



Land Availability Assessment

Sites for consideration by the Panel

July 2017

**Meavy, Shaugh Prior, Yelverton,
Horrabridge, Walkhampton and
Princetown**

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Site Appraisal

Site Reference and Name: DNP08/032, Land opposite Knowle Terrace, Walkhampton





(View of the site from the western corner of the site, looking in an eastward direction)

Address: Land opposite Knowle Terrace, Walkhampton (SX533698)

Reference: DNP08/032

Parish: Burrator

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

Min/Max Yield (based on LAA methodology): 3-5

Site Description: The site is located to the north west of the centre of Walkhampton. It is comprised of agricultural land bound by the built core of Walkhampton to the east and south, with open countryside characterising the north and a farmstead to the west. Eight units of affordable housing have recently been constructed adjacent to the south eastern boundary of the site. A very small area of the northern boundary of the site is within flood zone 3.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Walkhampton 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: A very small section of the northern boundary is within Flood Zone 3, not enough to adjust developable area.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations.

Impact on Built Environment: The site is bounded by a highway to the south, which is characterised by the linear residential development known as Knowle Terrace and adjoining the recent development at The Leat. The Grade II listed building of Walkhampton Mill is located to the west of the site. Unrecorded archaeological features are known to survive within the adjacent parcel of land therefore a programme of archaeological investigation and mitigation would be required.

Impact on Landscape Character: The site is visible within the landscape on approach to Walkhampton and, is a significant parcel of land close to the centre of this small 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: Walkhampton is served by 6 bus services, which destinations include Yelverton, Tavistock and Exeter.

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

Land Status: Greenfield.

Constraints to Delivery: None.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site would have to be accessed via the highway to the south of the site. The road is subject to a 30mph and while it has the character of a country lane, it is wider than other approach roads to the settlement. The highway engineer concluded in the recently approved application that given the development was to serve a proven need arising from within the settlement it would be unreasonable to raise a highway objection to the proposal.

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.

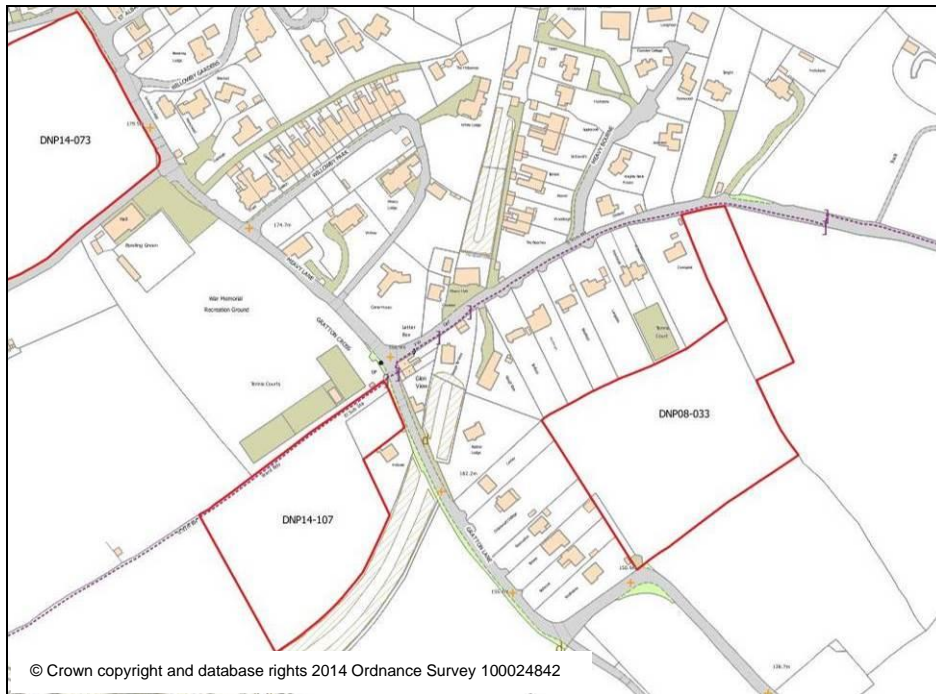
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable at a reduced yield of 6-10 units to allow a frontage development excluding the area within Flood Zone 3. The 2017 submission is reduced to exclude the Flood Zone area.

Site Appraisal

Site Reference and Name: DNP08/033, Land at Gratton Lane, Yelverton





(View of the site from the northern boundary looking in a southward direction)

Address: Land at Gratton Lane, Yelverton (SX526675)

Reference: DNP08/033

Parish: Meavy

Site Area: Whole area ha 1.82ha, net developable area 1.45ha (at 80%)

Min/Max Yield (based on LAA methodology): 29-44

Site Description: The site is located to the south east of the centre of Yelverton, adjacent to the built up area of this Local Centre. It consists of agricultural land, enclosed by hedgebanks to the east and south boundaries and fencing to the north and west. Residential development bounds the site to the north and west, which is characterised by large detached dwellings, set in large plots. To the south and east is open countryside. Direct highway access to the site is limited to the south west corner which adjoins the public highway. However in this submission access land to the north east has been added, adjoining Meavy lane to the north of the.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Yelverton 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/ 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 local designations. The site does however contain hedgebanks, which contain mature trees. A tree is also located in the north east corner of the site; however it is unlikely to be of any significant amenity value.

Impact on Built Environment: The site is bound by residential development to the north and west, which consists of large, detached dwellings. The amenity, particular of the houses to the north of the site would need to be protected if the site was brought forward for development.

Impact on Landscape Character: The site is fairly level and slopes gently in a southward direction. It is quite visible within the landscape on approach to Yelverton from the south and would mark a visual step in development of Yelverton to the south; however the backdrop of residential development may help to assimilate development on this site.

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: Yelverton is served by a very high number of bus services, which destinations include urban centres such as Plymouth, Tavistock and Roborough, in addition to locations within Dartmoor such as Meavy, Burrator and Moretonhampstead. It should be noted that some of these are seasonal services only.

Access to Services/Facilities: The site is within walking distance of the centre of Yelverton however pedestrian access is potentially challenging (see below).

Land Status: Greenfield.

Constraints to Delivery: None.

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: Would appear achievable in principle from plans that have been provided showing additional land in control of potential applicant. Acceptable in principle

Pedestrian and Cycle Links: There is highly limited pedestrian access from the site into Yelverton. There are no pedestrian footways from the site, limited opportunity to add pedestrian footways on what is potentially a challenging pedestrian route given the nature of the road. Further advice regarding pedestrian safety would be required.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: No.

Is the site currently being marketed: No.

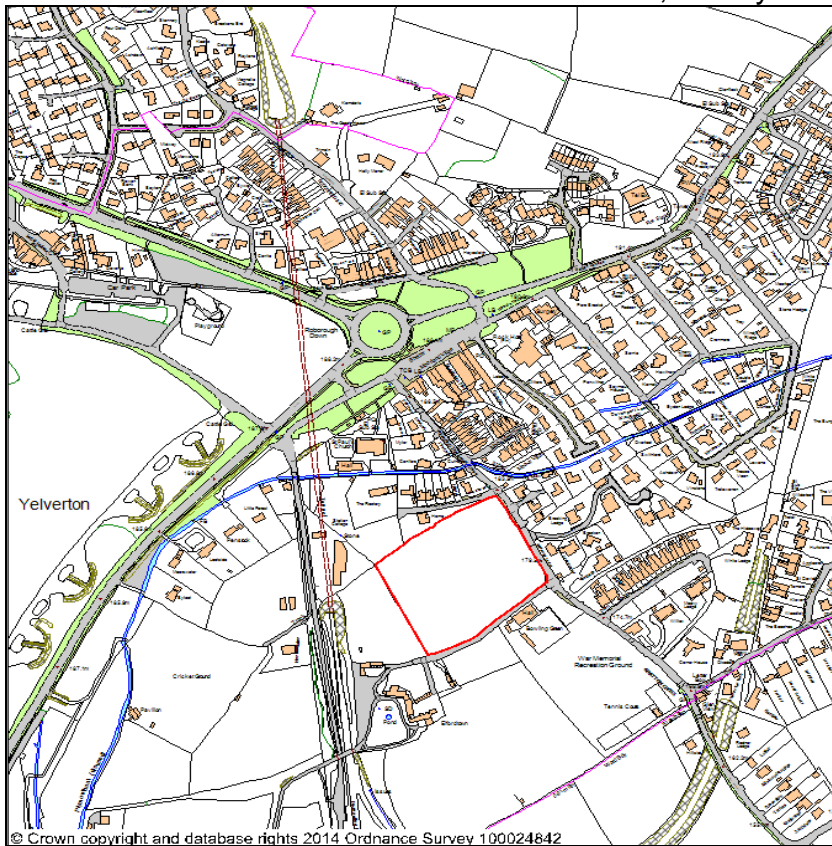
Soonest time available: Between 1st April 2019 and 31st March 2020.

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

2014 SHLAA Comments: Panel considered this site to be undeliverable due to unsuitable vehicular and pedestrian access to the site making it impossible to achieve safe access. In the 2017 submission access area has been extended.

Site Appraisal

Site Reference and Name: DNP14/073 Land at Elfordtown, Meavy Lane, Yelverton





(Photo taken from south west corner looking north east)

Address: Land at Elfordtown, Meavy Lane, Yelverton (SX521675)

Reference: DNP14/073

Parish: Yelverton

Site Area: Whole area 2ha, net developable area 1.6ha (at 80%)

Min/Max Yield (based on LAA methodology): 32-48

Site Description: The site is located to the south of the settlement adjacent to the settlement boundary. The site is bounded by established hedgerows and mature trees. The surrounding settlement is visible from three of the boundaries meaning the site could be viewed as infill if the eastern edge were developed. Achieving highway access to the site is likely to be difficult due to the mature trees along the eastern boundary.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Yelverton is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements. This site is within a designated Neighbourhood Plan Area.

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 site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations on site, although mature trees around site boundary.

Impact on Built Environment: South western corner is within the buffer zone for the historic farmstead, Elfordtown. Given the nature of the road frontage development of this site would have a limited visual relationship with highway.

Impact on Landscape Character: The site has an enclosed grazed pastoral character which would be impacted by development. The site is linked to the existing residential development. Trees which form the boundary with the highway are of value in respect of the character of the approach 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: Yelverton is served by a very high number of bus services, which destinations include urban centres such as Plymouth, Tavistock and Roborough, in addition to locations within Dartmoor such as Meavy, Burrator and Moretonhampstead. It should be noted that some of these are seasonal services only.

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

Land Status: Greenfield.

Constraints to Delivery: Trees restricting access.

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: Highways access is likely to be dependent on the removal of some of the trees on the north eastern boundary to provide sufficient width for visibility.

Pedestrian and Cycle Links: Pedestrian access into Yelverton could be achieved from the northern corner of the site.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

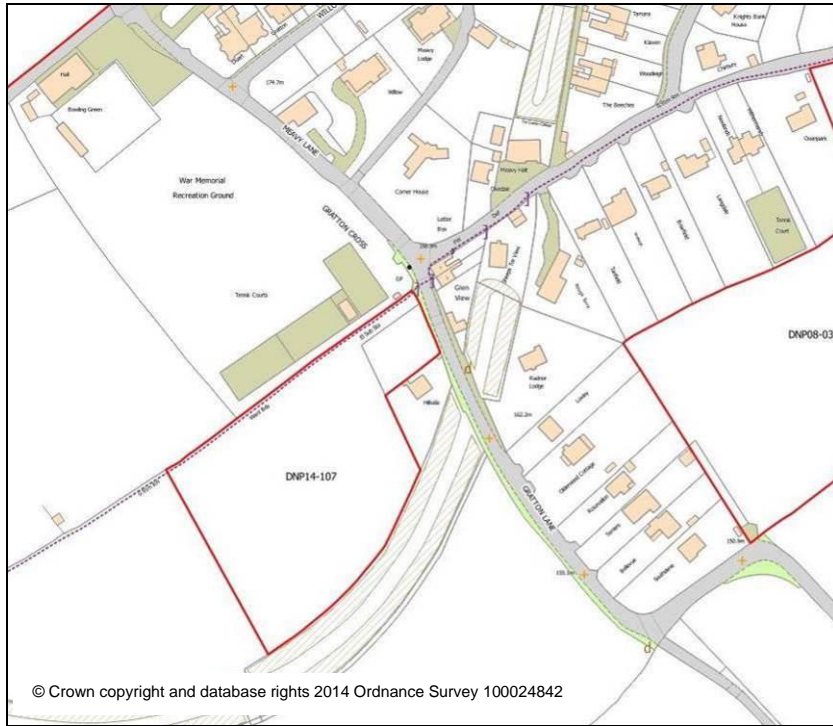
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable at a restricted yield of 30 units to account for trees that currently make up the site frontage.

Site Appraisal

Site Reference and Name: DNP14/107 Land at Gratton Cross, Yelverton





(Photo taken from north eastern boundary looking south west)



(Photo of the access taken from south west looking north east)

Address: Land at Gratton Cross, Yelverton (SX523673)

Reference: DNP14/107

Parish: Meavy

Site Area: Whole area 1.14 ha, net developable area 0.91ha (at 80%)

Min/Max Yield (based on LAA methodology): 18-27

Site Description: The site is located to the south east of Yelverton adjacent to the settlement boundary. The south eastern boundary consists of mature trees surrounding the disused railway; there is a residential property to the east and the recreation ground to the north. Mature trees along northern boundary may restrict access to site. The access has been extended in this submission.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Yelverton is a designated Local Centre (though the site is within Meavy Parish). COR15, permits development within and adjacent to the built up area of these settlements.

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 site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations on site, although there are mature trees along the northern boundary which may restrict access into the site. There are also trees growing along the old railway embankment along the southern boundary. Highway access should aim to avoid encroaching upon the root protection zone of trees in the northern boundary.

Impact on Built Environment: No issues.

Impact on Landscape Character: The site has an enclosed grazed pastoral character which would be impacted by development. As the site is set back from the road frontages it is poorly related to the existing settlement.

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: Yelverton is served by a very high number of bus services, which destinations include urban centres such as Plymouth, Tavistock and Roborough, in addition to locations within Dartmoor such as Meavy, Burrator and Moretonhampstead. It should be noted that some of these are seasonal services only.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: None.

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: Would appear achievable now in principle from plans that have been provided showing additional land in control of potential applicant. Acceptable in principle

Pedestrian and Cycle Links: There is a pedestrian footway on one side of Gratton Lane leading into Yelverton.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

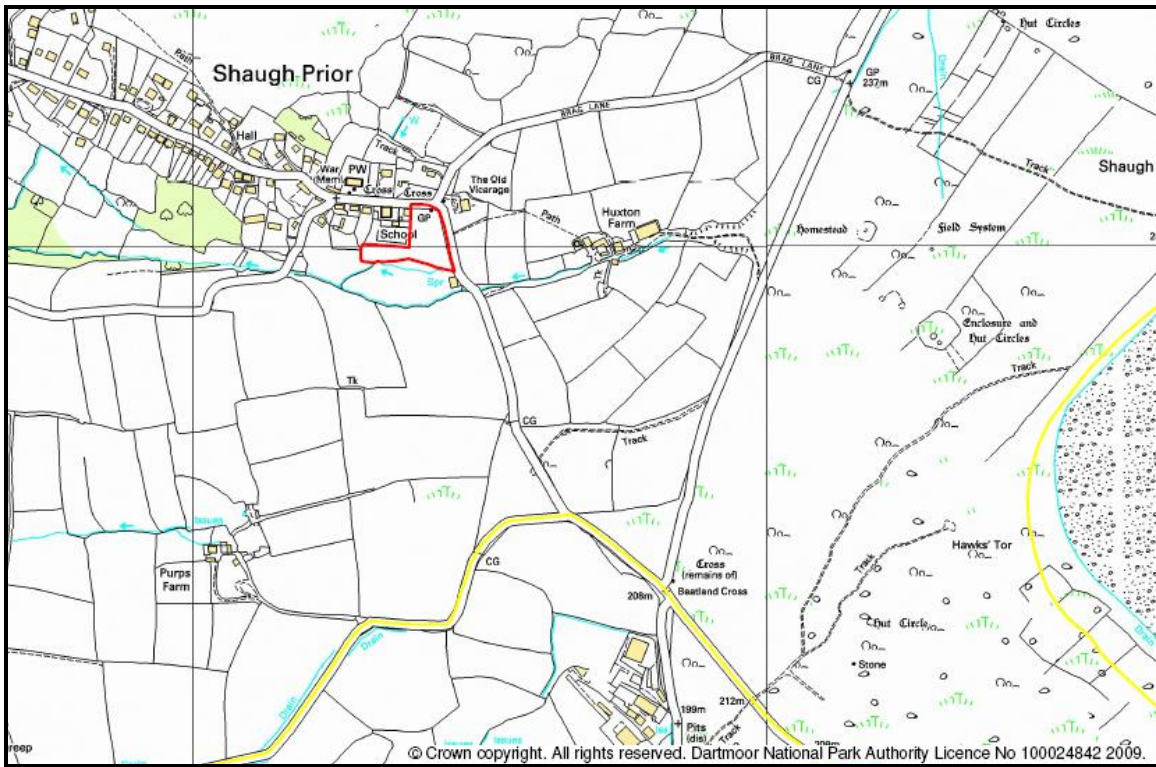
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site Undeliverable and undevelopable due to an inadequate highway frontage to provide suitable visibility splay from the site access. The access has been expanded in the 2017 submission.

Site Appraisal

Site Reference and Name: DNP08/034, Land at Upper Shaugh Farm, Shaugh Prior





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

Address: Land at Upper Shaugh Farm, Shaugh Prior (SX631545)

Reference: DNP08/034

Parish: Shaugh Prior

Site Area: Whole area ha 0.88ha, net developable area 0.7ha (at 80%)

Min/Max Yield (based on LAA methodology): 14-21

Site Description: The site is located to the east of Shaugh Prior, adjoining the built core of the village. The site consists of an agricultural field that slopes in a southward direction. Its location and topography result in the site being exposed and visible within the landscape on approach to Shaugh Prior. The site is bound by a highway to the north and east, with open countryside to the south and residential development to the west. The site is adjacent to the school and the north boundary adjoins the school playing field. Development could fit in with current settlement if continued the frontage of adjacent properties.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Shaugh Prior 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 site is within flood zone 1, although a tributary stream of the River Plym crosses the site to the south.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations on site. The site is however, enclosed by hedgebanks to the north and east. Two trees subject to Tree Preservation Orders are located on land adjacent to the site to the north west.

Impact on Built Environment: The site is bound by a large detached dwelling and the Primary School to the west. The immediate built form is linear in pattern, following the main road into the village. The setting of the historic core of Shaugh Prior could be protected subject to sensitive design and scale of development. No known archaeological sites area present but given the proximity to the village core archaeological investigation would be required.

Impact on Landscape Character: The site slopes in a southward direction and is exposed in the landscape. However, given that the site is viewed in the visual context of the built environment the principle of development at the northern part of the site may be acceptable.

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: Shaugh Prior is served by two bus services with primary destinations of Tavistock, Yelverton and Plymouth. It is worth noting that one of these services only runs once a week.

Access to Services/Facilities: Site is close to the centre of Shaugh Prior.

Land Status: Greenfield.

Constraints to Delivery: No issues.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site is bound by highway to the north and east. The existing agricultural access is to the north of the site. The hedgebanks enclosing the site provide a sense of rurality on approach to Shaugh Prior and this should be protected.

Pedestrian and Cycle Links: There is a pedestrian footway into the centre of the village.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: No.

Is the site currently being marketed: No.

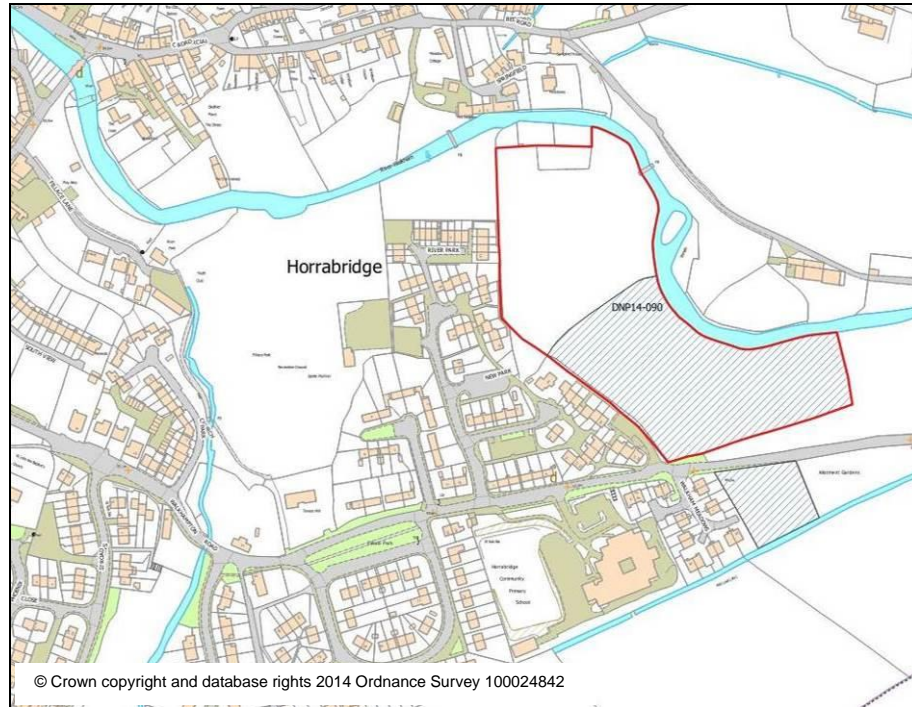
Soonest time available: Between 1st April 2019 and 31st March 2020.

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

2014 SHLAA Comments: Panel considered the site deliverable and developable however due to highway access constraints the yield was restricted to a limited frontage development of 8 units.

Site Appraisal

Site Reference and Name: DNP14/090 Land defined as OS7670, Land at New Park, Horrabridge





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

Address: Land defined as OS7670, Land at New Park, Horrbridge (SX517697)

Reference: DNP14/090

Parish: Horrbridge

Site Area: Whole area 2.79 ha, net developable area 1.67ha (at 60%)

Min/Max Yield (based on LAA methodology): 33-50

Site Description: The site is located on the eastern side of Horrbridge and adjoins New Park and River Park residential estates to the west and is bound by the River Walkham on its eastern side. To the south west the site meets Walkhampton road, to the south east the site is separated from the road by part of an adjoining field. Residential development to the west of the site means the development would be compatible with adjoining land uses. The southern section of the site is allocated (marked in the above plan) in the local plan, HOR2.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Horrbridge is a designated Local Centre. COR15, permits development within and adjacent to the built up area of these settlements. This site has been allocated in the local plan.

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 1 but 0.94ha of the northern and eastern section of the site is within Flood Zone 3 and therefore undevelopable, leaving 1.48ha developable thereby reducing the yield to 30-44 units.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations on site, however the majority of the sites boundaries are mature hedgerows and trees, particularly to the east where the site meets the River Walkham. The mature trees growing around the boundary will limit the area available for development. Important hedgerows enclose part of the site. The site is also in the Living Dartmoor area, Walkham Valley Woods Woodland delivery plan.

Impact on Built Environment: No immediate concerns.

Impact on Landscape Character: The site has an enclosed pastoral character which would be impacted by development requiring sensitive development of the edge of settlement site.

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: Horrabridge is served a high number of bus services; primary destinations include Plymouth, Tavistock, Roborough, Meavy and Clearbrook. It is worth noting that three of these are school routes.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: None.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site is well located for access into the village, and to the A386 and wider road network. Access immediately onto the site would require careful consideration in order to minimise impact upon the field boundary, and account for a change in levels.

Pedestrian and Cycle Links: The site is approximately 750m from the village centre. Pedestrian access to and from the site would be enhanced by a link through New Park; this could reduce the walking distance from town centre shops to less than 500m.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

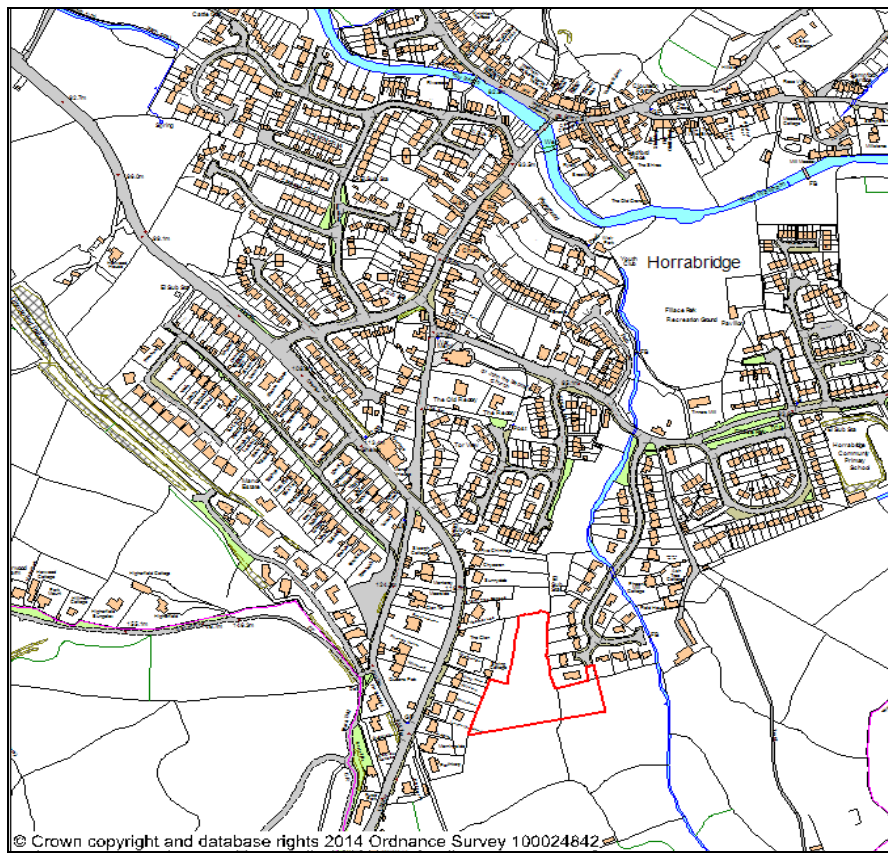
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable however this submission has extended the site boundary which includes 0.94ha within Flood Zone 3 and so undevelopable. This new boundary also includes an area to the north west which has the remains of spoil heaps and would have formed part of the wheel Robert mine. It is envisaged that this area would be used as recreation land. The applicant requested the boundary was extended to account for agricultural land that would be left unusable if the original site was developed.

Site Appraisal

Site Reference and Name: DNP14/110 Land adjacent to Youldon Way, Horrabridge



Address: Land adjacent to Youldon Way, Horrabridge (SX513693)

Reference: DNP14/110

Parish: Horrabridge

Site Area: Whole area 0.84 ha, net developable area 0.67ha (80%)

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

Site Description: The site is located to the south of the centre of Horrabridge and is adjacent to the Settlement boundary. The site has residential development to the east and west but agricultural fields to the south. The site is enclosed and sub-divided by mature trees and hedges. There is a steep slope in the northern section of the site and a slight slope from the west to the east on the rest of the site. There is no physical southern boundary. The site would be well related to the surrounding settlement as there are residential properties surrounding the site. However access to the site is likely to limit the development. The site is marshy in the east of the site but not within the functional flood plain.

Site Suitability Appraisal: Stage A

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

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 site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations on site, although important hedgerows sub divide the site. The site is within the Living Dartmoor Walkham Valley Woods Woodland Delivery Plan.

Impact on Built Environment: No immediate concerns; the site adjoins relatively modern development.

Impact on Landscape Character: The site has an enclosed grazed pastoral character which would be impacted by development.

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: Horrabridge is served a high number of bus services; primary destinations include Plymouth, Tavistock, Roborough, Meavy and Clearbrook. It is worth noting that three of these are school routes.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Hedgerows on the site could constrain development in the eastern section of the site. Access of the site may be limited.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site could be accessed from Youldon Way which is a cul-de-sac. However this access is narrow and the cul-de-sac may not be suitable for the intensified use. This area of access land is under different ownership to the site itself. However both parties were involved in the LAA submission. The access is currently garden.

Pedestrian and Cycle Links: If the site were to be accessed from Youldon Way there are pedestrian footways into the centre of Horrabridge.

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: before 31st March 2018.

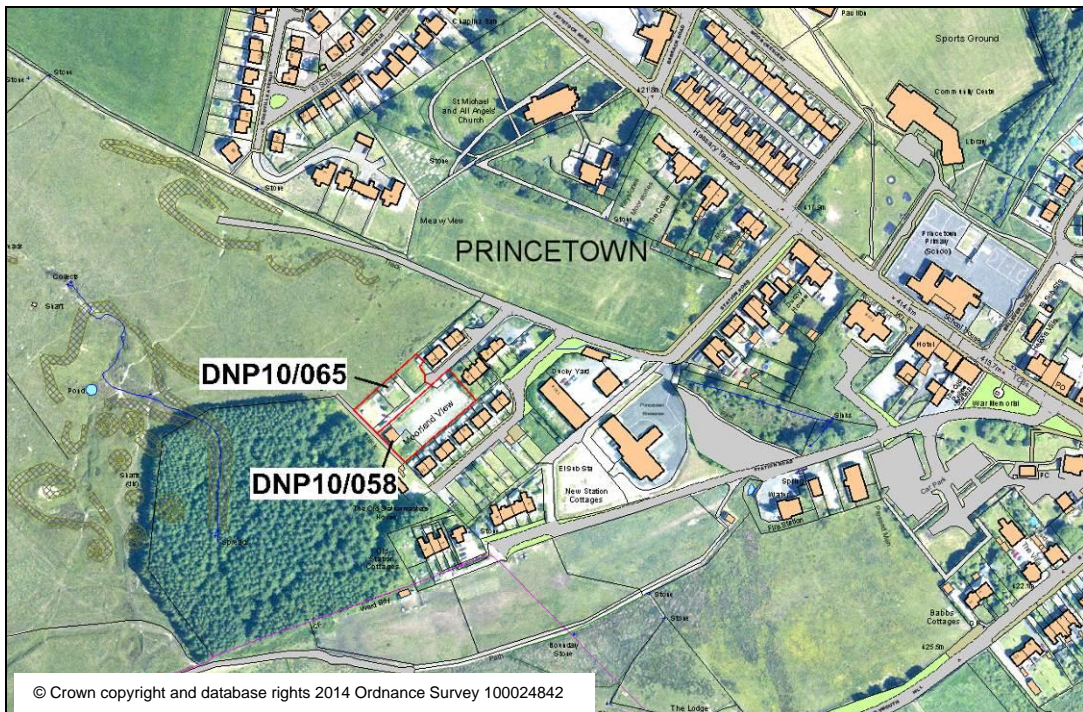
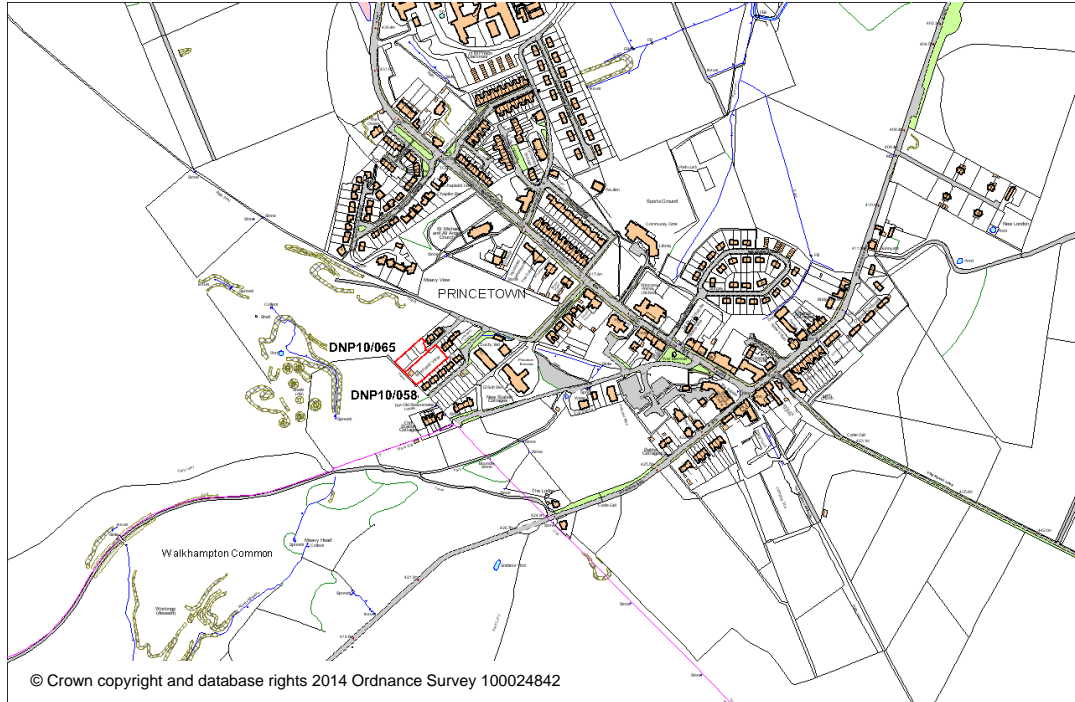
Estimated development time (based on LAA methodology): 2 years.

2014 SHLAA Comments: Panel considered the site deliverable and developable however due to the challenging topography the yield was restricted to 10-15 units.

Site Appraisal

Site Reference and Name: DNP10/058 Land at Moorland View, Princetown

This site adjoins LAA site DNP10/065 – although submitted separately due to ownership, these sites are assessed in terms of potential joint development.





(View looking west across the site)



(View looking north at the access from Moorland View)

Reference: DNP10/058

Parish Name: Dartmoor Forest

Site Area: 0.15ha (0.25 with adjacent site), net developable area: 0.15ha (100%)

Min/Max Yield: 3-5 (5-8 with adjacent site)

Site Description: This site is a small flat storage depot at the western edge of Princetown, immediately adjoining Moorland View, a cul-de-sac of local authority built semi-detached properties. The site is sheltered to the west by a dense coniferous plantation. To the north is a LAA site also submitted in 2010 (Ref. DNP10/065) and the development of these sites is likely best considered together. Beyond that to the

north is open moorland (Walkhampton Common) rising towards North Hessary Tor. Although lying on the edge of the settlement, it is a relatively contained plot and unlikely to have unacceptable impact upon the landscape. The most efficient development of this site would be together with the adjacent site (in separate ownership). Limitation of access may benefit from further advice.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Princetown 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. This site is within a designated Neighbourhood Plan Area.

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 site lies close to, but not immediately adjoining common land and Moorland of Conservation Importance.

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.

Impact on the Built Environment: The site adjoins residential properties on two sides (local authority built semi detached houses). Although the edge of the site is approximately 50m from the Conservation Area the development of the site is unlikely to impact upon its setting.

Impact on Landscape Character: The site is relatively contained adjoining existing residential development on two sides. To the west lies a thick coniferous plantation. To the north the site is exposed to open public views from Walkhampton Common. Whilst development on this site would be visible from the common (and Section 3 Moorland) it would be seen against a backdrop of existing residential properties and come no further forward than the existing line of semi detached properties on the north side of Moorland View. With sensitive design and on site landscaping, its impact on landscape character is likely to be acceptable.

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: Princetown is served by 4 bus services; destinations include urban centres such as Tavistock and Newton Abbot, as well as locations within Dartmoor such as Yelverton and Moretonhampstead. It should be noted that some of these are seasonal services only.

Access to Services and Facilities: The site is within a short walking distance of the centre of the Princetown.

Land status: The site is brownfield, it is currently used as a storage depot.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

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

Highway Access: Access to the site is achieved via Station Road from the B3357 (Tavistock Road) through the centre of the village. Immediate access into the site is via a gateway on Moorland View. Moorland view itself is a cul-de-sac with on street parking and limited highway capacity.

Pedestrian and Cycle Links: Access is currently well served for pedestrian access. The site is approximately 500m from the centre of the village.

Compatibility: The site adjoins a residential area and as such development for housing would not raise any land use compatibility 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.

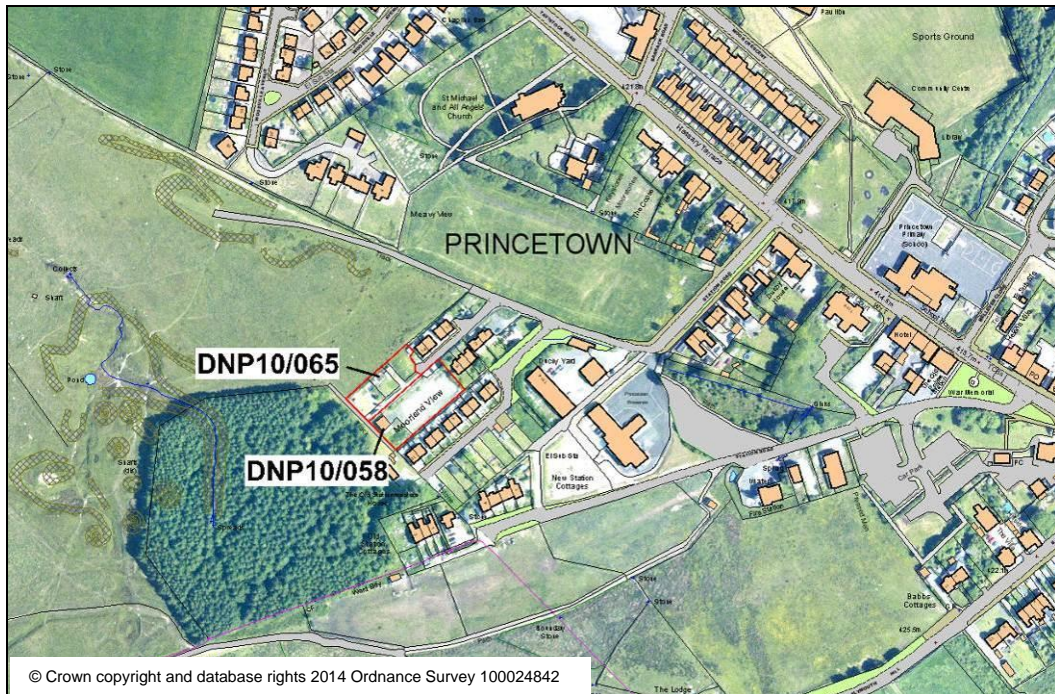
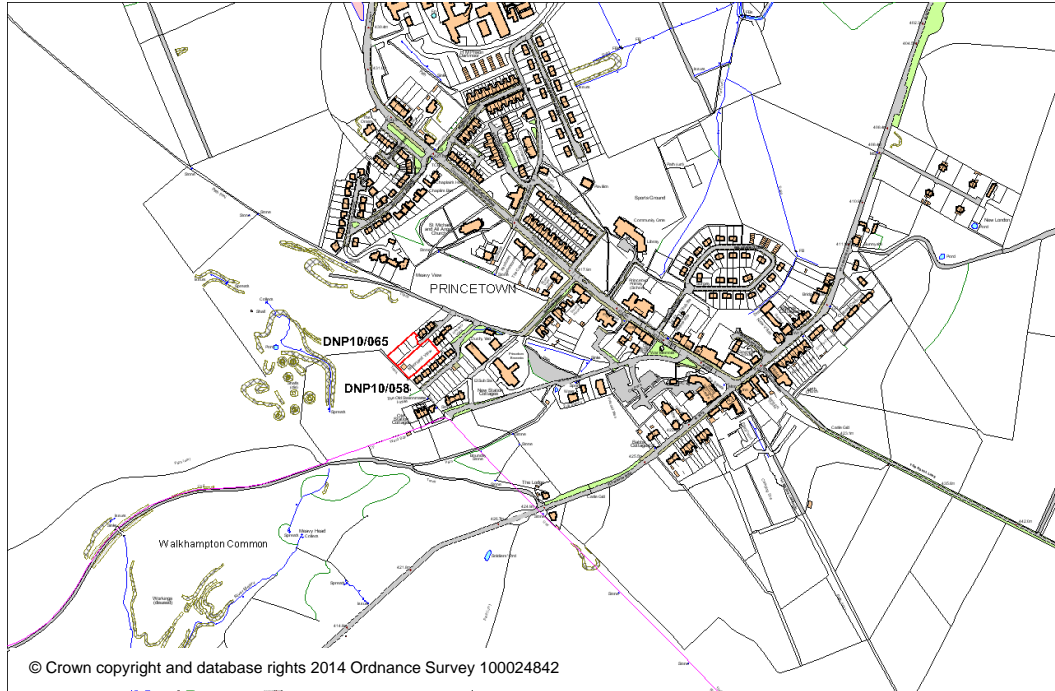
Estimated development time (based on LAA methodology): 1 year.

2014 SHLAA Comments: Panel considered the site developable and deliverable. Site to be taken in conjunction with DNP10/065. In public ownership, could be brought in the short term.

Site Appraisal

Site Reference and Name: DNP10/065 Land at Moorland View, Princetown

This site adjoins LAA site DNP10/058 – although submitted separately due to ownership, these sites are assessed in terms of potential joint development.





(View from adjacent site looking north at site, with common land beyond.)



(View from site entrance on Moorland View looking west.)

Reference: DNP10/065

Parish Name: Dartmoor Forest

Site Area: 0.10ha (0.25 with adjacent site), net developable area: 0.1ha (at 100%)

Min/Max Yield: 2-3 (5-8 with adjacent site)

Site Description: This site is a small flat area at the western edge of Princetown, immediately adjoining Moorland View, a cul-de-sac of local authority built semi-detached properties. The site is currently licensed by the Borough Council for use as

garden land for the neighbouring properties. The site is sheltered to the west by a dense coniferous plantation. To the south is a LAA site also submitted in 2010 (Ref. DNP10/058) and the development of these sites is likely best considered together. To the north is open moorland (Walkhampton Common) rising towards North Hessary Tor. Although on the edge of the settlement, it is a relatively contained plot and unlikely to have unacceptable impact upon the landscape. The most efficient development of this site would be together with the adjacent site (in separate ownership). Limitation of access may benefit from further advice.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Princetown 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. This site is within a designated Neighbourhood Plan Area.

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 site lies close to, but not immediately adjoining common land and Moorland of Conservation Importance.

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.

Impact on the built environment: The site adjoins residential properties to the east (local authority built semi detached houses) and a depot/store to the south (with more houses beyond). Although the edge of the site is approximately 50m from the Conservation Area the development of the site is unlikely to impact upon its setting.

Impact on landscape character: The site is relatively contained, adjoining existing residential development on two sides. To the west lies a thick coniferous plantation. To the north the site is exposed to open public views from Walkhampton Common. Whilst development on this site would be visible from the common (and Moorland of Conservation Important) it would be seen against a backdrop of existing residential properties and come no further forward than the existing line of semi detached properties on the north side of Moorland View. With sensitive design and on site landscaping, its impact on landscape character is likely to be acceptable.

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: Princetown is served by 4 bus services; destinations include urban centres such as Tavistock and Newton Abbot, as well as locations within Dartmoor such as Yelverton and Moretonhampstead. It should be noted that some of these are seasonal services only.

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

Land status: The site is greenfield; it is currently used as a garden.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

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

Highway Access: Access to the site is achieved via Station Road from the B3357 (Tavistock Road) through the centre of the village. Immediate access into the site is via a gateway on Moorland View. Moorland view itself is a cul-de-sac with on street parking and limited highway capacity.

Pedestrian and Cycle Links: Access is currently well served for pedestrian access. The site is approximately 500m from the centre of the village.

Compatibility: The site adjoins a residential area and as such development for housing would not raise any land use compatibility issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

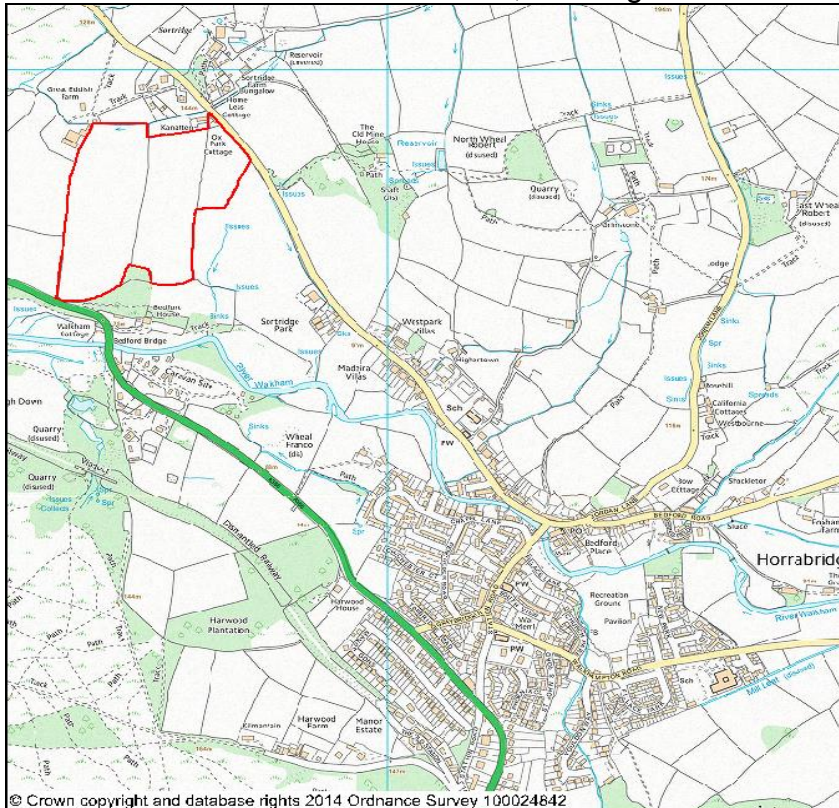
Soonest time available: Between 1st April 2019 and 31st March 2020.

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

2014 SHLAA Comments: Panel considered the site developable and deliverable. Site to be taken in conjunction with DNP10/058. In public ownership, could be brought in the short term.

Site Appraisal

Site Reference and Name: DNP14/113 Ox Park, Sortridge



Address: Ox Park, Sortbridge (SX504706)

Reference: DNP14/113

Parish: Horrabridge

Site Area: 11.65 Ha

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

Site Description: The site is located to the south of Sortbridge and to the North West of Horrabridge, approximately 470m from the settlement boundary and over 1km to the centre of the village. The site is rural and isolated from existing settlements; development would have a significant impact on landscape character. The area also encompasses medieval strip fields and the boundaries should therefore be retained.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: The site is located outside of a designated settlement of the DNPA Core Strategy. COR15 restricts residential development outside of Local Centres and Rural Settlements, to that serving the proven needs of agriculture and forestry or other essential rural businesses or through the appropriate conversion of rural buildings to meet an identified local need for affordable housing. The site therefore conflicts with strategic policy.

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. Hedgerows enclose and sub-divide the site and there are trees on the southern boundary.

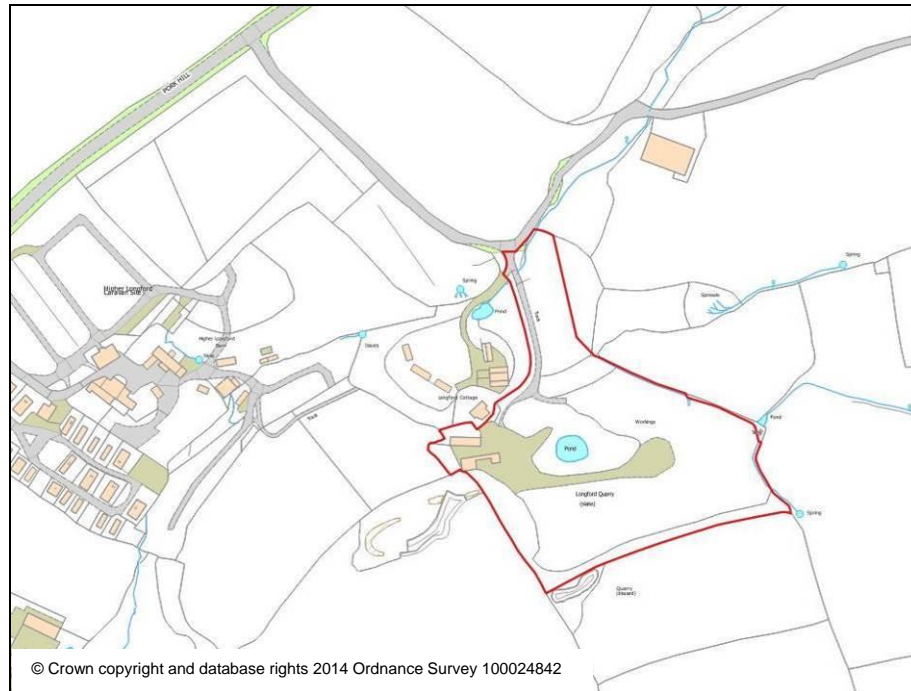
Flood Risk: The site is within Flood Zone 1.

Conclusion

This site fails to satisfy the criteria in stage A as it falls within open countryside with no links to settlements. It is therefore deemed not suitable for strategic housing or employment and will not be tested through stage B.

Site Appraisal

Site Reference and Name: DNP14/116 Longford Quarry, Moorshop, Princetown



Address: Longford Quarry, Moorshop (SX521746)

Reference: DNP14/116

Parish: Whitchurch

Site Area: 2.11 ha

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

Site Description: The site is a redundant quarry which has been partially landscaped. Woodland has established on the northern parts of the site and on restored slopes. The site is isolated and noise and impact on tranquillity may be an issue if used for industrial purposes. The site is visible in the landscape, particularly from Pork Hill. Although the site has low archaeological impact the recording of surviving quarry features and ancillary features could be required. The applicant has suggested the site could be used for storage or workshops and pitches for gipsy and travellers and travelling showpeople.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: The site is located outside of a designated settlement of the DNPA Core Strategy. COR15 restricts residential development outside of Local Centres and Rural Settlements, to that serving the proven needs of agriculture and forestry or other essential rural businesses or through the appropriate conversion of rural buildings to meet an identified local need for affordable housing. The site therefore conflicts with strategic policy.

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 site is within Flood Zone 1.

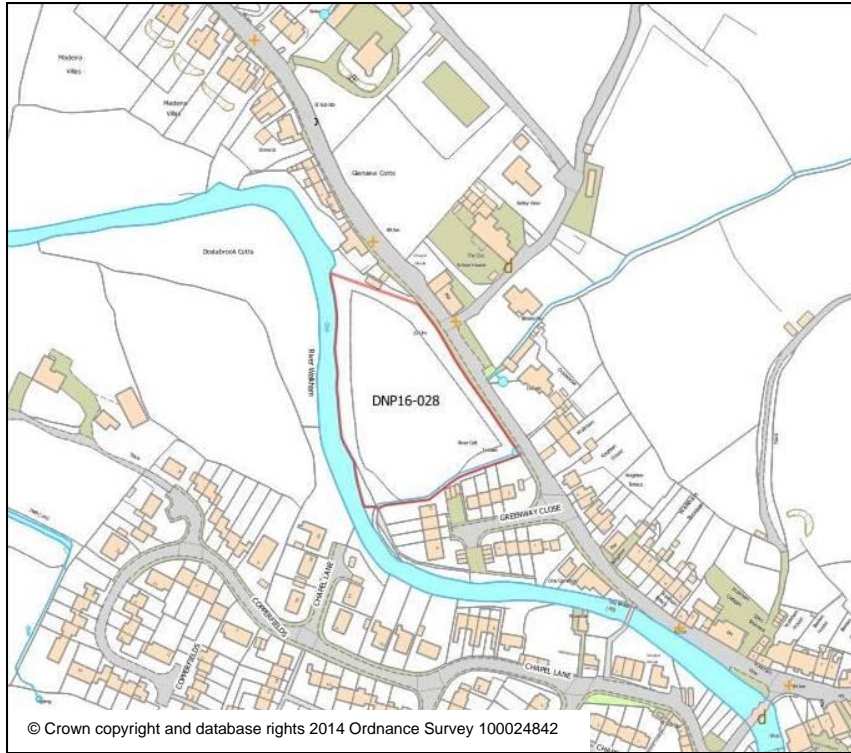
Conclusion

This site fails to satisfy the criteria in stage A as it falls within open countryside with no links to settlements. It is therefore deemed not suitable for strategic housing or employment and will not be tested through stage B.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/028 Land north of Greenway Close, Horrabridge





(View from the western boundary looking east)

Address: Land north of Greenway Close, Horrabridge (SX511701)

Reference: DNP16/028

Parish: Horrabridge

Site Area: 0.75 ha

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

Site Description: The site is to the north west of the centre of Horrabridge. It is low lying and adjacent to River Walkham which runs along the western boundary. The southern boundary consists of residential development at Greenway Close. The river is surrounded by mature trees along the western boundary. A road bounds the eastern boundary. The site is almost entirely within Flood Risk Zone 3.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Horrabridge is a designated Local Centre. 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. Possible hedgerow loss along road to create acceptable access into the site. Mature trees growing along river.

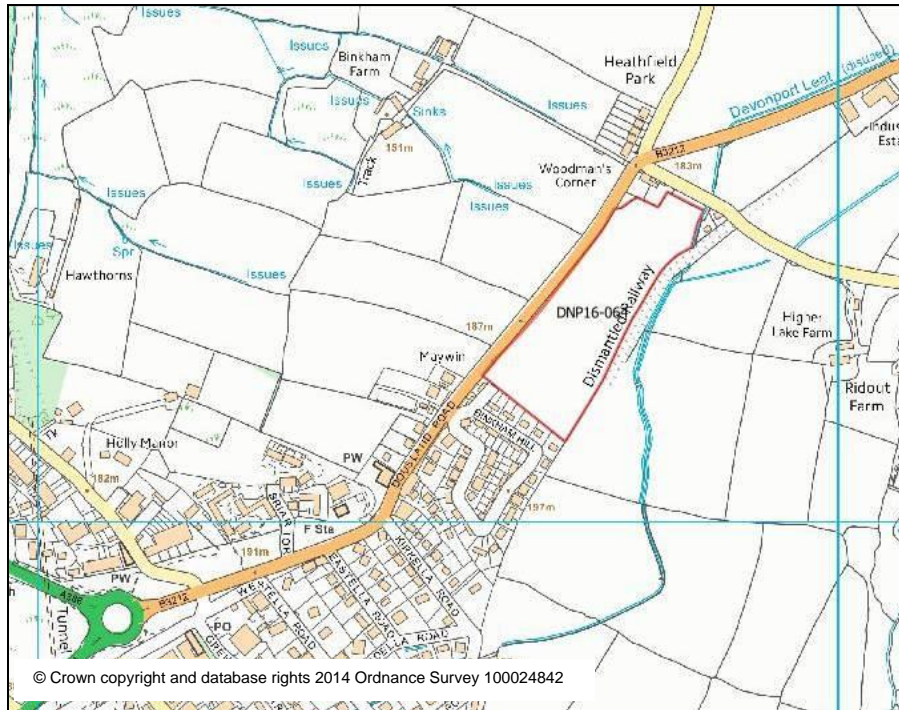
Flood Risk: The majority of the site is within Flood Risk Zone 3, leaving just 0.048hectares developable. This submission included a flood risk assessment.

Conclusion

This site fails to satisfy the criteria in stage A as the majority of the site is within Flood Risk Zone 3, leaving only 0.048ha 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: DNP16/064 Land off Binkham Hill/Dousland Road, Yelverton





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



(View from the centre of the site looking south towards adjacent development at Binkham Hill)

Address: Land off Binkham Hill/Dousland Road, Yelverton (SX527683)

Reference: DNP16/064

Parish: Buckland Monochorum

Site Area: Whole area 3.32 ha, net developable area 1.99ha (at 60%)

Min/Max Yield (based on LAA methodology): 40-60

Site Description: The site is located to the east of Yelverton adjacent to the settlement boundary. The southern boundary is made up of residential properties on Binkham Hill, there is a gate to access this site through the development. The eastern boundary consists of the disused railway line, highlighted as a historic landfill site,

leaving the site within the 250m buffer zone. There are agricultural fields beyond this and to the north. The western boundary is Dousland Road which leads into Yelverton, this road also has an access gate onto the site. There is no footpath along this road and it is bounded by mature trees and hedgerows. The site is prominent in the landscape and has the potential to be visible from the surrounding viewpoints.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Yelverton is a designated Local Centre. COR15, permits development within and adjacent to the built up area of these settlements. This site is within a designated Neighbourhood Plan Area.

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 site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is improved or semi-improved grassland with no strategic biodiversity issues and no local designations on site. There is the possibility that hedgerows may be lost along the road to create acceptable access into the site.

Impact on Built Environment: Buildings to the north are potential Non-designated Heritage Assets. Otherwise there is no obvious impact identified. No archaeological concerns but unsure no impact on the former railway.

Impact on Landscape Character: The site has an enclosed grazed pastoral character which would be impacted by development. The site will be visible from some surrounding viewpoints although development in south western section would be viewed against the adjacent residential properties.

Landscape Assessment Zone: HY3

Sensitivity to future change: Medium- High

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: Yelverton is served by a very high number of bus services, which destinations include urban centres such as Plymouth, Tavistock and Roborough, in addition to locations within Dartmoor such as Meavy, Burrator and Moretonhampstead. It should be noted that some of these are seasonal services only.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: None.

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: No objection in principle to the site from a highway point of view with access from Binkham Hill or B3212.

Pedestrian and Cycle Links: There is no pedestrian footway into the centre of Yelverton

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

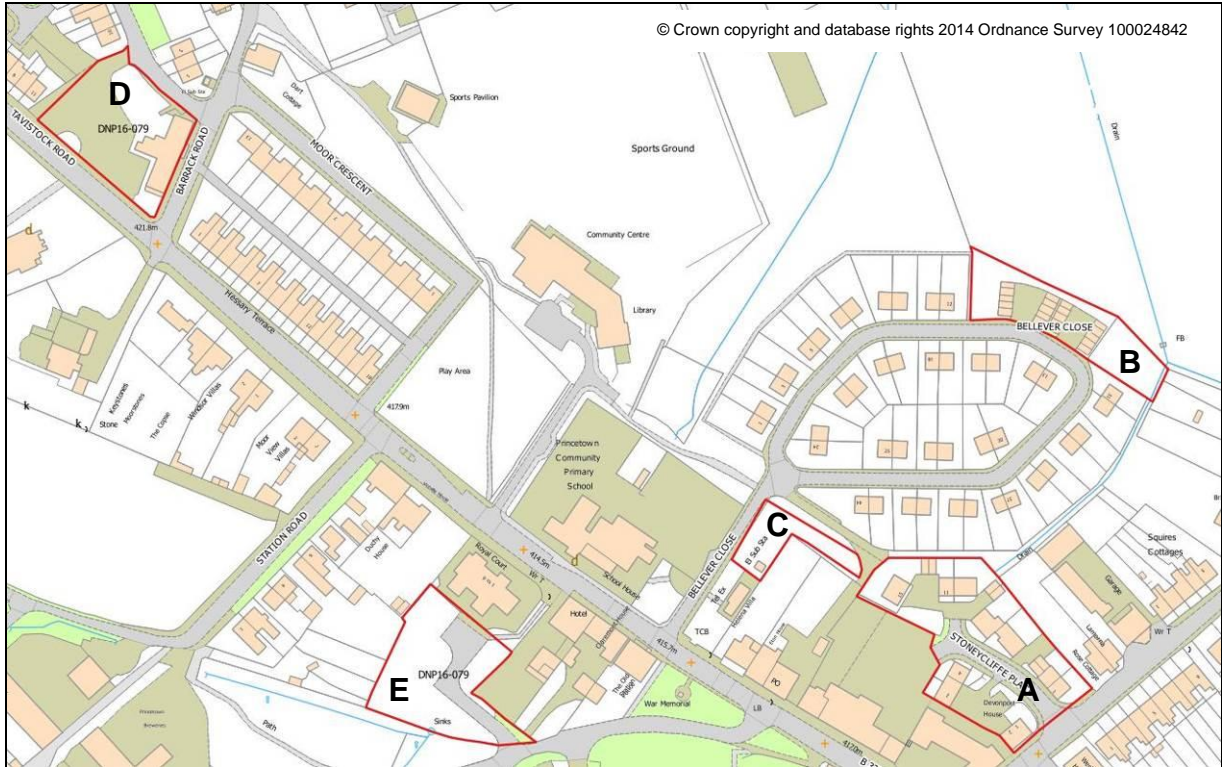
Is the site currently being marketed: No.

Soonest time available: before 31st March 2018.

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

Site Appraisal

Site Reference and Name: DNP16/079, Various sites in Princetown



Address: Various sites in Princetown

Reference: DNP16/079

Parish Name: Dartmoor Forest

Site Area: Plot A: 0.37ha, Plot B: 0.17ha, Plot C: 0.07ha, Plot D: 0.23ha, Plot E: 0.23ha, net developable area: all at 100%

Min/Max Yield: Plot A: nil provision, Plot B: 3-5, Plot C: nil provision, Plot D: 5-7, Plot E: 5-7



(Plot B: taken from the western boundary looking east)



(Plot E: View from the north eastern boundary looking south down the service road)



(Plot D: View taken from the north eastern boundary looking south west with the Officers Club building in the right corner)

Site Description: These sites are located near the centre of Princetown. Five sites were submitted as part of this submission.

Plot A: This site has already been developed. Submission suggests this, in conjunction with Plot C could accommodate one dwelling and garages to replace those lost at Plot B. The development of one dwelling falls below the LAA threshold so this site will not be considered further.

Plot B: This site is located near the centre of Princetown. It is currently a selection of garages for Bellever Close. The eastern part of the site seems to have been adopted as garden by the neighbouring property. The site lies within the settlement boundary but outside of the designated Conservation Area. The proposed development seeks to remove a range of unsightly garage buildings and, as a consequence, offers the opportunity for enhancement of this site.

Plot C: This site falls below threshold so will not be considered further. Applicant suggested the site be used in conjunction with Plot A to provide one dwelling and garages for those lost with the development of Plot B. The development of one dwelling falls below the LAA threshold so this site will not be considered further.

Plot D: This site contains the former Prison Officer's club and car park. The site is surrounded by a stone wall. The club building, a large stone property, may have some merit. This is an interesting building which, it is acknowledged, is in a poor state at present. The principle of converting this building to residential use may be considered as an enhancement opportunity. Providing some appropriate context to the building should be part of the scheme. Access is already provided from Heather Terrace. There are terraced residential properties to the south east, north east and

north. Additional units facing onto Tavistock Road offer the potential to enhance the street scene in this important part of the Conservation Area.

Plot E: This site includes a service road and parking area for Royal Court. The area left once the service road is excluded is approximately 1.14ha. This site lies to the rear of the existing sheltered housing scheme at Royal Court and that the proposed development relates well to that development. The increased use of the existing rear access road is not considered to be problematic.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Princetown 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/ 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 site falls within flood zone 1. However there is an area of surface water flooding through Plot B.

Site Suitability Appraisal: Stage B

Other environmental issues:

Detailed biodiversity considerations: Nothing identified in initial scoping assessment. Sites are mainly already developed or part-developed. The sites are within Living Dartmoor moorland strategic area but this is not relevant to these locations due to their past history. We have records of Japanese knotweed in vicinity (although not confirmed within any of the proposed sites). Plot E: Trees growing along western boundary and mature trees growing on adjacent land to the south.

Impact on the built environment: The sites are adjacent to residential properties and close to the centre of Princetown. Plot D: Prison Officers' Club is a Non-designated Heritage Asset. There is a strong presumption against demolition of this building and there are potential setting issues. It is possible that an archaeological evaluation will be required depending on the nature of the scheme. This site is within the Conservation Area Plot B: no impact identified.

Impact on landscape character: The sites are within the built form of the settlement and are either partly or previously developed so there is limited impact on landscape character. These sites lie within settlement boundary.

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: Princetown is served by 4 bus services; destinations include urban centres such as Tavistock and Newton Abbot, as well as locations within Dartmoor such as Yelverton and Moretonhampstead. It should be noted that some of these are seasonal services only.

Access to services and facilities: The sites are within a short walking distance of the centre of the Princetown.

Land status: The sites are mostly previously developed

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

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

Highway Access: All sites acceptable in principle from a highway point of view but access to section behind Royal Court is served by a private road owned by DNP.

Pedestrian and Cycle Links: Access is currently well served for pedestrian access.

Compatibility: The site adjoins a residential area and as such development for housing would not raise any land use 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 LAA methodology): 1 year for each site.

Site Appraisal

Site Reference and Name: DNP16/029 Land behind Crossfields, Lydford





(View of the site access, taken from the road on the southern boundary looking north)

Address: Land adjacent to Moorlands, School Road, Lydford (SX516855)

Reference: DNP16/029

Parish: Lydford

Site Area: 2.36 ha, net developable area 1.42ha (at 60%)

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

Site Description: The site consists of a long thin section of land which is assumed to be the access track. The site is surrounded by agricultural land. The site is isolated and will have significant and detrimental impact on the character of the local landscape. The frontage of the site to the highway is limited and it is not clear how any vehicular access could be provided with adequate visibility splays over land within the control of the site. For those reasons this site is considered unacceptable for highway safety reasons. The site is outside of the landscape sensitivity assessment area.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: The site is located outside of a designated settlement of the DNPA Core Strategy. COR15 restricts residential development outside of Local Centres and Rural Settlements, to that serving the proven needs of agriculture and forestry or other essential rural businesses or through the appropriate conversion of rural buildings to meet an identified local need for affordable housing. The site therefore conflicts with strategic policy.

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 site consists of improved or semi-improved grassland and has no strategic biodiversity issues. However there are historic hedges within the site. There would be possible hedgerow loss along road to

create acceptable access into the site. The site is isolated site and will have a significant and detrimental impact on the character of the local landscape.

Flood Risk: The site is within Flood Zone 1.

Conclusion

This site fails to satisfy the criteria in stage A due to its remote location and unacceptable highway access. It is therefore deemed not suitable for strategic housing or employment and will not be tested through stage B.