noted at this stage. Were this site to be pursued more in depth investigation of the significance of the site and the impact of any proposal upon it should be assessed.

Impact on Landscape Character: Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider in particular its association with the built form of the village.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located in the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Land in agricultural use.

Constraints to Delivery: None noted at this stage.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

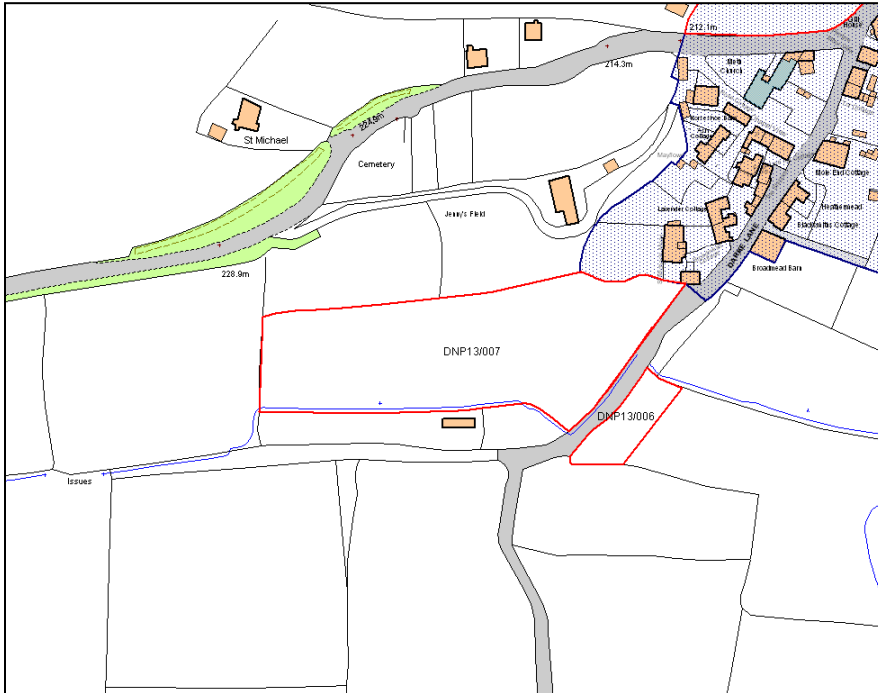
Highway Access: The site adjoins the highway (assumed to be public highway) to the north.

Pedestrian and Cycle Links: Site is close to the centre of Brentor.

Compatibility: No issues.

Site Appraisal

Site Reference and Name: DNP13/007 – Land north of Darke Lane



Address: Land north of Darke Lane

Reference: DNP13/007

Parish: Brentor

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

Min/Max Yield (based on SHLAA methodology): 20-33 units

Site Description: The site is an area of agricultural land located at the south western edge of the village. The site adjoins a highway to the south (assumed to be public highway) and adjoins the conservation area to the east. It is bounded by hedgebanks included a number of mature trees. It is surrounded by agricultural land on all sides bar the north eastern corner where it adjoins the built edge of the settlement, and a building noted in the conservation area appraisal as 'historic building and high quality'.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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 it's Parish. DMD23 states "Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form".

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. The site is enclosed by hedgebanks.

Impact on Built Environment: The site adjoins the conservation area and is closely related to a building noted in the conservation area appraisal as 'historic building and high quality'. Were this site to be pursued more in depth investigation of the significance of the site and the impact of any proposal upon it should be assessed.

Impact on Landscape Character: Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located close to the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Land in agricultural use.

Constraints to Delivery: None noted at this stage.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

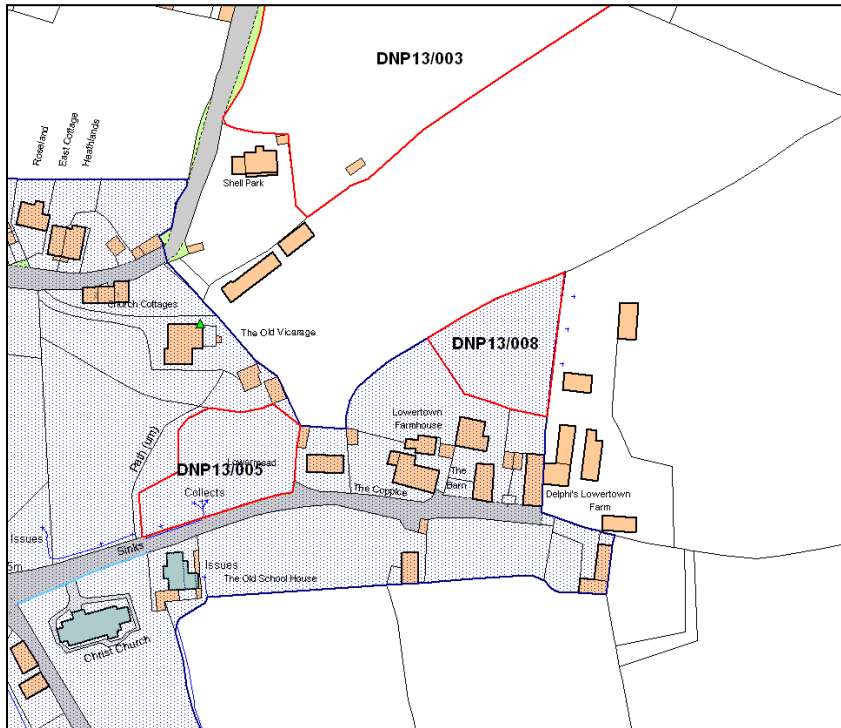
Highway Access: The site adjoins the highway (assumed to be public highway) to the south.

Pedestrian and Cycle Links: Site is close to the centre of Brentor.

Compatibility: No issues.

Site Appraisal

Site Reference and Name: DNP13/008 – Land at Delphi's Lowertown Farm



Address: Land at Delphi's Lowertown Farm

Reference: DNP13/008

Parish: Brentor

Site Area: Whole area/net developable area 0.14 ha (at 100%)

Min/Max Yield (based on SHLAA methodology): 4-7 units

Site Description: The site is located at the eastern edge of the village adjoining and related to a village farmstead. It is a triangular site within the conservation area bounded by a mix of buildings and associated curtilage to the south and agricultural land to the north and east. The site boundary contains a number of mature trees recorded in the conservation appraisal.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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. DMD23 states "Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form".

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. The site is enclosed by hedgebanks and a number of large mature trees.

Impact on Built Environment: The site is within the conservation area and is closely related to a building noted in the conservation area appraisal as 'historic building and high quality'. Were this site to be pursued more in depth investigation of the significance of the site and the impact of any proposal upon it should be assessed.

Impact on Landscape Character: Site is currently relatively well contained by mature trees. Any development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located close to the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Unclear.

Constraints to Delivery: The site would appear to have highway access constraints. Accessibility and deliverability of the site may also be constrained by surrounding mature trees within the conservation area.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

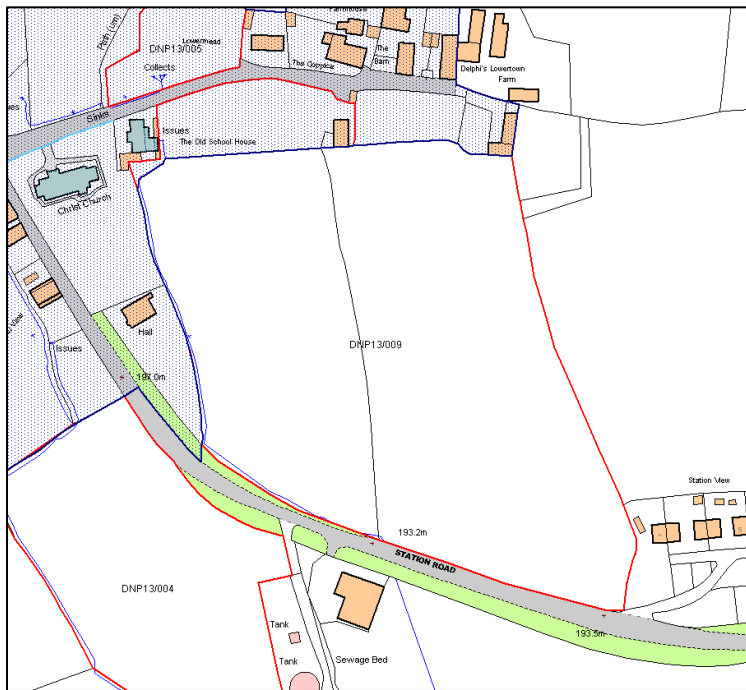
Highway Access: The site would appear to have no direct highway access, nor have any obvious link to the public highway drawing its deliverability into question.

Pedestrian and Cycle Links: Site is close to the centre of Brentor.

Compatibility: No issues.

Site Appraisal

Site Reference and Name: DNP13/009 – Land at Station View



Address: Land at Station View, North Brentor

Reference: DNP13/009

Parish: Brentor

Site Area: Whole area/net developable area 2.69 ha (at 80%)

Min/Max Yield (based on SHLAA methodology): 65-108 units

Site Description: The site is located at the south eastern approach to the village extending north to the lane which runs between the village centre and a farmstead. It comprised to two large fields in agricultural use. The northern portion of the site lies within the conservation area. The boundaries within and around the site consist of hedgebanks, including a number of mature trees.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Brentor is a designated Rural Settlement. Policy 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 it's Parish. DMD23 states "Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land within or adjoining the settlement and well related to its existing built form".

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Detailed Biodiversity Considerations: There are no onsite local designations. The site is enclosed by hedgebanks and a number of large mature trees.

Impact on Built Environment: Part of the site is within the conservation area and is closely related to the listed church and Old School House. Were this site to be pursued more in depth investigation of the significance of the site and the impact of any proposal upon it should be assessed.

Impact on Landscape Character: The site as a whole is visible from a number of locations in the wider area. Given the size of the parcel of land parts of the site clearly relate better to the built form of the village than other parts. Any

development would have to respect and protect the character and appearance of this location. Were this site to be considered in more detail further assessment site would be required to consider its association with the built form of the village and potential landscape impact.

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Bus services 118 (Tavistock to Barnstable – mon-sat) and 187 (Gunnislake to Okehampton – summer only service).

Access to Services/Facilities: The site is located close to the centre of North Brentor, therefore all services and facilities are within walking distance.

Land Status: Land in agricultural use.

Constraints to Delivery: None noted at this stage.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site adjoins the public highway (Station Road) to the south, and a lane to the northern boundary (assumed adopted highway)

Pedestrian and Cycle Links: Site is close to the centre of Brentor; pedestrian route to centre of the village is along a country lane, without footways.

Compatibility: No issues.