



## **Land Availability Assessment**

Sites for consideration by the Panel

July 2017

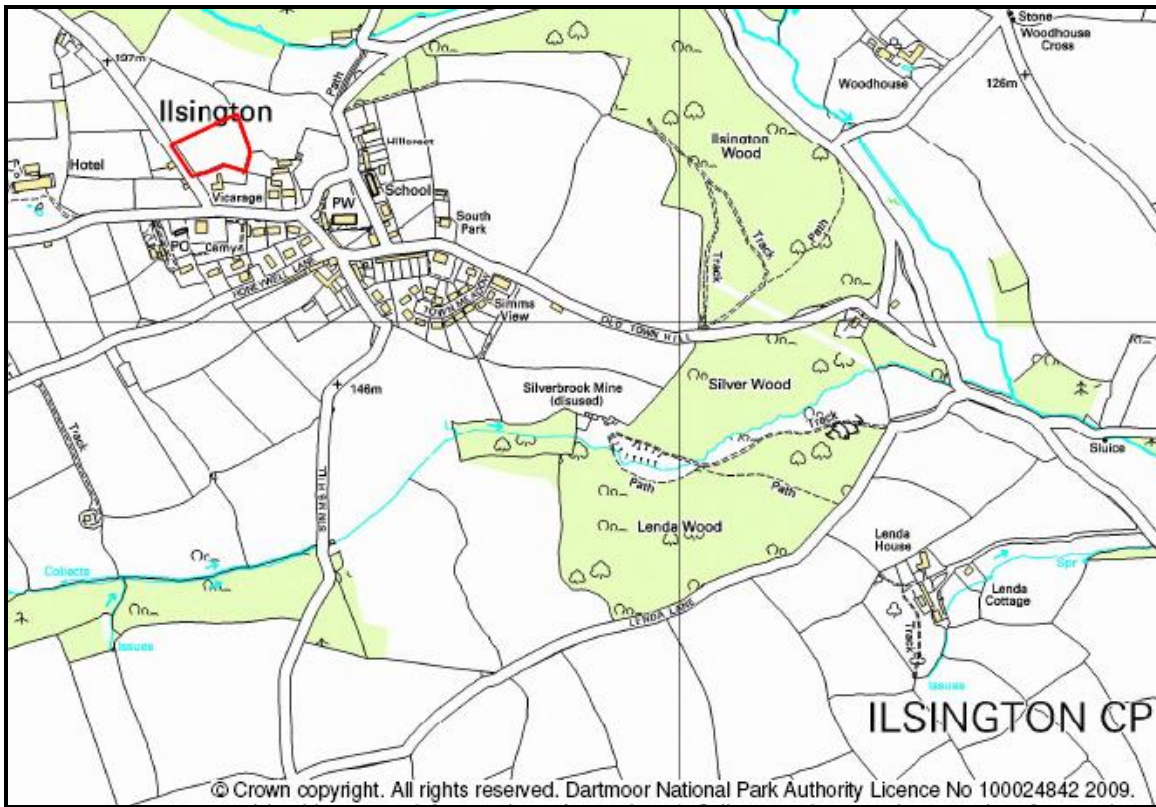
**Ilington and Widecombe**

# Contents Page

DNP08/022	Ilsington Glebe, Ilsington	Stage B	p3
	<i>Panel considered the site to be deliverable and developable. However the yield was reduced to 4 to 5 units due to highway access. The approach road is a single nature track and the junction with the main road is inadequate.</i>		
DNP10/055	Land adjacent to Brook Lane Cottages, Widecombe	Stage B	p7
	<i>Panel considered the site to be deliverable and developable.</i>		

# Site Appraisal

Site Reference and Name: DNP08/022, Ilsington Glebe, Ilsington





**Address:** Ilsington Glebe, Ilsington (SX783762)

**Reference:** DNP08/022

**Parish:** Ilsington

**Site Area:** Whole area 0.57ha, net developable area 0.46ha (at 80%)

**Min/Max Yield (based on LAA methodology):** 9-14

**Site Description:** The site is located to the north west of the centre of Ilsington. It is adjacent to but outside the built up area of the village. The site is a level agricultural field. It is accessed via a narrow country lane located to the west of the site and bound by large, low density dwellings to the south and open countryside on the remaining boundaries.

### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** Ilsington 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. The majority of the site is within the Greater Horseshoe Bat flyway and the rest of the site is within the buffer zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

**Flood Risk:** Flood zone 1.

### **Site Suitability Appraisal: Stage B**

#### **Other Environmental Issues-**

**Detailed Biodiversity Considerations:** No designations on site, although the site is enclosed by hedgebanks, which contain mature trees. Trees subject to a Tree Preservation Order are located on adjacent land to the south of the site. Access to the site is likely to require the removal of a number of trees on the western boundary. The majority of the site is within the Greater Horseshoe Bat flyway and the rest of the site is within the buffer zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

**Impact on Built Environment:** Potential harm to the significance of recently designated Conservation Area and setting (Designated Heritage Asset and Setting) where no development presently exists to the northern boundary.

**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, within the country lane abutting the site. Any development would have to respect and protect the character and appearance of this location. The site is adjacent to Ilsington Conservation Area.

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

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

**Access to Public Transport:** A bus service from Newton Abbot to Haytor runs twice a week via Ilsington.

**Access to Services/Facilities:** Ilsington village centre is within walking distance of the site. Therefore services and facilities within the village are accessible.

**Land Status:** Greenfield.

**Constraints to Delivery:** Access.

**Source Protection Zone:** None.

**Open Space and Recreation:** None.

**Loss of employment:** No loss.

**Infrastructure Capacity:** Onsite infrastructure required. Applicant notes that drainage from Sandon House (The Old Rectory) could be accompanied within the overall scheme design.

**Highway Access:** The country lane that abuts the site to the west is narrow and may be unsuitable for intensified use. Highway access would be dependent on the removal of some trees on the western boundary.

**Pedestrian and Cycle Links:** There are limited footways to the centre of the village; however the nature of the roads means that traffic speeds are relatively slow.

**Compatibility:** No issues.

**Site Availability:**

**Is the site immediately available for development:** No

**Is the site currently being marketed:** No

**Soonest time available:** Between 1st April 2021 and 31st March 2022.

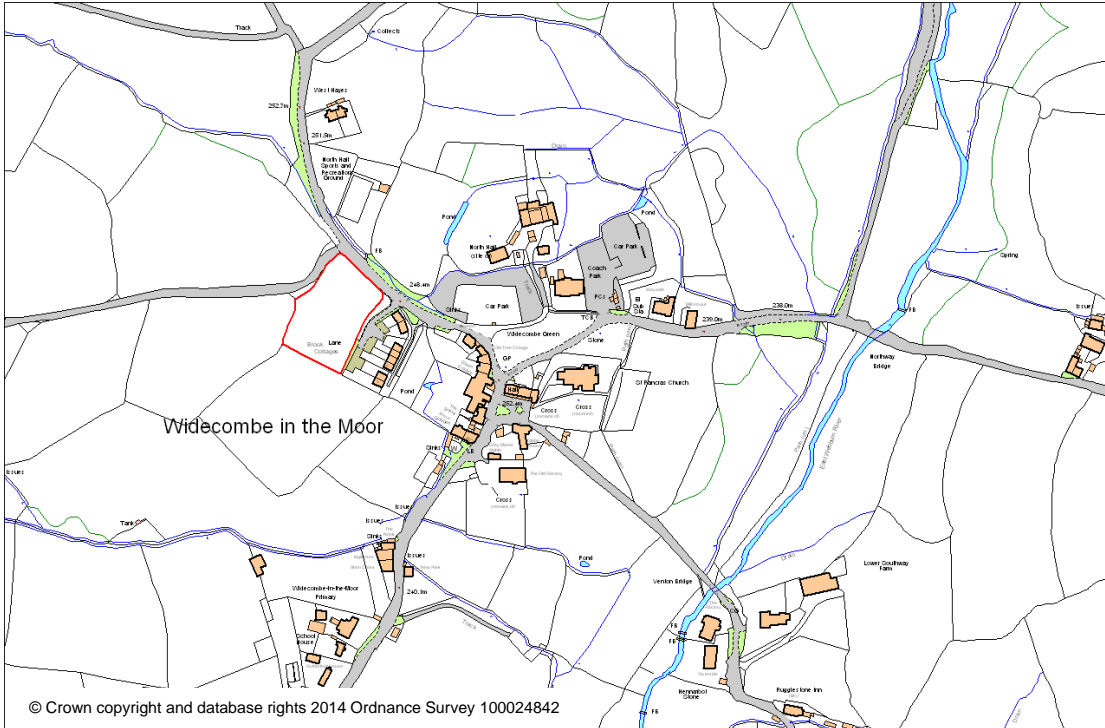
**Estimated development time (based on SHLAA methodology):** 1-2 years

**2014 SHLAA Comments:** Panel considered the site to be deliverable and developable. However the yield was reduced to 4 to 5 units due to highway access. The approach road is a single nature track and the junction with the main road is inadequate.



# Site Appraisal

Site Reference and Name: DNP10/055 Land adjacent to Brook Lane, Widecombe in the Moor





(View from lane to west, looking east into site)



(View from access on Brook Lane, looking west into site)

**Address:** Land adjacent to Brook Lane, Widecombe in the Moor

**Reference:** DNP10/055

**Parish:** Widecombe Parish

**Site Area:** whole site area: 0.43 ha, net developable area: 0.35ha (at 80%)

**Min/Max Yield (based on LAA methodology):** 7-10

**Site Description:** This site lies adjacent to the village of Widecombe-in-the-Moor. The field is currently in agricultural use. The site is outside of the Conservation Area and lies adjacent to a recent development of 8 properties (Brook Lane). Access to the field is through an agricultural entrance from Brook Lane. The site slopes gradually upwards from the Lane to a boundary of deciduous trees to the west. The boundary with Brook Lane is a recent hedgerow. The site is screened from the adjacent public highway to the north by thick hedgerow and adjoins agricultural land to the south and west.

#### **Site Suitability Appraisal: Stage A**

**Strategic Planning Policy:** The site is in Widecombe-in-the-Moor; 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 falls within flood zone 1.

### **Site Suitability Appraisal: Stage B**

#### **Other environmental issues:**

**Detailed biodiversity considerations:** Nothing identified in initial scoping assessment. However there are well established trees and hedges along the north, south and north west boundaries. Trees have a significant overhang onto the site on the north western boundary.

**Impact on the built environment:** Brook Lane is a modern development of terraced and semi-detached family homes. This development separates the site from the Conservation Area. Development of this site, particularly at its eastern end, would be unlikely to have a significant impact upon the built environment.

**Impact on landscape character:** Development at the higher end of the site (the west) would be visible within the landscape and potential impact the setting of the Conservation Area from more distant views to the east. Development at the lower end of the site (the east) would be relatively well screened and unlikely to have an unacceptable landscape impact.

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

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

**Access to public transport:** Widecombe is served by two bus services providing access Newton Abbot. In addition, access is also provided to settlements within Dartmoor; one of these services is only during the summer and the other is only one day a week.

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

**Land status:** Greenfield.

**Constraints to Delivery:** No issues.

**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. The site is immediately adjacent to existing facilities for children's play.

**Infrastructure Capacity:** The capacity of sewage treatment facilities is currently limited. However the planning permission for the installation of a new sewage treatment works was granted in January 2013.

**Highway Access:** The site is currently accessed from Brook Lane which serves 8 properties. Access could also be achieved directly from the adjacent public highway if required. It is likely that most traffic would access the B3387 in the centre of the village for onward travel.

**Pedestrian and Cycle Links:** Whilst pavements are limited the centre of the village is close on a road of rural character.

**Compatibility:** Residential or mixed use development of this site is unlikely to present compatibility 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 SHLAA methodology):** 1 year

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