



Land Availability Assessment

Sites for consideration by the Panel

July 2017

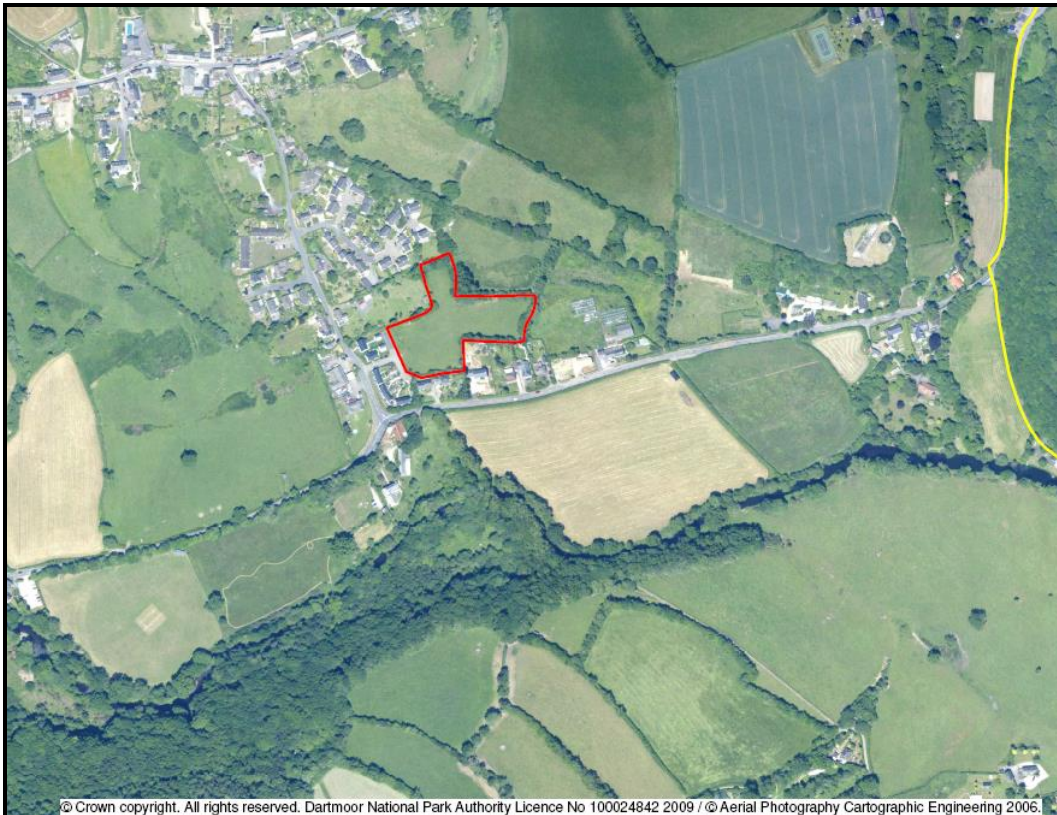
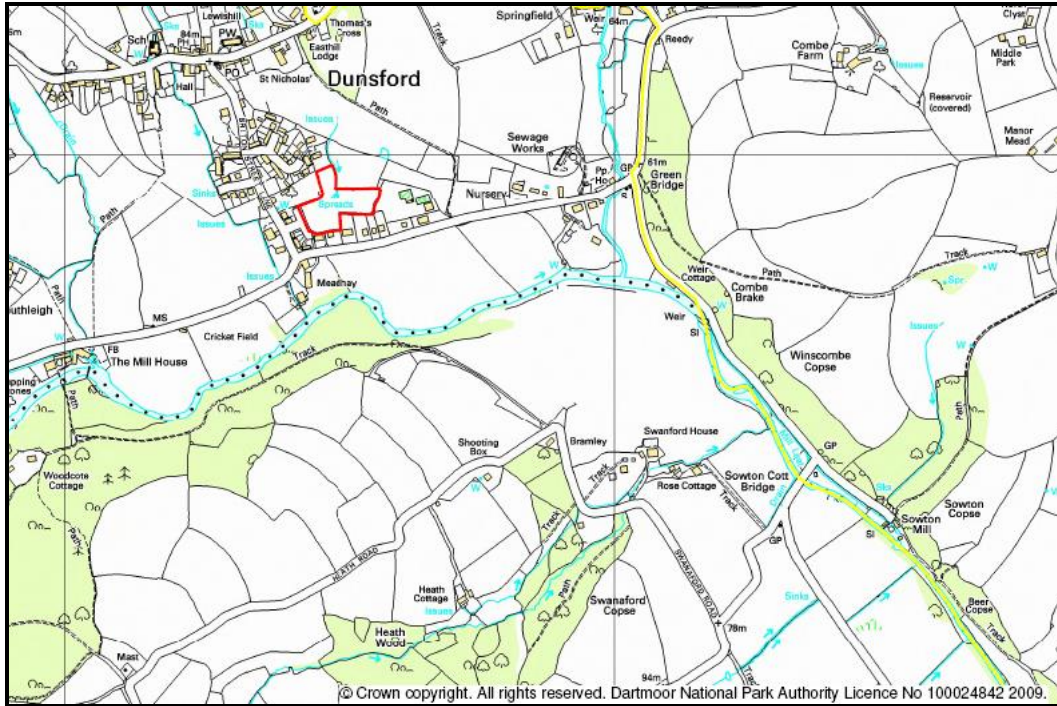
Dunsford and Christow

Contents Page

- DNP08/025 Great Mead, Dunsford Stage B p3
Panel considered the site to be deliverable and developable. A large proportion of the site is within Flood Zone 3 (0.63ha) and Flood Zone 2 (0.39ha) leaving 0.39ha in Flood Zone 1 and therefore developable. Reduce yield to limit development to areas of Flood Zone 1. Yield reduced to 16 units.
- DNP08/47 Land to the south west of Dunsford Stage B p7
Panel considered this site as not suitable or achievable due to the majority of the site falling within Flood Zone 3. Access to the small developable section of the site would be through Flood Zone 3.
- DNP10/061 Land at Townsend Farm, Dunsford Stage B p11
***Sub-site A:** Very poor access. Not suitable. **Sub-site B:** Part in Flood Zone 3 but part of site to the west could be developed. Developable area is based on part of Site B that lies outside Flood Zone 3 (0.49ha) and outside the orchard (0.41ha). Reduced yield to 12-20. Site size has been reduced in this submission, with the exclusion of Plot A and reduction in the site of Plot B.*
- DNP10/062 Land between Wet and Dry Lane Stage B p15
Christow
The Panel considered the site to be deliverable and developable.
- DNP 16/001 Field Adjoining Staffords Close, Wet Lane, Christow Stage B p20
This is a new site for 2017
- DNP 16/002 Village Road, Opposite Teign Valley Community Hall, Christow Stage A p24
This is a new site for 2017

Site Appraisal

Site Reference and Name: DNP08/025, Great Mead, Dunsford





(View of the site from the west boundary looking east ward)

Address: Great Mead, Dunsford (SX814889)

Reference: DNP08/025

Parish: Dunsford

Site Area: Whole site area 0.9ha, net developable area 0.72ha (at 80%)

Min/Max Yield (based on LAA methodology): 14-22

Site Description: The site is located to the south of the centre of Dunsford and is comprised of an agricultural field that slopes gently north to south. It is bound by residential development to the south, west and north, with open countryside to the north east.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dunsford 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.

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), subject to an ecological appraisal.

Flood Risk: 20% of the site is within flood zone 3, 50% with flood zone 2. A Flood Risk Assessment was included with the submission which concluded that

the site is predominantly in Flood Zone 1 and that mitigation measures could be employed to reduce risk to onsite development and for third parties downstream.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations. There is an opportunity to enhance habitat connectivity and diversity through appropriate biodiversity mitigation and enhancement. The site is within 130m of Habitat Link.

Impact on Built Environment: The immediate built environment of the site is characterised by low density residential development to the south and modern high density developments to the west and north west.

Impact on Landscape Character: The site slopes gently from a north to south direction and is discretely located within the wider landscape.

Mineral Resources: The site is not within a mineral consultation zone.

Air Quality: The site is not within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Dunsford is served by one bus service, which destinations include Exeter and Moretonhampstead.

Access to Services/Facilities: Site is within walking distance of the centre of the village which is approximately 350m from the site.

Land Status: Greenfield.

Constraints to Delivery: Flood zone 3. As necessary, the relevant sequential and exception tests as set out in the NPPF would need to be undertaken.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Provision exists to link the site to the development of Great Mead to the west.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

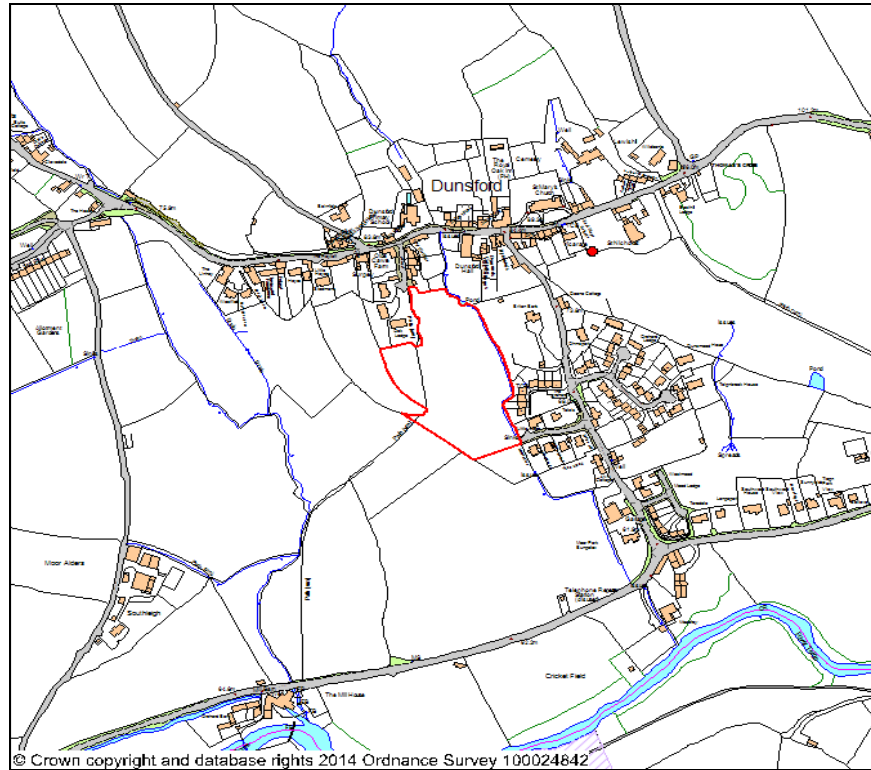
Soonest time available: Between 1st April 2019 and 31st March 2020.

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. A large proportion of the site is within Flood Zone 3 (0.63ha) and Flood Zone 2 (0.39ha) leaving 0.39ha in Flood Zone 1 and therefore developable. Reduce yield to limit development to areas of Flood Zone 1. Yield reduced to 16 units.

Site Appraisal

Site Reference and Name: DNP08/047, Land to the south west of Dunsford, Dunsford



Address: Land to the south west of Dunsford, Dunsford (SX812890)

Reference: DNP08/047

Parish: Dunsford

Site Area: Whole site area 1.65ha, net developable area 1.32ha (at 80%)

Min/Max Yield (based on LAA methodology): 26-40

Site Description: The site is located to the south of the historic core of Dunsford. It consists of agricultural land that slopes in a southward direction. The site is bound to the north by the Conservation Area, modern 20th century residential development to the east, the B3212 to the south and open countryside to the west. The site is highly visible and contributes to the setting on Dunsford when viewed from the B3212 to the south. A Public Right of Way runs through the western section of the site linking The Court to the site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dunsford 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.

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), subject to an ecological appraisal.

Flood Risk: The majority of the site is within flood zone 3, 84%. The western edge of the site (0.27hectares) is outside the flood zone.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No onsite designations. The site is enclosed by hedgebanks and there is a concentration of on site trees in the northern part of the site.

Impact on Built Environment: The residential development immediately to the east of the site is modern in style and design. The site is adjacent to the Conservation Area and 3 historic farmstead buffer zones cross the site boundary. The extent and quality of development must be considered carefully in order to not cause harm to the significance of the Conservation Area and listed buildings and their settings (Designated Heritage Asset and Setting).

Impact on Landscape Character: The site comprises a large open area of valley floor and is exposed and can appear elevated in the landscape,

particularly when viewed from the B3212 to the south of the site. Development to the north and east is likely to relate better to the built form of the settlement, subject to highway access. Development elsewhere in the site has the potential to appear isolated from the village. A high quality development would be required in order to protect landscape quality and the setting of the Dunsford Conservation Area.

Mineral Resources: The site is not within a mineral consultation zone.

Air Quality: The site is not within or close to an Air Quality Monitoring Area (AQMA).

Access to Public Transport: Dunsford is served by one bus service, which destinations include Exeter and Moretonhampstead.

Access to Services/Facilities: Site is within walking distance of the centre of the village. The applicant states that the area could facilitate a car park at the northern end of the plot to serve the Village Hall with foot access via the public footpath through The Court.

Land Status: Greenfield.

Constraints to Delivery: Flood zone 3. As necessary, the relevant sequential and exception tests as set out in the NPPF would need to be undertaken. South West Water has access rights from The Court along the edge of the field for a possible plot for a waterworks development.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Provision exists to link the site to the road of the cul de sac to the east. If development was located in the area outside of the floodplain, in the north western corner, access could be difficult.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

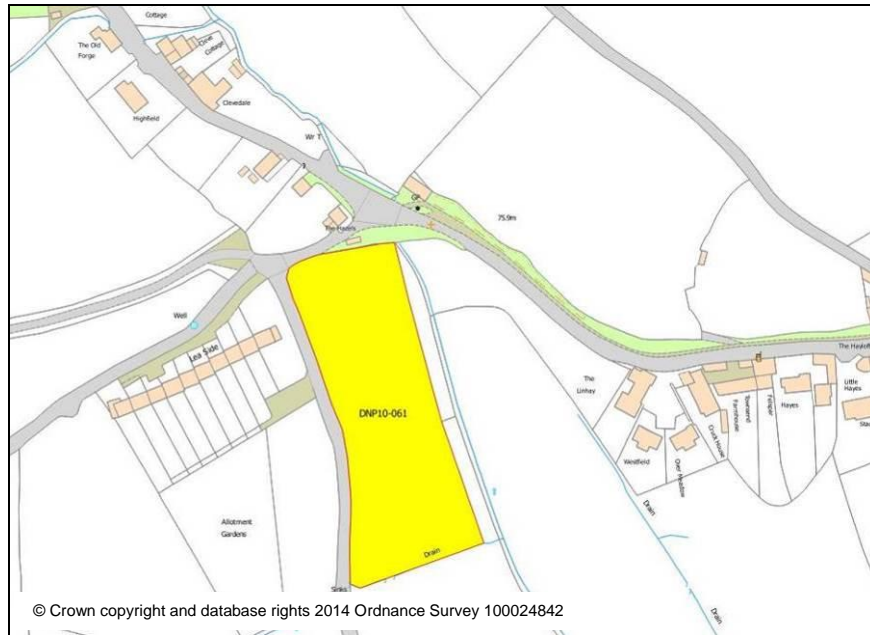
Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 2-3 years

2014 SHLAA Comments: Panel considered this site as not suitable or achievable due to the majority of the site falling within Flood Zone 3. Access to the small developable section of the site would be through Flood Zone 3.

Site Appraisal

Site Reference and Name: DNP10/061 Land at Townsend Farm, Dunsford.





(View looking south into the site)

Address: Land at Townsend Farm, Dunsford, (SX808891)

Reference: DNP10/061

Parish Name: Dunsford

Site Area: 0.72 ha, net developable area 0.58ha (at 80%)

Min/Max Yield (based on LAA methodology): 12-17

Site Description: The site is an area of agricultural land including a barn bounded by the Lee Lane to the west, and the road into Dunsford Village to the north and east. It adjoins agricultural land to the south. The southern section of the site, 0.28hectares, is an orchard. The site is quite flat; however, very small areas, totally approximately 0.02ha, of the eastern boundary are within flood zone 3. Development is likely to be less acceptable in terms of landscape impact and whether the site might be considered to fall outside of the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dunsford is a Rural Settlement. Core Strategy 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.

Biodiversity and Geodiversity: The site does not fall within an area of special designation for biodiversity or geodiversity (SSSI, SAC, Ramsar Site, SPA or County Wildlife Site).

Flood Risk: Approx. 0.02ha of the site lies in flood risk zone 3.

Site Suitability Appraisal: Stage B

Other environmental issues:

Detailed biodiversity considerations: No onsite designations. However the site is outside the centre of the village and therefore artificial lighting may have an impact on Greater Horseshoe Bats. The site is within 200m of the Greater Horseshoe Bat Special Area of Conservation (SAC) buffer zone.

Impact on the built environment: The site could be developed for housing without impacting upon the character of the adjacent built environment. However development could cause potential wider harm to the significance of the Conservation Area, listed buildings and settings (Designated Heritage Asset and Setting) and the important connection with the rural context. The site is also an important separation from the hamlet around Butts. There is a medieval house approximately 10.5m from the boundary and Townsend Farm is approximately 27m from the southern corner the site. The site has the potential for the survival of streamworks in the area which would need clarification by an archaeological site visits.

Impact on landscape character: The site is also exposed within the landscape, surrounded mainly by stock fencing and low hedges. This area does not appear as linked with the built form of Dunsford and, although development of this site would form a link between the main area of the village and some of the more sporadic development to the west; it would impact upon landscape character. Development would also result in the loss of 0.28hectares of a traditional orchard. Although the applicant states that alternative orchard area could be provided.

Mineral resources: The site is not within a Mineral Consultation Area (MCA).

Air Quality: The site does not lie within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Dunsford is served by one bus service, which destinations include Exeter and Moretonhampstead.

Access to services and facilities: The site is within a short walking distance of the centre of the village.

Land status: Greenfield

Constraints to Delivery: Orchard will limit development area to 0.44ha.

Source Protection Zone: None

Open Space and Recreation: None,

Infrastructure Capacity: There are no known current constraints on infrastructure capacity.

Highway Access: The site can be accessed from the road to the north, east or west. Access from the east is likely to be preferable.

Pedestrian and Cycle Links: The site is a short walk from the centre of the village, a path runs along much of the road into the village.

Compatibility: Use of this land for housing would not raise any issues regarding compatibility with adjacent land uses.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

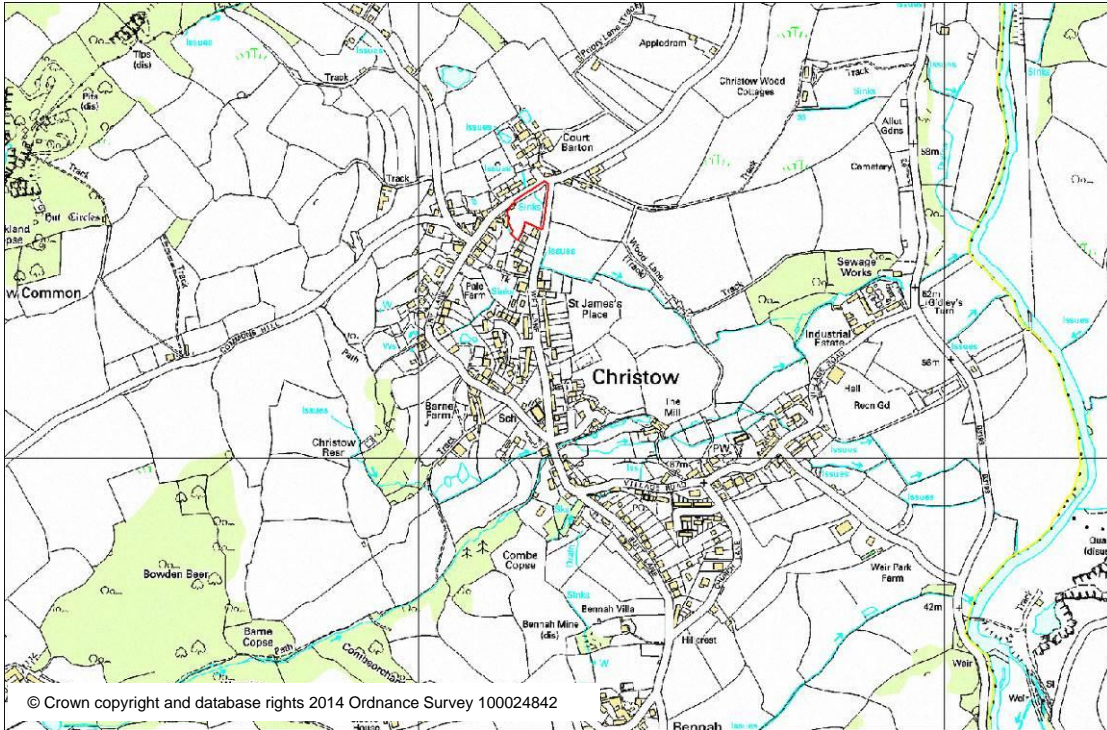
Soonest time available: Between 1st April 2019 and 31st March 2020.

Estimated development time (based on LAA methodology): 1-2 years.

2014 SHLAA Comments: Sub-site A: Very poor access. Not suitable. **Sub-site B:** Part in Flood Zone 3 but part of site to the west could be developed. Developable area is based on part of Site B that lies outside Flood Zone 3 (0.49ha) and outside the orchard (0.41ha). Reduced yield to 12-20. Site size has been reduced in this submission, with the exclusion of Plot A and reduction in the site of Plot B.

Site Appraisal

Site Reference and Name: DNP10/062 Land between Wet Lane and Dry Lane, Christow.





(Panoramic view of site as seen from 'The Haybarn' entrance at its western edge (arrow indicates south))



(View looking south along Wet Lane (site hedge boundary on right))

Address: Land between Wet Land and Dry Lane, Christow (SX832854)

Reference: DNP10/062

Parish: Christow

Site Area: whole site: 0.5 ha, net developable area 0.4ha (at 80%)

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

Site Description: This site is a roughly triangular paddock lying at the northern edge of Christow. The site stretches from Foxes Corner in the north and is bounded by Dry Lane to the north and slopes gradually down to Wet Lane to the east, and is enclosed mainly by hedgebanks. Along its south western edge the site adjoins residential properties. There are several small streams and seasonal drains in this area of Christow one of which crosses the site at its northern end. To the south the site has relatively open views towards the Teign valley, to the north properties along Dry Lane look into/across the site. The site is relatively well contained by existing housing at the edge of Christow though somewhat elevated and would require a sensitive approach to assimilate development into the landscape. Access to the site is currently from an agricultural entrance from Dry Lane, adjacent to The Haybarn. Provided access can be achieved from the more desirable Wet Lane development would have few constraints.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Christow is a Rural Settlement; Core Strategy 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.

Biodiversity and Geodiversity: The site does not fall within an area of special designation for biodiversity or geodiversity (SSSI, SAC, Ramsar Site, SPA or County Wildlife Site), subject to an ecological appraisal.

Flood Risk: The site lies entirely within flood risk zone 1.

Site Suitability Appraisal: Stage B

Other environmental issues:

Detailed biodiversity considerations: Nothing identified in initial scoping assessment.

Impact on the built environment: This northern edge of Christow is characterised by a mix of bungalows and houses with reasonable sized plots, and some more densely built older buildings. Further to the south is a mix of 20th century development. Development would need to respect several listed buildings to the north and west but should be achievable without adversely impacting the setting of this building or the wider built environment.

Impact on landscape character: The site is relatively exposed from the north, and subject to distant views from the Teign valley and beyond. The site is however quite well contained within the built form of Christow and development of this site which respects the existing built form should not have an adverse impact upon landscape character.

Mineral resources: The site is not within a Mineral Consultation Area (MCA).

Air Quality: The air quality of this area is currently acceptable.

Access to public transport: Christow is served by two bus services, which destinations include Exeter and Bridford.

Access to services and facilities: The site is within a short walking distance of the centre of the village.

Land status: Greenfield

Constraints to Delivery: None.

Source Protection Zone: None.

Open Space and Recreation: Development of this site would not result in the loss of land currently used for public space provision.

Infrastructure Capacity: There are no known current constraints on infrastructure capacity.

Highway Access: Access to the site is currently from Dry Lane to the north. Dry Lane is narrow in places and as such a new access from Wet Lane may be more desirable. The site sits slightly above the level of the existing road; access from the east is likely to be achievable but would result in the loss of hedgerow.

Pedestrian and Cycle Links: The site is a short walk from the centre of the village, many of the roads are quite rural in nature and pavements are limited.

Compatibility: Use of this land for housing would not raise any issues regarding compatibility with adjacent land uses.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: Yes.

Soonest time available: before 31st March 2018.

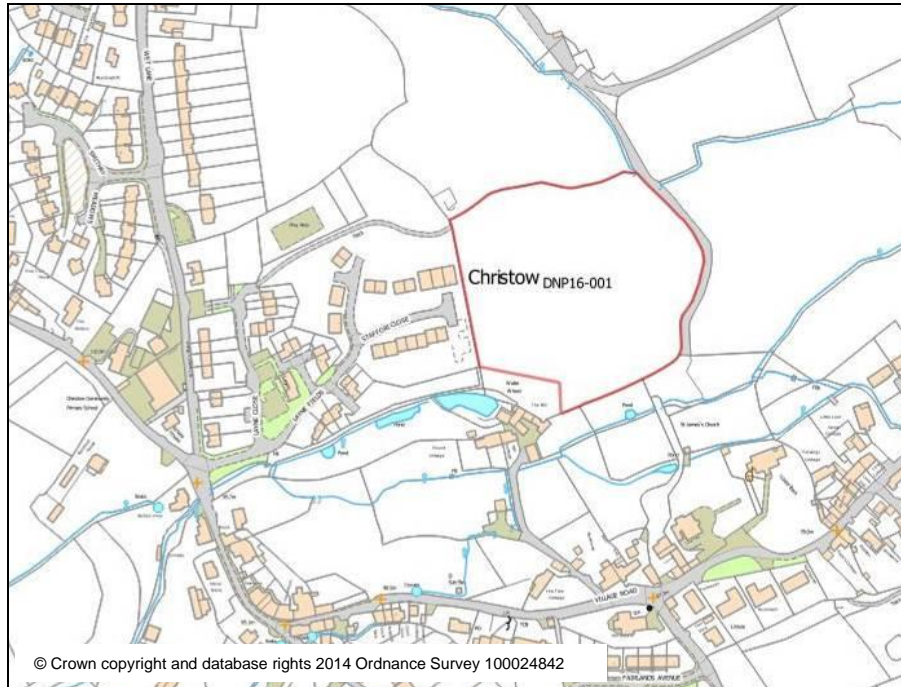
Estimated development time (based on LAA methodology): 1 year.

2014 SHLAA Comments: The Panel considered the site to be deliverable and developable.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/001, Field adjoining Stafford Close, Wet Lane, Christow.





(View taken from the western boundary looking south east)



(View looking east towards the site boundary)

Address: Field adjoining Stafford Close, Wet Lane, Christow (SX832854)

Reference: DNP16/001

Parish: Christow

Site Area: whole site: 1.75 ha, net developable area 1.4ha (at 80%)

Min/Max Yield (based on LAA methodology): 28-42

Site Description: The site is located near the centre of Christow adjacent to a recently completed affordable housing scheme which makes up its western boundary. To the north and east is agricultural land bounded by mature trees and hedgerows. To the south the village church is visible from the site. The site has sloping topography, away from the recent development towards the east. There is no access through the adjacent development to the site; the boundary consists of parking spaces, a meadow like area and a stone wall. Site is landlocked as the road running through the adjacent development is not public highway.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Christow is a Rural Settlement; Core Strategy 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.

Biodiversity and Geodiversity: The site does not fall within an area of special designation for biodiversity or geodiversity (SSSI, SAC, Ramsar Site, SPA or County Wildlife Site), subject to an ecological appraisal.

Flood Risk: 0.14ha of the southern section of the site is within Flood Zone 3 reducing the developable area to 1.61ha leaving a net developable area of 1.29ha (at 80%) thereby reducing the yield to 26-39.

Site Suitability Appraisal: Stage B

Other environmental issues:

Detailed biodiversity considerations: Improved or semi-improved grassland. Mature trees along the southern and eastern boundaries. No strategic biodiversity issues.

Impact on the built environment: The recently completed development adjacent to the site is of modern design. The site has high heritage sensitivity due to the potential setting issues related to the site. There are several important properties to consider locally. The Mill is located approx. 10m to the south of the site and is a Non-designated Heritage Asset. There are Listed Buildings located to the south east, which include the Grade I Listed Church 78m from the southern boundary. No archaeological concerns

Impact on landscape character: The site is pastoral in character; although adjacent to residential properties the site is rural in nature. The land slopes to the east giving the site a feeling of separation from the traditional linear form of the settlement

Landscape Assessment Zone: CH2

Sensitivity to future change: High

Mineral resources: The site is not within a Mineral Consultation Area (MCA).

Air Quality: The air quality of this area is currently acceptable.

Access to public transport: Christow is served by two bus services, which destinations include Exeter and Bridford.

Access to services and facilities: The site is within a short walking distance of the centre of the village.

Land status: Greenfield

Constraints to Delivery: Access.

Source Protection Zone: None.

Open Space and Recreation: Development of this site would not result in the loss of land currently used for public space provision.

Infrastructure Capacity: There are no known current constraints on infrastructure capacity.

Highway Access: Site is landlocked – no access to highway maintained at public expense.

Pedestrian and Cycle Links: The site is a short walk from the centre of the village, many of the roads are quite rural in nature and pavements are limited.

Compatibility: Use of this land for housing would not raise any issues regarding compatibility with adjacent land uses.

Site Availability:

Is the site immediately available for development: No.

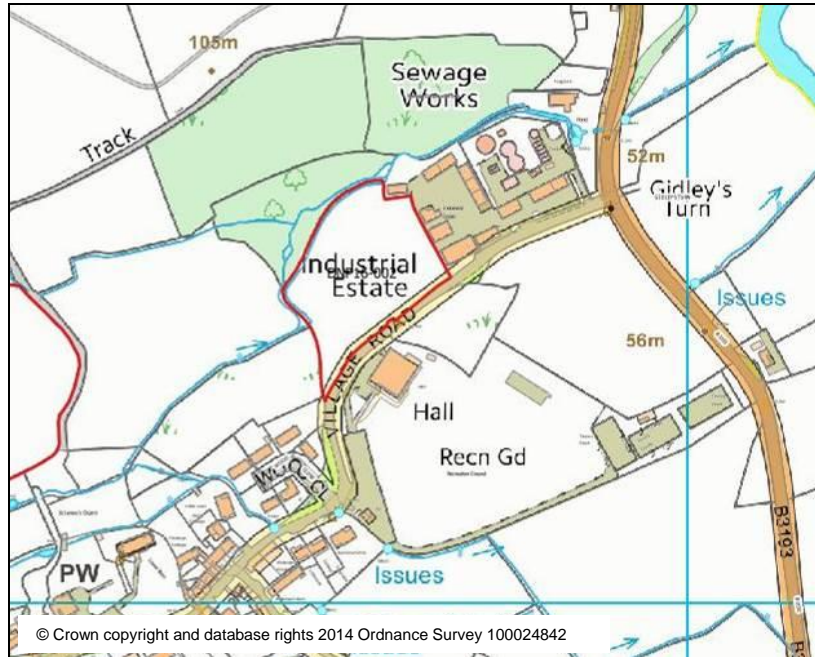
Is the site currently being marketed: n/a.

Soonest time available: Between 1st April 2019 and 31st March 2020.

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

Site Appraisal

Site Reference and Name: DNP16/002, Village road, Christow, opposite Teign Valley Community Hall.





(View from the northern boundary looking east towards the adjacent industrial estate)

Address: Village road, Christow, opposite Teign Valley Community Hall (SX832854)

Reference: DNP16/002

Parish: Christow

Site Area: whole site: 0.9 ha, net developable area 0.72ha (at 80%)

Min/Max Yield (based on LAA methodology): nil provision

Site Description: The site is located on the outskirts of Christow, adjacent to an industrial estate to the east. The site is almost entirely within Flood Zone 3 and is wet along the northern boundary, adjacent to the river. There are mature trees along the river, to the north, and hedgebanks surrounding the site. There is no footpath from the site into Christow.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Christow is a Rural Settlement; Core Strategy 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.

Biodiversity and Geodiversity: The site does not fall within an area of special designation for biodiversity or geodiversity (SSSI, SAC, Ramsar Site, SPA or County Wildlife Site), subject to an ecological appraisal. There would be possible hedgerow loss along the road to create acceptable access into the site. Mature trees growing along the boundaries and within the site.

Flood Risk: The site lies almost entirely within flood risk zone 3. Approximately 0.024ha is outside.

Conclusion

This site fails to satisfy the criteria in stage A as almost all of the site is within Flood Risk Zone 3, leaving only 0.024ha developable which is below the LAA threshold. It is therefore deemed not suitable for strategic housing or employment development and will not be tested through stage B.