



Land Availability Assessment

Sites for consideration by the Panel

July 2017

**Moretonhampstead, North Bovey,
Hennock, Bridford**

Contents Page

- DNP08/017 Land on the north and south of Station Road, Moretonhampstead** **Stage B** **p4**
Panel considered the site to be achievable once area of Flood Zone removed. Site area and yield reduced to account for area in the flood zone. 3.38ha left outside Flood Zone 3 and 3.2ha outside Flood Zone 2. Yield reduced to 61-101, midpoint of 81 units. Site has been split further in the 2017 submission to exclude the centre part of the northern field.
- DNP08/018 Field known as Courtenay Park, situated between Pound Street and Station Road, Moretonhampstead.** **Stage B** **p9**
Panel considered the site to be developable and deliverable. A potential Surface Water Flooding' area runs along Station Rd boundary. Development at midpoint level should be feasible within overall site envelope.
- DNP08/019 Forder Farm, Moretonhampstead** **Stage B** **p13**
Panel considered the site to be deliverable and developable. Site is large; site size should be reduced by one third and be developed over a 5 year period. Yield reduced to approximately 100 over the whole site. Development limited to the 4 northern fields within Plot B and Plot A. Southern sections of Plot B to be removed.
- DNP14/95 Chagford Cross and Bradford Meadow, Betton Way, Moretonhampstead** **Stage B** **p18**
Plots A and B achievable. Plot B is wet and should be subject to ecological reviews. Plot A limit yield to 15, Plot B limit yield to 10-15.
- DNP10/063 Land between Court Street and North Bovey Road, Moretonhampstead** **Stage B** **p23**
Panel considered this site was not suitable or achievable due to poor access along North Bovey Road and lack of pedestrian link to Court Street.
- DNP14/102 Land off Brinning Lane and Station Road, Moretonhampstead** **Stage B** **p28**
Panel considered the site to be deliverable and developable with the site size reduced to 4.28ha to exclude the area of Flood Zone 3. The 2017 submission now excludes this area.
- DNP14/103 Land at Cherry Tree, Moretonhampstead** **Stage B** **p32**
The Panel did not consider the site to be deliverable and developable. Site is a significant distance from the settlement and there are no footways into the settlement. Panel considered the site unsuitable and unachievable.
- DNP14/111 Moretonhampstead Highway Depot, Kings Bridge, Station Road, Moretonhampstead** **Stage A** **p36**
This site fails to satisfy the criteria in stage A as 80% of the site is within Flood Risk Zone 3, leaving only 0.03ha 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.

DNP14/121 Queens Road, Moretonhampstead Stage B p39
Panel considered the site to be deliverable and developable. Site yield was reduced to a frontage development of 6-8 units due to topography and access limitations.

DNP08/23 North Bovey Glebe, North Bovey Stage B p43
Panel considered this site unsuitable and unachievable. This is due to highways and access constraints. Access to the site would be through land to the north which is outside of the applicants ownership.

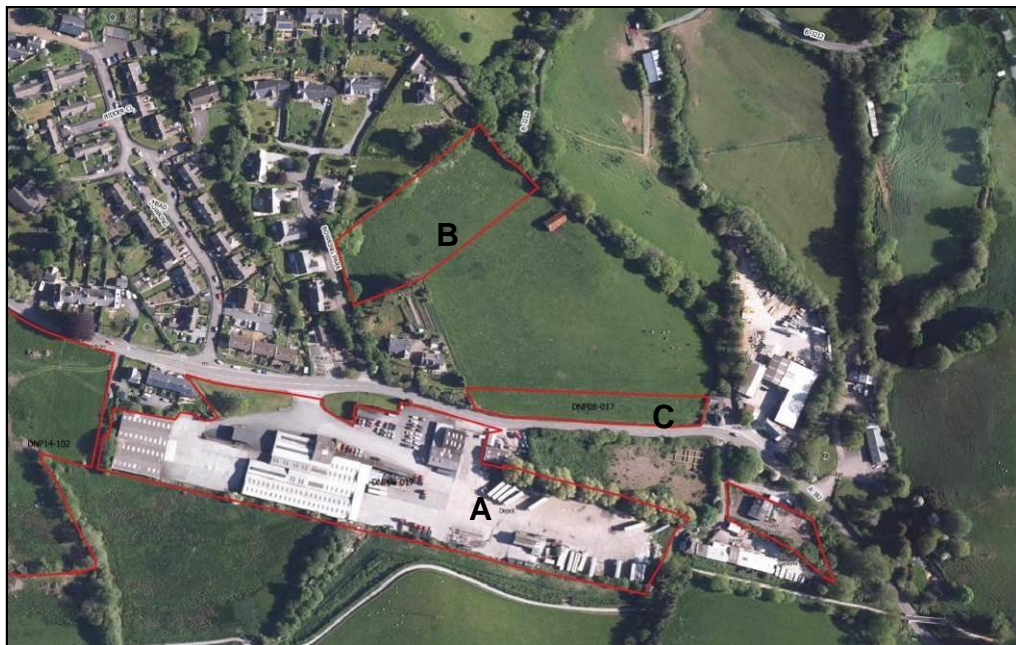
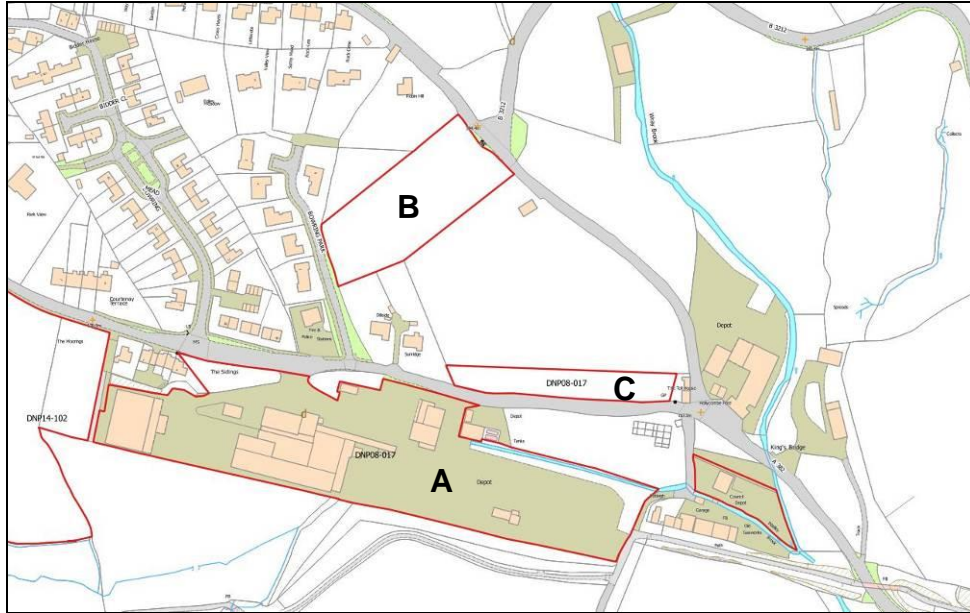
DNP08/21 Hennock Glebe, Hennock Stage B p47
Panel considered this site unsuitable and unachievable due to the topography of the western section of the site and its poor relationship with the village. Redevelopment of the play park area would raise issues of loss of community facilities and grant conditions.

DNP14/084 Land adjacent to Oxenparkgate, Bridford Stage B p52
Panel considered this site to be deliverable and developable. Two areas have been added in the 2017 submission, the area to the south of Pound Lane to the east of the Play Park.

DNP14/055 Steward Community Woodland, Moretonhampstead Stage B p58
This is a new site for 2017.

Site Appraisal

Site Reference and Name: DNP08/017, Land on the north and south of Station Road, Moretonhampstead





(View of south site from north west corner of the site, looking in a south eastward direction)



(View from the south west of the site)

Address: Land to the north and south of Station Road, Moretonhampstead (SX7585)

Reference: DNP08/017

Parish: Moretonhampstead

Site Area: 3.13ha (Plot A: 2.24ha, Plot B: 0.63ha, Plot C: 0.26ha), net developable area: 1.88ha (60%) Plot A: 1.34ha (at 60%), Plot B: 0.5ha (at 80%), Plot C: 0.26ha (at 100%)

Min/Max Yield (based on LAA methodology): whole site: 38-56, Plot A: 27-40, Plot B: 10-15, Plot C: 5-8

Site Description: The site is located to the south east of the centre of Moretonhampstead. It is comprised of three parcels of land divided by the A382. The south site is rectangular in shape and bound by the A382 to the north, low density residential and depot development to the east, together with agricultural land to the south and immediate west. It is currently used as a storage and distribution depot. This part of the site is level and characterised by low quality warehouse structures, although two high quality buildings remain from the sites railway heritage, one of which is Grade II listed. Part of this site is allocated in the local plan for housing development (Proposal MTN2).

The Northern sites are comprised of an agricultural field. This field slopes steeply from north to south and is prominent within the landscape on the approach into Moretonhampstead. The north site is bounded by the A382 to the south, open countryside to the east and residential development to the west and north.

In 2014 the whole of this northern site was submitted however for the purposes of this submission the site has been split into two distinct sections, marked as B and C.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15 permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: Site does not fall within and if developed 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: 29% of the site is within Flood zone 3. The majority of this area (1.3 hectare) is within the southern section, part A, but there is also 0.11 hectares in the northern part, part C. This leaves 3.38 hectares developable. Wadley Brook is currently culverted through the site.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations. Although the north site is enclosed by hedgebanks.

Impact on Built Environment: The built environment of the south site is of a low design quality, it contains a number of warehouse and small workshop buildings. However, its heritage as the railway branch terminus has left two high quality stone buildings, one of which is Grade II listed (Designated Heritage Asset and Setting) and part of the former station platform still exists on site. The north site is bounded by a new residential development to the west, which consists of large detached dwellings. The site is important and elevated at the entrance to the settlement and approach to the conservation area. The site forms part of the setting of the Grade II listed Toll House (Designated Heritage Asset and Setting) and also the setting for the wider historic settlement and conservation area.

Impact on Landscape Character: The south site is low lying and level. The north site rises steeply in a northerly direction; however the north west corner of this part of the site is discrete within the landscape and reads as a gap within the road frontage when viewed from Bowring Park to the west. Both sites are highly visible on approach to Moretonhampstead (both from the A382 and the Wray Valley Trail).

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

Access to Services/Facilities: The site is within walking distance of the centre of Moretonhampstead. Therefore all the services and facilities located here are accessible.

Land Status: The south site is previously developed land and the north site is greenfield.

Constraints to Delivery: The south site may have areas of land contamination; the site also has the status as employment land. The setting of the onsite listed building also needs to be protected and enhanced.

Source Protection Zone: None.

Open Space and Recreation: No loss, although the Wray Valley Trail runs to the south of the south site.

Loss of employment: Development of the south site would result in the loss of employment land. COR18 makes the presumption that existing employment sites and premises will be retained for economic uses, however the principle of redevelopment of part of the site for residential use has been accepted through its allocation in the local plan.

Infrastructure Capacity: South site – some infrastructure on site, north site - infrastructure required.

Highway Access: Loss of HGV movements associated with the south site would be beneficial. Plot B: Access to and from link road between A382 and B3212 will not be possible – access could come from Bowring Park in theory, but landlocked by third party land.

Pedestrian and Cycle Links: Pavement links to the centre of Moretonhampstead

Compatibility: Site adjoins both industrial/commercial and residential uses.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

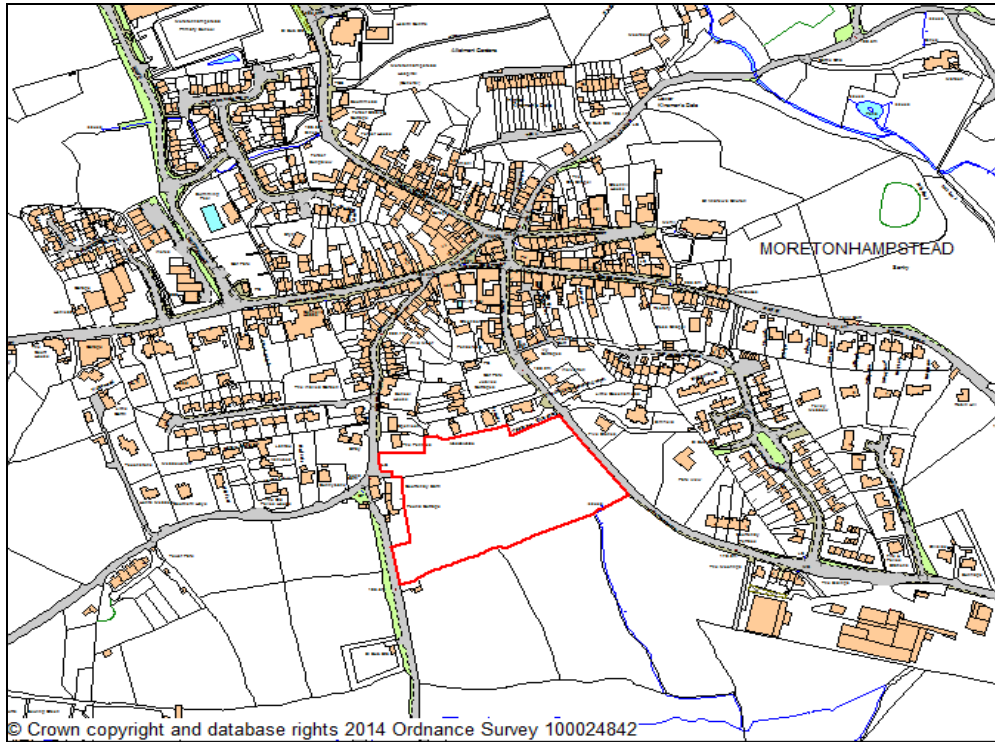
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site to be achievable once area of Flood Zone removed. Site area and yield reduced to account for area in the flood zone. 3.38ha left outside Flood Zone 3 and 3.2ha outside Flood Zone 2. Yield reduced to 61-101, midpoint of 81 units. Site has been split further in the 2017 submission to exclude the centre part of the northern field.

Site Appraisal

Site Reference and Name: DNP08/018, Field known as Courtenay Park, situated between Pound Street and Station Road, Moretonhampstead.





(View from the west boundary looking eastwards)

Address: Field known as Courtenay Park, situated between Pound Street and Station Road, Moretonhampstead (SX753858).

Reference: DNP08/018

Parish: Moretonhampstead.

Site Area: Whole site 2.1 ha, net developable area 1.2 ha (at 60%)

Min/Max Yield (based on LAA methodology): 25 - 37

Site Description: The site is located to the south of the centre of Moretonhampstead, adjacent to but outside the built up area. It is greenfield in nature, with a gentle slope from north to south. The site is used as agricultural land and informal recreation space associated with the PRow that runs to the south of the site. The site is bound to the north by residential development, which is low density and modern in style. To the south is open countryside, however to the south west there are two listed buildings. The A382 is located to the east. Option to purchase has been granted to a developer.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations, however trees are located to the east of the site, along Station Road.

Impact on Built Environment: The immediate built environment comprises residential development of a variety of styles. The site is enclosed to the east by a stone wall which runs for approximately 100m along the approach to the town. This would need to be breached for access. The site contributes substantially to rural context and the setting of the Conservation Area and setting of Grade II listed buildings (Designated Heritage Assets and Settings). There are significant heritage concerns with this site due to the potential impact of the setting of Pound Cottage which is approximately 11m from the western boundary and is Grade II listed.

Impact on Landscape Character: The site in an exposed location and this together with the topography that rises gently in a northerly direction, make it a challenging site to develop sensitively. Development on the approach to the Conservation Area could impact the character and appearance of Moretonhampstead. However the background of the built up area of Moretonhampstead does not mean that the visual impact of development would necessarily be unacceptable.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

Access to Services/Facilities: The site is within walking distance of the centre of Moretonhampstead, which is approximately 0.2km. Therefore all the services and facilities located here are accessible.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Setting of the PRoW and nearby listed buildings, together with vehicular access, but it may be possible to overcome these issues.

Source Protection Zone: None.

Open Space and Recreation: A PRoW is located within the site to the south.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: There is no existing vehicular access to the site. Access could be created onto the A382 to the east rather than Pound Street to the west, which is narrow and suffers from congestion. Access from the A382 would involve breaching the stone wall. There is a notable change in levels.

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

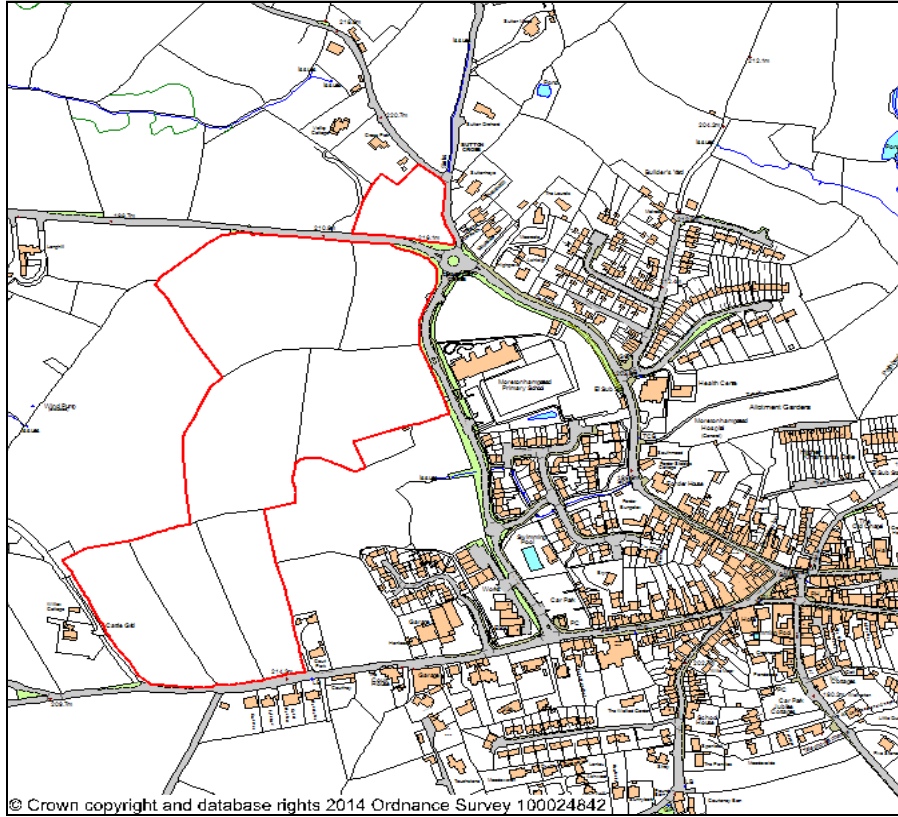
Soonest time available: Between 1st April 2019 and 31st March 2020

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

2014 SHLAA Comments: Panel considered the site to be developable and deliverable. A potential Surface Water Flooding' area runs along Station Rd boundary. Development at midpoint level should be feasible within overall site envelope.

Site Appraisal

Site Reference and Name: DNP08/019, Forder Farm, Moretonhampstead – This site was combined with DNP14/095 (below) but they have been kept separate to ease assessment





(View of the parcel of land to the west of the A382, looking southwards)



(Photo taken from the south of the parcel of land north of Chagford Cross looking northwards (parcels of land in distance have been removed from the 2014 submission))

Address: Forder Farm, Moretonhampstead (SX74808615)

Reference: DNP08/019

Parish: Moretonhampstead

Site Area: Whole site 9.9 ha, net developable area: 5.94ha (60%)

Min/Max Yield (based on LAA methodology): 119-178

Site Description: The site is located to the north west of Moretonhampstead, outside but adjacent to the built up area. The site consists of two parcels of land; one field to the north of the A382 and seven fields to the west of the A382. All of the fields are greenfield in nature and used for agriculture.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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: Flood zone 1

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations onsite. No protected trees on site however there are trees present within mature hedgerows.

Impact on Built Environment: The field to the north and west of the A382 is exposed and elevated in the landscape and would be visible from the Moretonhampstead Conservation Area. No archaeological concerns but due to the size of the site a watching brief would be required.

Impact on Landscape Character: As highlighted above the site to the north is elevated. The fields to the west of the A382 are set above Moretonhampstead and slope gently in a north to south direction. A particularly sensitive development would be required given the high visibility of land. The land is extensive and in its entirety would comprise a significant addition to the build form of Moretonhampstead.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: None (in 2010 a constraint to the delivery was the construction of the link road between Betton Way and Chagford Cross which has been completed).

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: Highway access would be required. Access to the field to the north of the A382 is limited. Access to the fields to the west of the A382 would be via the new link road (B3212), Court Street to the south or A382 to the north.

Pedestrian and Cycle Links: Court Street lacks adequate pedestrian footways; however links from Betton Way are good. There are pedestrian footways on the B3212 into Moretonhampstead.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed:

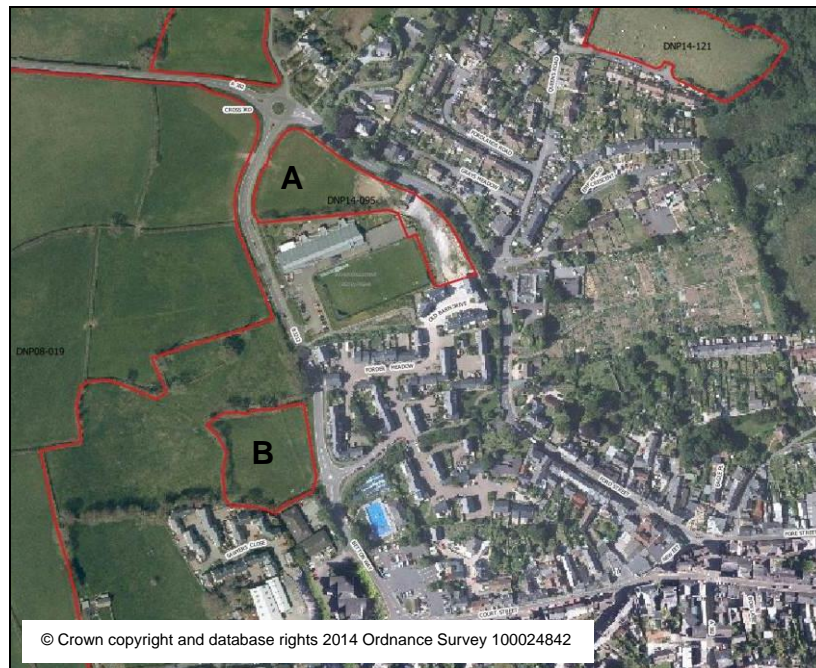
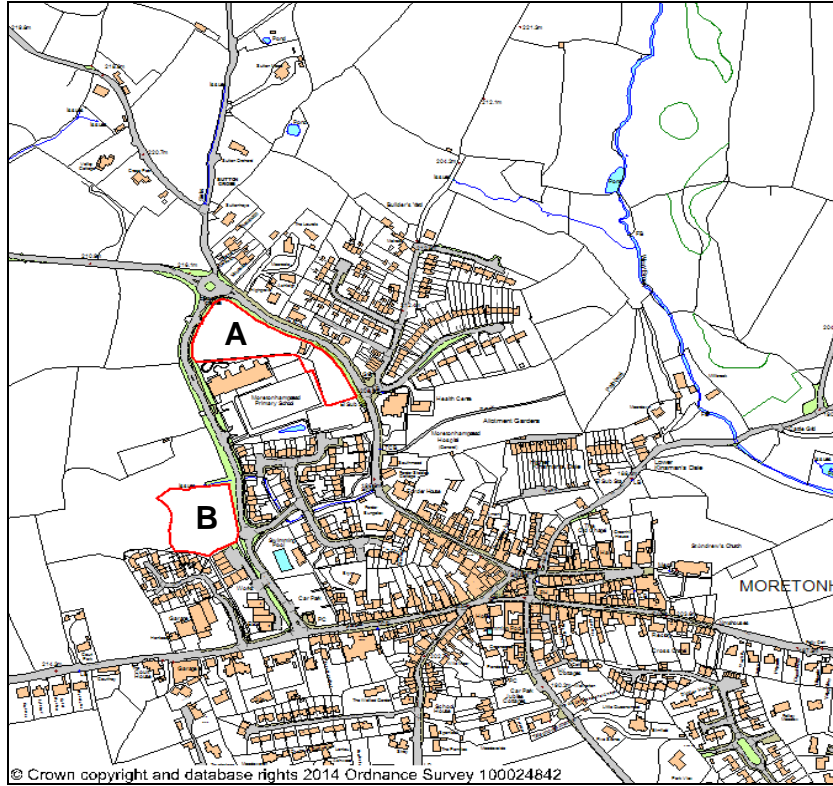
Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 6-7 years

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. Site is large; site size should be reduced by one third and be developed over a 5 year period. Yield reduced to approximately 100 over the whole site. Development limited to the 4 northern fields within Plot B and Plot A. Southern sections of Plot B to be removed.

Site Appraisal

Site Reference and Name: DNP14/095 Chagford Cross and Bradford Meadow, Moretonhampstead. This site was combined with DNP08/019 (above) but they have been kept separate to ease assessment





(View of the northern section of the site, A, from the western boundary looking east. Site is allocated in the local plan)



(View of the access and barn on the northern site, A. View is from A382 looking towards the northern site boundary)



(View of the western parcel, B, to the west of Forder Meadow, taken from the roundabout to the east of the site looking westwards)

Address: Chagford Cross (SX750863) and Bradford Meadow (SX750861), Moretonhampstead.

Reference: DNP14/095

Parish: Moretonhampstead

Site Area: Whole site 1.3 ha (Plot A: 0.54ha and Plot B: 0.76ha) net developable area: 1.04ha (80%)

Min/Max Yield (based on LAA methodology): 21-31

Site Description: The site consists of two separate parcels of land; both sites were submitted in 2010 and in 2017 with DNP08/019. The northern site is located to the north of the Primary School with the A382 running along its northern boundary. The new link road runs along the western boundary. The site is relatively flat with a spoil heap in the centre of the site, the site is within the settlement boundary and allocated in the local plan, MTN1 for housing development. There is a small stone barn on site, adjacent to the northern boundary which may limit access from the A382 on this side. The second site is located to the west of the modern development of Forder Meadow with the B3212 running along its eastern boundary. This site is adjacent to but outside the settlement boundary.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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: Flood zone 1

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations onsite, although there are trees around the boundary of both sites. Important hedgerows enclose the site.

Impact on Built Environment: The existing medieval field system and boundaries should be incorporated into new developments. There is a small stone barn on the northern site which may limit access and is worthy of retention, see above photo. The field to the west of Forder Meadow is low lying and level,

set within context of modern residential development and an employment site to the south.

Impact on Landscape Character: The site has an enclosed pastoral character and development would impact this. The field to the west of Forder Meadow is level and given its setting would not undermine the local landscape character if developed.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

Access to Services/Facilities: Both sites are within walking distance of the centre of Moretonhampstead, therefore all the services and facilities located here are accessible.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: High pressure Gas Main beneath Site A limits layout options

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required, applicant states that a trunk gas mains crosses the Chagford Cross field in a west-east direction.

Highway Access: Access for the northern field would likely be from Betton Way on the western boundary. The field to the west of Forder Meadow is adjoins Betton Way.

Pedestrian and Cycle Links: There are pedestrian footways on the other side of the road to the sites which lead to the centre of Moretonhampstead.

Compatibility: None.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed:

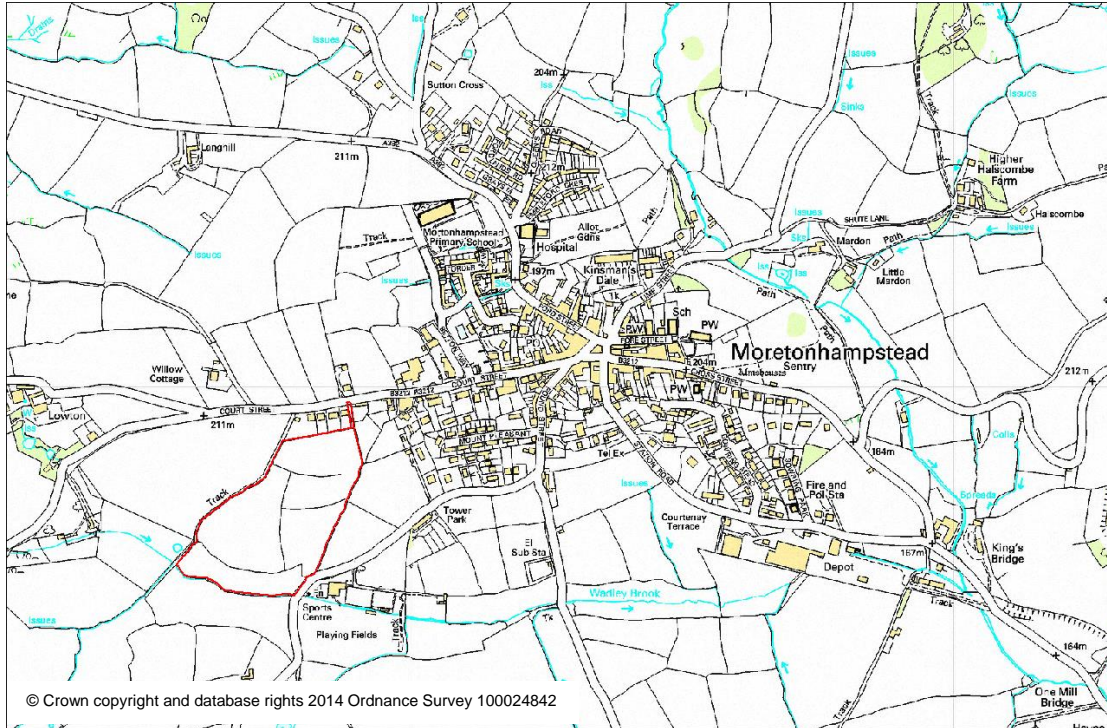
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Plots A and B achievable. Plot B is wet and should be subject to ecological reviews. Plot A limit yield to 15, Plot B limit yield to 10-15.

Site Appraisal

Site Reference and Name: DNP10/063 Land between Court Street and North Bovey road, Moretonhampstead.





(View of site looking south west from north east corner of site)



(View of site (marked) looking north from Bovey Cross, 1.5km south of site)



(View west on Court Street showing site access (marked))

Reference: DNP10/063

Parish Name: Moretonhampstead

Site Area: whole site: 6.06ha, net developable area 3.64ha (60%)

Min/Max Yield: 73-109

Site Description: This is a large site on the western edge of Moretonhampstead. The site is sloping agricultural land stretching between the King George VI sports centre (North Bovey road) to the south, to the rear of houses on Court Street to the north. The site comprises approximately 5 fields in total, several of which would on their own be considered divorced from the settlement. Whilst there are limitations with the scale of development due to the sites topography and visibility in the wider landscape this could potentially be overcome. The key constraint is access. The site has access at both ends, with a field gate at the south, and access from Court Street to the north from a gateway and track between two properties. Access from the north in its current form is not likely to be capable of serving development due to its size and poor visibility for emerging vehicles. To the south access is along a narrow and already congested route from the town which may well also prove not to be acceptable. Furthermore development from the south in preference to the north of the site is unlikely to be acceptable in terms of the phasing giving this part of the site is somewhat divorced from the main built area of the town. These constraints would strongly question the suitability of the site for development.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is designated as a Local Centre in Core Strategy policy COR2. Policy COR15 allows for residential development within and adjacent to the built up areas of these settlements.

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: The majority of the site falls within flood zone. However 11.5% of the southern boundary of the site (0.7 hectares) falls within Flood Zone 3 and would therefore be undevelopable.

Site Suitability Appraisal: Stage B

Other environmental issues:

Detailed biodiversity considerations: Nothing identified in initial scoping assessment, subject to an ecological appraisal.

Impact on the built environment: To the north the site abuts several houses on the south side of Court Street. These are a mix of family sized homes on good sized plots. To the east the site is separated from similar properties by agricultural land/paddocks in separate ownership. There are the partial remains of a medieval field system on site.

Impact on landscape character: The site is on a relatively exposed slope to the west of the town, subject of distant views (including from a footpath) from the south. Whilst viewed with Mount Pleasant on the adjacent slope to the east, and in the context of the town in the wider landscape, development of this site would be quite visible from the south. A large part of this site would be poorly related to the existing built form of the settlement.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

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

Land status: The site is 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.

Loss of employment: No loss.

Infrastructure Capacity: none currently existing on site.

Highway Access: There are currently two access points to the site from public highways. From the north access from Court Street is through a gateway and track which runs between two residential properties. This access is highly constrained in terms of visibility and only affords single track access. This could only be improved through further land acquisition; given the adjacent buildings, opportunity for this would seem poor. Applicant has suggested highway access via the public footpath which leads from Court Street but the adjoining land necessary to widen this is outside of the applicant's ownership.

From the south access can be gained from North Bovey road, opposite the King George VI sports centre. Whilst immediate access in this location is achievable, the link with the village is severely constrained. Access into Moretonhampstead

and the wider highway network is via Pound Street; this is single track road through a number of sections and on street parking further constrains traffic flow.

Pedestrian and Cycle Links: Access for pedestrians through the north or south of the site would be within a short distance to the centre of Moretonhampstead. Pavements, particularly along the North Bovey road, are not present until closer to the town.

Compatibility: The site is close to residential areas and development for housing would not raise any land use compatibility issues. The applicant has suggested the site could be used for mixed use.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

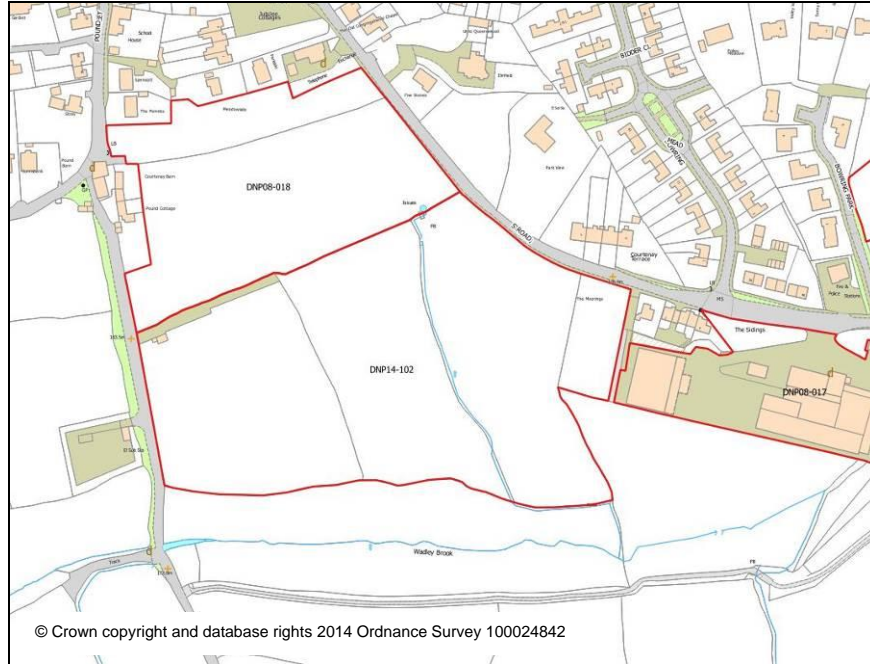
Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 4-5 years

2014 SHLAA Comments: Panel considered this site was not suitable or achievable due to poor access along North Bovey Road and lack of pedestrian link to Court Street.

Site Appraisal

Site Reference and Name: DNP14/102 Land off Brinning Lane and Station Road, Moretonhampstead.





(Photo of site taken from north east corner looking south west)

Address: Land off Brinning Lane and Station Road, Moretonhampstead (SX754857)

Reference: DNP14/102

Parish: Moretonhampstead

Site Area: Whole site 4.26 ha, net developable area: 2.56ha (60%)

Min/Max Yield (based on LAA methodology): 51-77

Site Description: The site is to the south of Moretonhampstead and adjoins the settlement boundary. The site is large and undulating with a brook 20m from the southern boundary. The western boundary is Brinning Lane, and the north east is bounded by Station Road. Approximately 50m from the southern boundary is a cycle way. There is some marshy area in the centre of the site. The site slopes away from the road to the south and is highly visible from a number of viewpoints. It is adjacent to some light industrial and sporadic residential development.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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: 6% (0.26ha) of the southern section of the site is within Flood Zone 3 making it undevelopable, this leaves 4 ha.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations onsite, although there are important hedgerows enclosing and sub-dividing the site.

Impact on Built Environment: The tithe map and early edition OS maps show the location of two buildings in the western part of the site. Development in these areas would require archaeological mitigation. The field system is medieval in origin. There was also possible tin streaming along the Wadley Brook.

Impact on Landscape Character: The site has an enclosed grazed and pastoral character. Development will have a detrimental impact on the character of the local area. A large part of the site is poorly related to the existing built form of the settlement. The Wray Valley Trail is approx. 50m from the southern boundary of the site. Development will impact the setting of this cycle way.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Flood risk zone 3 reduces developable area to 4 hectares.

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: Access onto Moretonhampstead Road which is busy and pinches near possible entrance.

Pedestrian and Cycle Links: There are pedestrian footways on one side of the road (site adjacent), there is also a public footpath in the field to the north of the site which could also provide access into Moretonhampstead. A cycle route, the Wray Valley Trail, is located approx. 50m from the southern boundary of the site.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

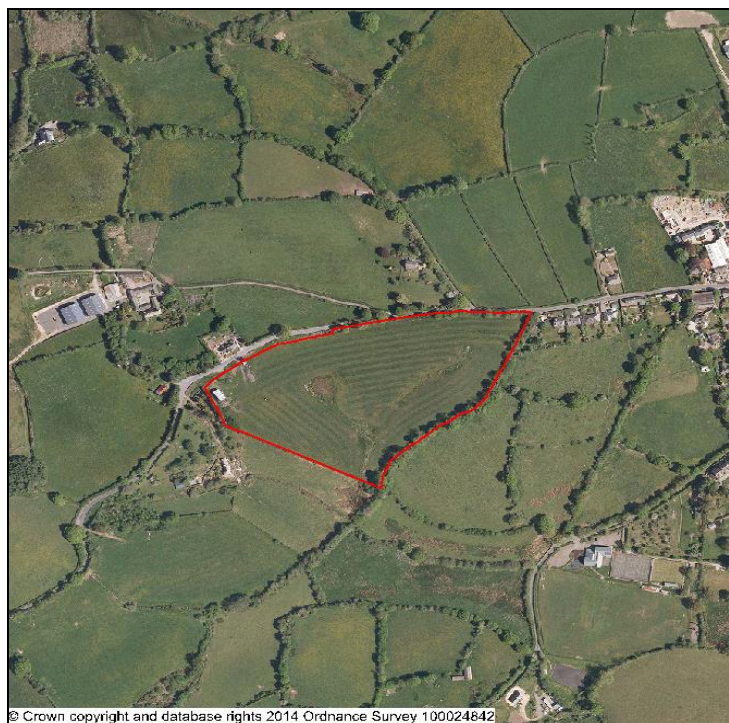
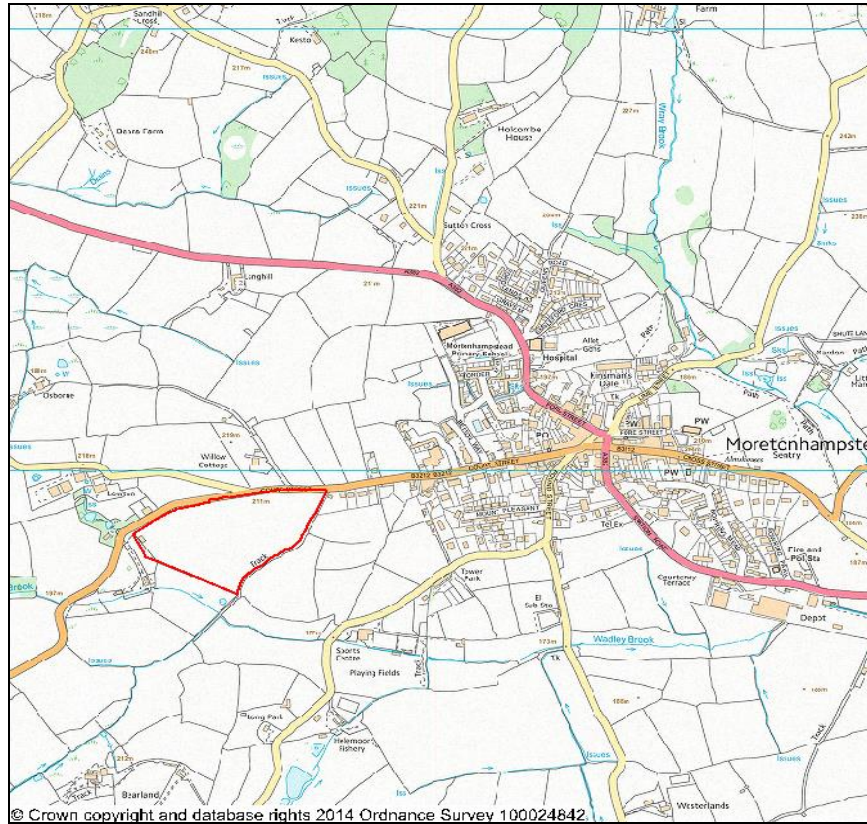
Soonest time available: within the next 5 years

Estimated development time (based on LAA methodology): 3-4 years

2014 SHLAA Comments: Panel considered the site to be deliverable and developable with the site size reduced to 4.28ha to exclude the area of Flood Zone 3. The 2017 submission now excludes this area.

Site Appraisal

Site Reference and Name: DNP14/103 Land at Cherry Tree, Moretonhampstead.





(Photo taken from the centre of the northern boundary looking south west)

Address: Land at Cherry Tree, Moretonhampstead (SX745858)

Reference: DNP14/103

Parish: Moretonhampstead

Site Area: Whole site 5.39 ha, net developable area: 3.23ha (60%)

Min/Max Yield (based on LAA methodology): 65-97

Site Description: The site is on the western edge of Moretonhampstead the north eastern corner of the site is adjacent to the settlement boundary. The north of the site is bounded by Court Street and a public footpath runs along the eastern boundary. The site feels rural and detached from the settlement. There are several residential properties close to the site but these are sporadic and in large plots. The site is undulating with some marshy areas and visible from surrounding viewpoints. Whilst the site adjoins a small part of the settlement boundary it is poorly related to Moretonhampstead.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations onsite, although there are trees around the boundary of the site. Part of the boundary is formed by important hedgerows.

Impact on Built Environment: No immediate concerns.

Impact on Landscape Character: The site has an enclosed grazed and pastoral character. Development will have a detrimental impact on the character of the local landscape. The site is poorly related to the built form of existing settlement and would appear as an outlier to Moretonhampstead.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

Access to Services/Facilities: The site is within walking distance of the centre of Moretonhampstead, however there is no pedestrian footway.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Location away from the centre of the settlement.

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: Access would be from Court Street which is on the northern site boundary. This is a busy road with fast moving traffic. Highway access would appear somewhat at odds with a section of road otherwise largely rural in character.

Pedestrian and Cycle Links: There are no pedestrian footways from the site into the centre of Moretonhampstead. Access would be along a busy road with fast moving traffic.

Compatibility: Site is predominantly surrounded by agricultural fields and low density residential housing.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

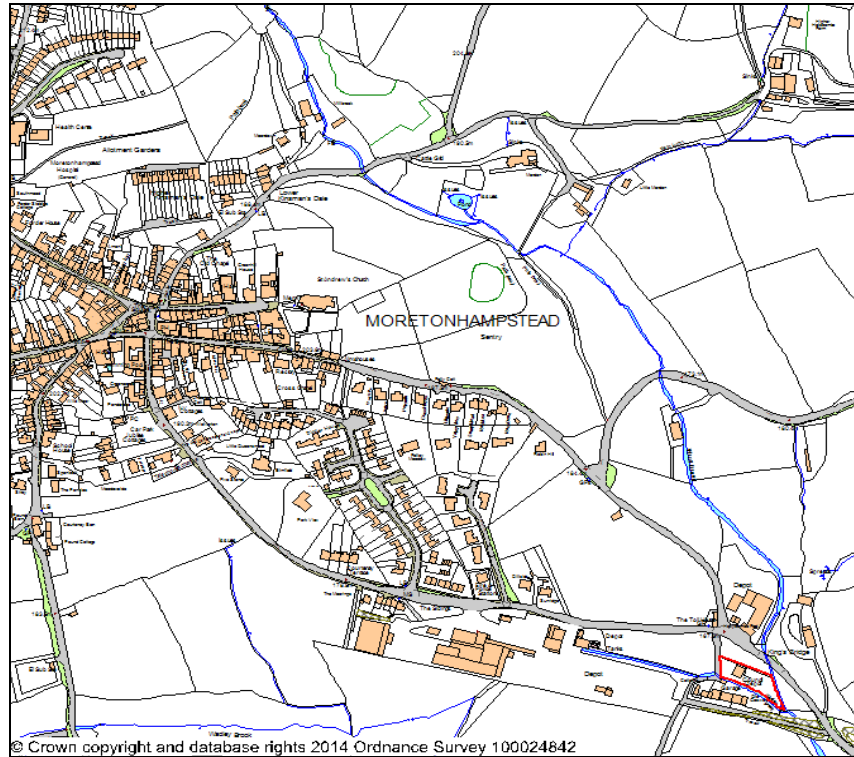
Soonest time available: before 31st March 2018

Estimated development time (based on LAA methodology): 4-5 years

2014 SHLAA Comments: The Panel did not consider the site to be deliverable and developable. Site is a significant distance from the settlement and there are no footways into the settlement. Panel considered the site unsuitable and unachievable.

Site Appraisal

Site Reference and Name: DNP14/111 Moretonhampstead Highway Depot, King's Bridge, Station Road, Moretonhampstead.





Address: Moretonhampstead Highway Depot, King's Bridge, Station Road, Moretonhampstead (SX759856)

Reference: DNP14/111

Parish: Moretonhampstead

Site Area: Whole site 0.15 ha, net developable area: 0.15ha (100%)

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

Site Description: The site is currently used as a depot and is situated on Station Road to the south east of Moretonhampstead and is within the settlement boundary. The site is adjacent to some light industrial units and one residential dwelling. There is a stream located to the south western corner of the site boundary. There are some trees on the south eastern boundary. There is currently a building on site surrounded by car parking spaces to the rear and front of the building. The building looks to be in good, usable condition. The access to the site is likely to limit development to similar light industrial uses and the site would not be suitable for residential use. A total of 80% of the site is within Flood Zone 3. The applicant has suggested this site could be developed if the adjacent site were to come forward.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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.

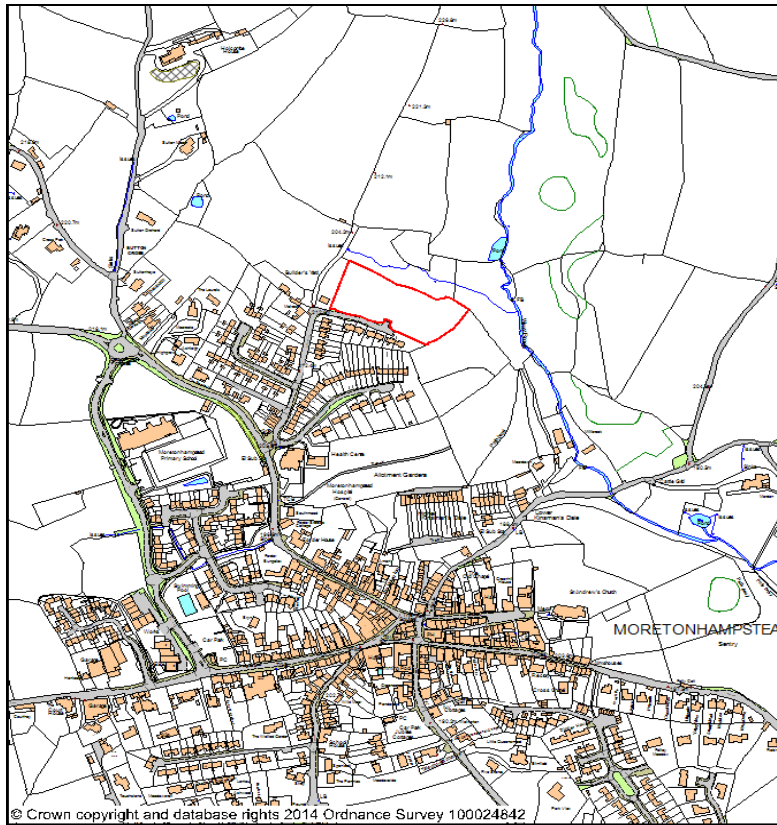
Flood Risk: 80% of the site is within Flood Risk Zone 3, leaving just 0.03hectares developable.

Conclusion

This site fails to satisfy the criteria in stage A as 80% of the site is within Flood Risk Zone 3, leaving only 0.03ha 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.

Site Appraisal

Site Reference and Name: DNP14/121 Queen's Road, Moretonhampstead.





(View of the site from the centre of the southern boundary looking north)

Address: Queen's Road, Moretonhampstead (SX753864)

Reference: DNP14/121

Parish: Moretonhampstead

Site Area: Whole site 0.82 ha, net developable area: 0.66ha (80%)

Min/Max Yield (based on LAA methodology): 13-20

Site Description: The site is located to the north of the Moretonhampstead, outside the settlement boundary. The site is adjacent to Queen's Road and opposite residential properties. The site is steeply sloping north away from these properties. There are a number of mature trees and hedgerows on the north, east and western boundaries. The site is very visible from surrounding viewpoints. Access onto the site would be via Queen's Road which already serves a number of properties, capacity of this road would need to be determined. Development in this location would appear to step beyond the current edge of the built form of settlement into a rural valley.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Moretonhampstead is a designated Local Centre. Policy COR15, permits development within and adjacent to the built up area of these settlements.

Biodiversity and Geodiversity: The site does not fall within and if developed 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 site is in Flood Zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations onsite, although important hedgerows partially enclose the site.

Impact on Built Environment: No immediate concerns.

Impact on Landscape Character: The site has an enclosed grazed and pastoral character. The site is visible from surrounding viewpoints including a popular public right of way. Development in this location would appear to step beyond the current edge of the built form of settlement into a rural valley.

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: Moretonhampstead is served by a number of bus services providing access to the larger urban centres in the county including Exeter, Newton Abbot and Okehampton. In addition, access is also provided to settlements within Dartmoor such as Chagford and Lustleigh. However, some of these services only run during the summer months, once a week or even alternate weeks.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Topography of site is likely to limit delivery to the southern section of the site only. Highways access could also limit development.

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: Access onto Queen's Road, a residential estate road which is small and may be unsuitable for intensified use.

Pedestrian and Cycle Links: There are pedestrian footways into the centre of Moretonhampstead.

Compatibility: No issues – adjacent to residential properties.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

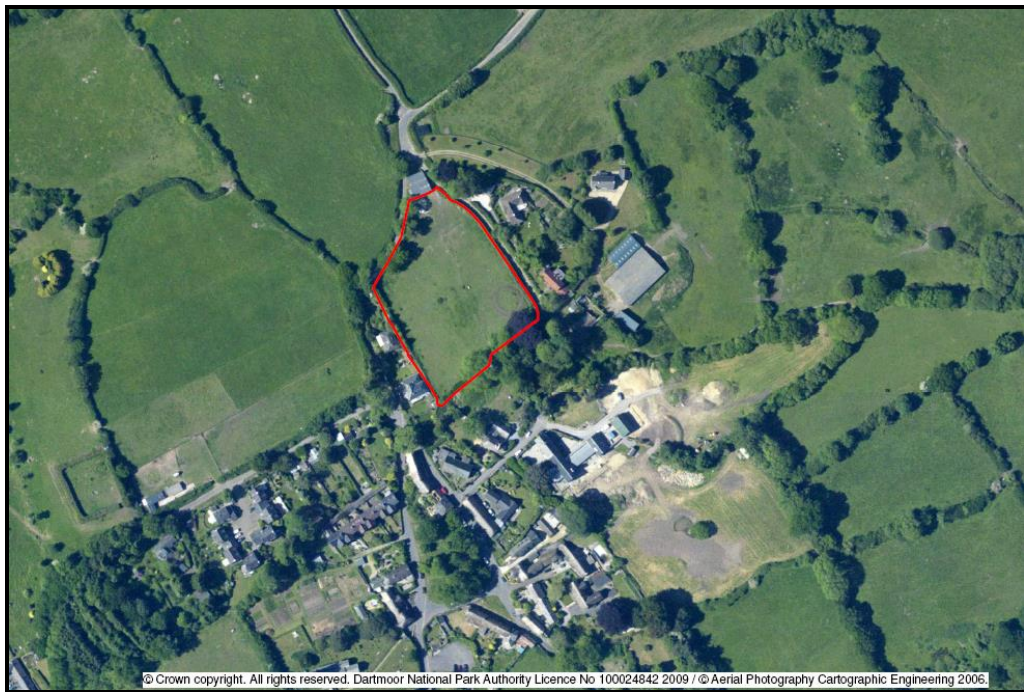
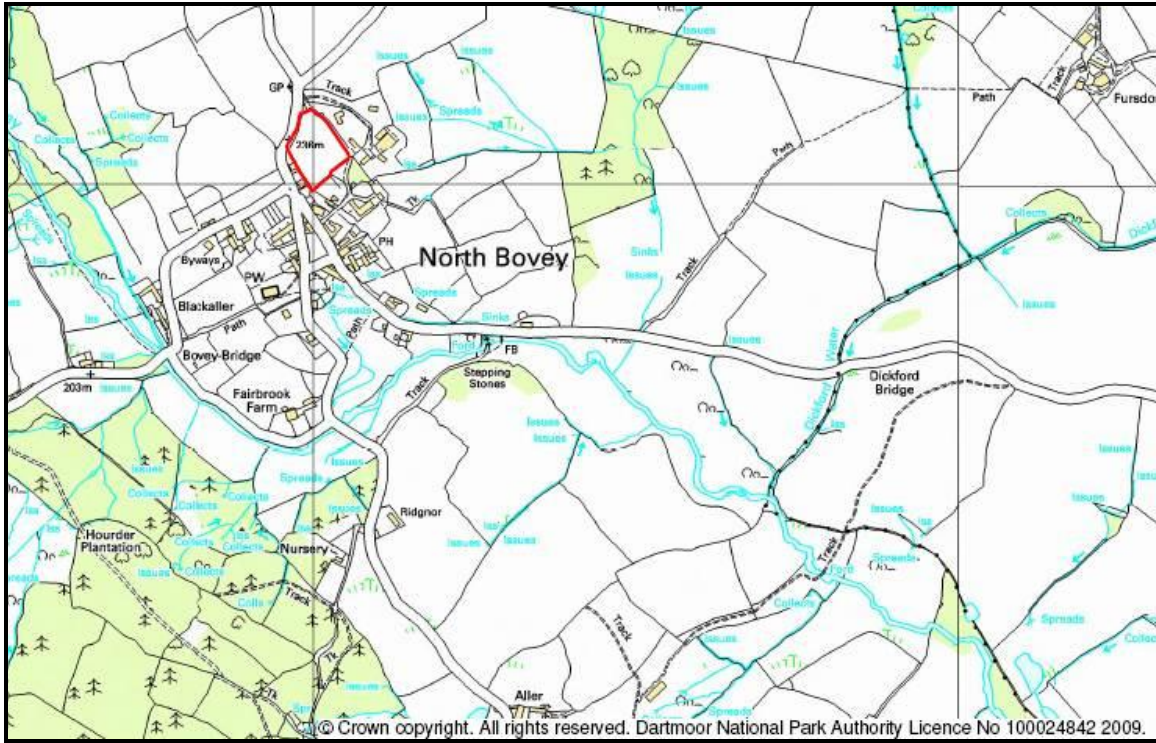
Soonest time available: Now

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. Site yield was reduced to a frontage development of 6-8 units due to topography and access limitations.

Site Appraisal

Site Reference and Name: DNP08/023, North Bovey Glebe





(View of the field from the northern boundary, looking southward)

Address: North Bovey Glebe (SX740840)

Reference: DNP08/023

Parish: North Bovey

Site Area: Whole area 0.69, net developable area 0.55 (at 80%)

Min/Max Yield (based on LAA methodology): 11-16

Site Description: The site is located to the north of North Bovey, outside but adjacent to the built up area. It is an agricultural field enclosed by hedgebanks and a traditional stone agricultural building to the north. The site is prominent on approach into the village centre and raised above road level. It is bounded by country lanes, beyond which is low density residential development to the east and west, open countryside to the north and the village centre to the south.

Strategic Planning Policy: North Bovey 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/ 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: 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

Impact on Built Environment: The site adjoins the Conservation Area, which is located to the south. There is a stone agricultural building abutting the site to the

north which contributes to the character and appearance of this part of North Bovey (although applicant confirms this building is off site and in separate ownership). Development has the potential to harm the significance of the conservation area and setting (Designated Heritage Asset and Setting) where no development presently exists to the north western boundary. In terms of archaeology a watching brief would likely be required.

Impact on Landscape Character: The site is raised above road level and slopes gently from north to south. It is prominent and has the potential to impact upon local landscape character, and if considered in its entirety comprise a significant addition to the village.

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: North Bovey is served by two bus services although one of these is weekly. Designations include Okehampton and Newton Abbot.

Access to Services/Facilities: Site is within walking distance of the village centre, which is approximately 100m from the site.

Land Status: Greenfield.

Constraints to Delivery: Access and prominence of site. The agricultural stone building to the north is not within the ownership of the applicant. Applicant states that the owners of the Old Pound would have to work together to bring forward a development.

Source Protection Zone: None.

Open Space and Recreation: No loss to public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The existing agricultural access is located to the north of the site adjacent to the stone building. The county lane to the east is a single lane and narrow. The country lane to the west serves the centre of North Bovey. Access provided on this access could impact on the character of the lane and would require hedgerow breach.

Pedestrian and Cycle Links: No issues. The roads leading to the centre lack footways, however given the nature of the roads traffic travels are at a low speed.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: No

Is the site currently being marketed: No

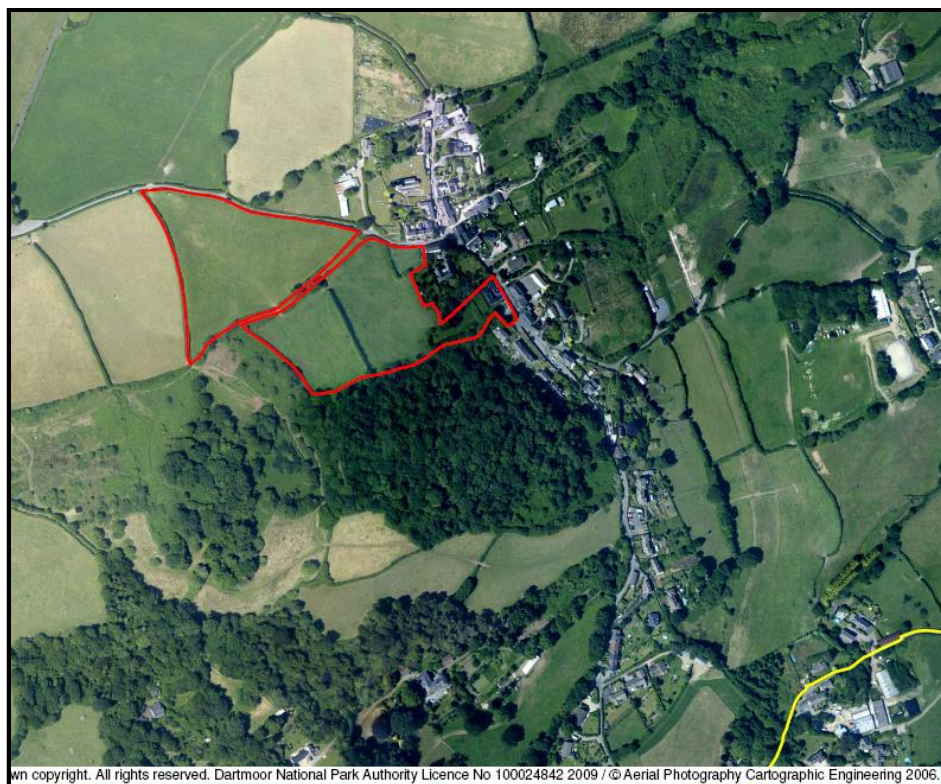
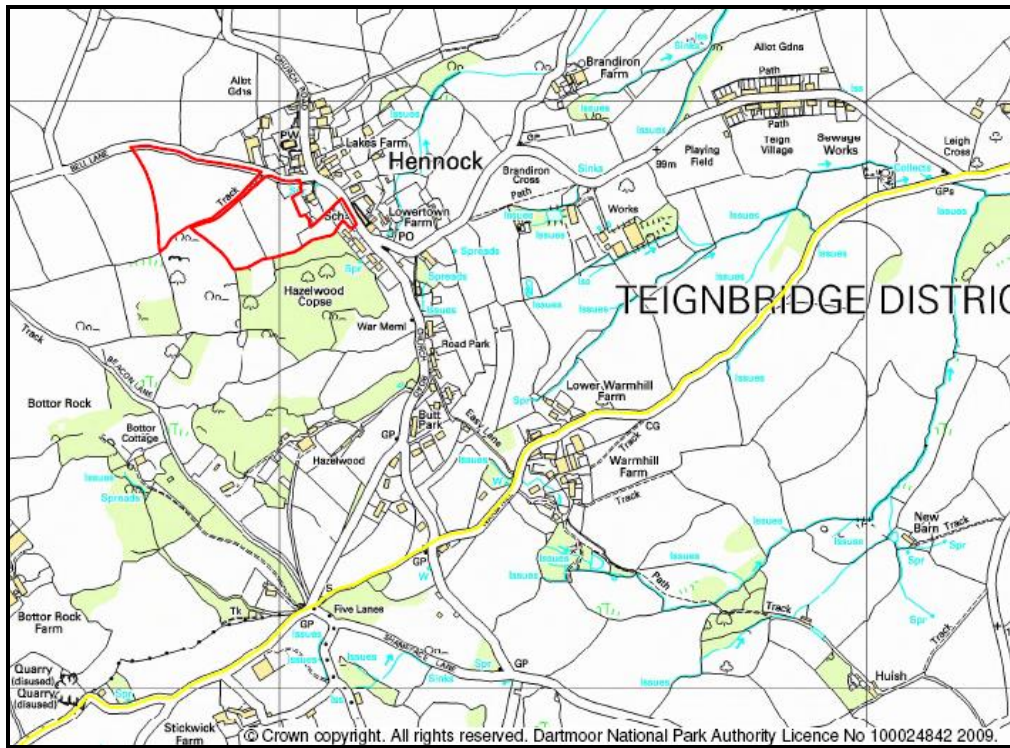
Soonest time available: Within a 6-10 year period

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

2014 SHLAA Comments: Panel considered this site unsuitable and unachievable. This is due to highways and access constraints. Access to the site would be through land to the north which is outside of the applicants ownership.

Site Appraisal

Site Reference and Name: DNP08/021, Hennock Glebe, Hennock





(View of the field to the west of the agricultural track, taken from the north east corner, looking in a south west ward direction)



(View of the central field, immediately to the east of agricultural track, taken from the south west boundary, looking in a north eastward direction)



(View of the play park and field to the south west, taken from the northern boundary of the park looking in a south westward direction)

Address: Hennock Glebe, Hennock (SX831808)

Reference: DNP08/021

Parish: Hennock

Site Area: Total area 3.94ha, net developable area 2.37ha (at 60%).

Min/Max Yield (based on LAA methodology): 47-71

Site Description: The site is located to the west of Hennock. It is comprised of two parcels of land separated by an agricultural track. The land to the west of the track consists of a steeply sloping, agricultural field that is surrounded by open countryside. The land to the east is composed of the village play park and four agricultural fields, which slope from west to east. This land adjoins the built up area of Hennock to the north and east, with open countryside to the west and south, with the latter including areas of Woodland of Conservation Importance.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Hennock 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: Half of the site falls within the Greater Horseshoe Bat (GHB) Special Area of Conservation (SAC) buffer zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken. The site does not fall within and if developed will not cause harm to Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The southern half of the site falls within the GHB SAC buffer zone. Hedgebanks and mature trees are located on site. Two areas of Section 3 woodland are located within close proximity of the site, to the south.

Impact on Built Environment: The land to the east of the agricultural track is bound by the built form of the village of Hennock to the east and north. This is diverse in nature with the modern terrace of Hazel Crest adjoining the site to the south and the Grade II listed Vicarage and village hall abutting the site to the north. The eastern boundary of the play park is defined by a stone wall which adjoins the listed wall enclosing the vicarage. Development of the site could potentially have major impact and potentially cause substantial harm to significance of Designated Heritage Assets and Settings which form the historic core of the settlement.

Impact on Landscape Character: The land to the west of the agricultural track is set above the village of Hennock, it is steeply sloping and exposed. Development on this plot would be intrusive and highly visible within the wider landscape. The land to the east of the agricultural track slopes from west to east. The level play park and gently sloping field to the immediate west are read within the context of the centre of the village, although the sites are raised above road level. There are also medieval field systems present however there is low archaeological potential.

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 to Newton Abbot runs once a week.

Access to Services/Facilities: The site is within walking distance of Hennock and therefore there is access to the services/facilities of the village.

Land Status: Greenfield, apart from the play park which constitutes previously developed land.

Constraints to Delivery: Loss of community facility, vehicular access and topography.

Source Protection Zone: None.

Open Space and Recreation: Potential loss of play park if redeveloped and compensatory measures not sought. The recreation/play area is the subject of a 20-year lease with Hennock Parish Council, which expires in 2022.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The land to the west of the agricultural track is bound by a narrow, single width country lane that does not lend itself to intensified use. The land to the east of the track is bound by one of the main roads of the village to the east, which is more suitable for increased use. However the location of the play park as existing, limits potential access arrangements together with the stone wall enclosing the site.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues. Plan for a proposed car park included in submission

Site Availability:

Is the site immediately available for development: No

Is the site currently being marketed: No

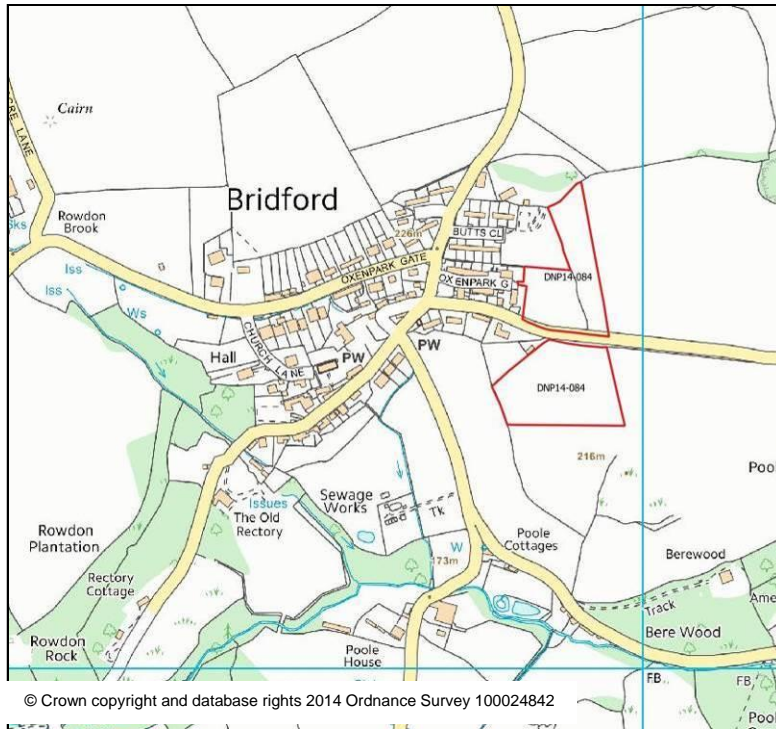
Soonest time available: Within a 6-10 year period. The Hennock Parish Council is in occupation of part of the Glebe until 2022.

Estimated development time (based on LAA methodology): 3-4 years

2014 SHLAA Comments: Panel considered this site unsuitable and unachievable due to the topography of the western section of the site and its poor relationship with the village. Redevelopment of the play park area would raise issues of loss of community facilities and grant conditions.

Site Appraisal

Site Reference and Name: DNP14/84, Land adjacent to Oxenparkgate, Bridford





(View from the northern boundary looking south)



(View from the south eastern boundary looking north west)



(View of the additional land to the north, adjacent to the play park)



(View of the entrance to the additional land to the south of Pound Lane)

Address: Land adjacent Oxenparkgate, Bridford (SX831802)

Reference: DNP14/84

Parish: Bridford

Site Area: Total area 1.39ha, net developable area 1.11ha (at 80%).

Min/Max Yield (based on LAA methodology): 22-33

Site Description: The site is located to the east of Bridford. The site has a modern development adjacent to its western boundary a play park to the north, Pound Lane to the south and agricultural fields surround the rest of the site. The site has a slight slope from the north down to the south. The site feels connected to the settlement and could act as visual and practical link between Oxenparkgate and the play park to the north. The additional section to the east, adjacent to the play park is bounded by mature trees on the western boundary. It is an area of scrubland with little merit but is relatively small and separated from the western part by a hedgerow. The additional parcel of land to the south of Pound Lane is rural in nature and currently in agricultural use. The land falls away from the road and has a poor relationship with the build form of the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Bridford 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 and if developed 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: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No onsite designations, however important hedgerows around the boundary may restrict access into the site.

Impact on Built Environment: No immediate concerns.

Impact on Landscape Character: Medieval / important field banks are present on the site however it has low archaeological potential.

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: Bridford is served by two bus services, one to Exeter and the other to Newton Abbot. The Newton Abbot bus only runs once a week.

Access to Services/Facilities: The site is within walking distance of Bridford and therefore there is access to the services/facilities of the village.

Land Status: Greenfield

Constraints to Delivery: No issues.

Source Protection Zone: None.

Open Space and Recreation: No loss.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Access from Oxenparkgate development could be possible however gap between existing garage and hedge may limit this option.

Ownership of this access point would also need to be clarified. Access could be gained from Pound Lane to the south.

Pedestrian and Cycle Links: There are some pedestrian footways in Oxenparkgate though they are limited within the centre of Bridford.

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

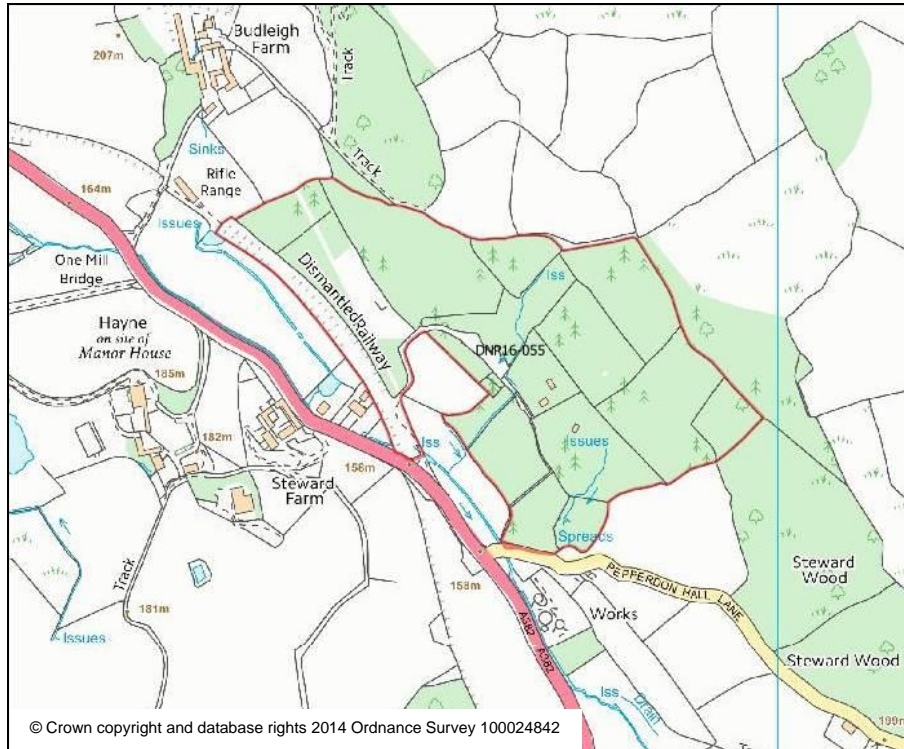
Estimated development time (based on LAA methodology): 2 years

2014 SHLAA Comments: Panel considered this site to be deliverable and developable. Two areas have been added in the 2017 submission, the area to the south of Pound Lane to the east of the Play Park.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/055, Steward Community Woodland, Moretonhampstead



Address: Steward Community Woodland, Moretonhampstead (SX767854)

Reference: DNP16/055

Parish: Moretonhampstead

Site Area: Whole site 12.48 ha, net developable area: 7.49ha (60%)

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

Site Description: The site is a large area of woodland known as Steward Wood. Woodland makes an important contribution to the character and appearance of the DNP and Steward Wood is, pursuant to section 3 of the Wildlife and Countryside (Amendment) Act 1985, designated as Woodland of Conservation Importance and whose natural beauty it is, in the opinion of the Authority, important to conserve. The site is mainly comprised of semi-mature mixed conifer plantation but with scattered broadleaves. There is a small area of Ancient and Semi Natural Woodland in the eastern corner of the site, as designated by the Forestry Commission and National England. The Authority produced a Landscape and Visual Impact Assessment which assess the landscape value of the site as 'high' and the landscape sensitivity as 'high'.

Conclusion

The site is currently the subject of enforcement action due to dwellings on the land constituting development that is contrary to the housing policies and settlement strategy in the development plan and that the buildings and structures adversely affect the landscape character and appearance of this part of the National Park. It is therefore deemed not suitable for strategic housing or employment development and will not be tested through stage B.