



Land Availability Assessment

Sites for consideration by the Panel

July 2017

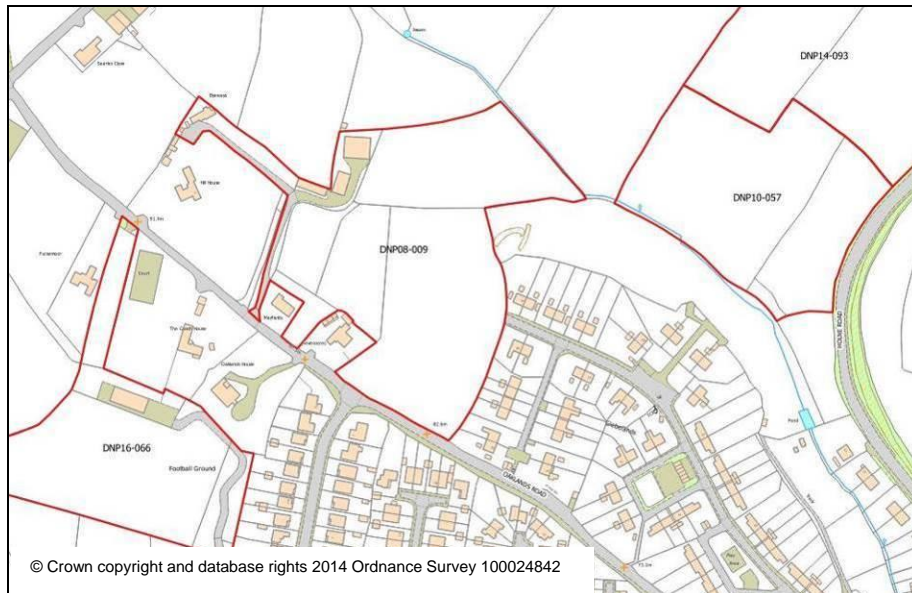
Buckfastleigh and Buckfast

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| DNP14/075 | Land at Grange Road, Buckfast | Stage B | p21 |
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Site Appraisal

Site Reference and Name: DNP08/009, Land at Oaklands Road, Buckfastleigh





(View of the site from Holne Road to the North of the site, looking in a southward direction)

Address: Land at Oaklands Road, Buckfastleigh (SX733667)

Reference: DNP08/009

Parish: Buckfastleigh

Site Area: Whole site 2.85 ha, net developable area 1.71 ha (at 60%)

Min/Max Yield (based on LAA methodology): 34-51

Site Description: The site is located on the north western fringe of Buckfastleigh, outside but adjoining the existing built limits of this Local Centre. It is bound by the modern residential developments Glebelands to the east and Oaklands Park to the south. The site is an agricultural field that is fairly level, with an increased gradient in the northern portion, in a south to north direction. It is enclosed by mature, native hedgerows to east, south and south western boundaries, with post and rail to the north and west. The site is visible in the wider landscape especially when viewed from Holne Road. The sites proximity to the Special Area of Conservation and visibility is likely to limit development to the southern section of the site, adjacent to Oaklands Road.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Buckfastleigh 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: Site does not fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), Subject to Preliminary Environmental Assessment. The Buckfastleigh SAC is however located approx. 0.5km to the east of the site. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations. However the site is within 100m of the Greater Horseshow Bat Special Area of Conservation (SAC) buffer zone and flight line. A Habitat Risk Assessment (HRA) may be required. Trees are present within the hedgerows that enclose the site.

Impact on Built Environment: The site is located adjacent to Glebelands and Oaklands Park both of which are modern estates of limited design quality.

Impact on Landscape Character: The site is visible in the wider landscape, especially when viewed from Holne Road; however the backdrop of the Glebelands Estate and Oaklands Park does not necessarily mean that development of the site would be visually unacceptable. The land slopes in a northerly direction with an increased gradient at the northern boundary.

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

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

Access to Public Transport: Buckfastleigh is served by a number of bus services providing access to the larger urban centres including Exeter, Plymouth, Newton Abbot and Totnes, together with the shopping destinations of Tesco Lee Mill and Trago Mills. It is however worthwhile noting that some of these services only run during the summer months, once a week or even alternate weeks.

Access to Services/Facilities: Buckfastleigh town centre is within walking distance approximately 0.9 km from the site.

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Access, but may be able to overcome.

Source Protection Zone: None.

Open Space and Recreation: No loss to public space.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: There is an existing field gate at the site, which provides access from the site on to Oaklands Road and access to Buckfastleigh via Silver Street. This stretch of road can be problematic and traffic issues could be exacerbated by any increase in intensity of use. A new access connecting the site to Glebelands could be considered subject to the capacity of the existing road system being adequate.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

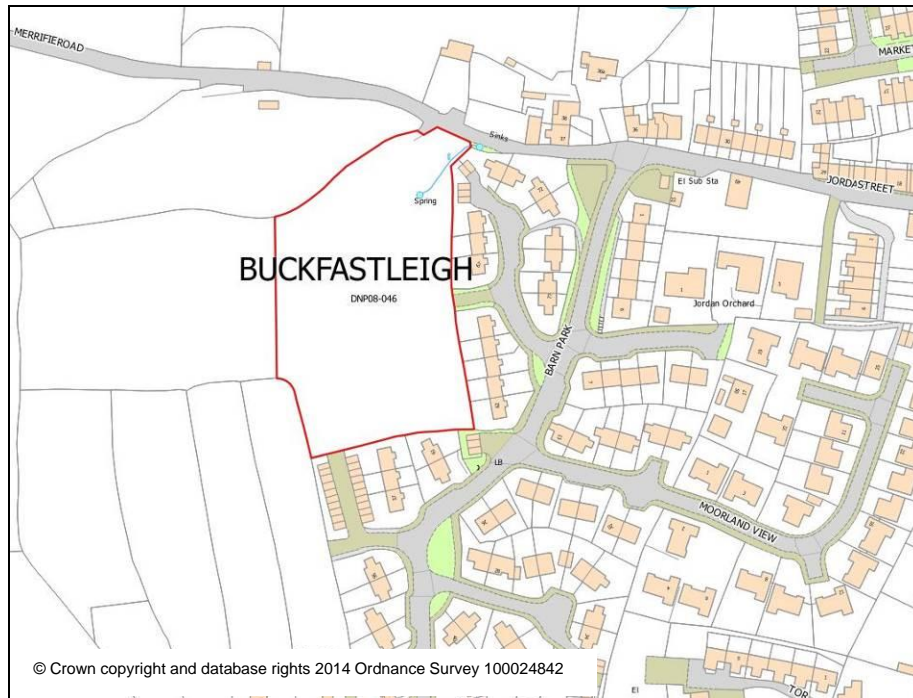
Soonest time available: before 31st March 2018

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. There has been a boundary change since the 2014 submission which now includes the addition of the northern field and some access land.

Site Appraisal

Site Reference and Name: DNP08/046, Land adjoining Wallaford Road, Buckfastleigh.





(View of the northern field, taken from the southern boundary, looking eastwards)

Address: Land adjoining Wallaford Road, Buckfastleigh (SX732661)

Reference: DNP08/046

Parish: Buckfastleigh

Site Area: Whole area 0.79ha, net developable area 0.63ha (at 80%)

Min/Max Yield (based on LAA methodology): 13-19

Site Description: The site is allocated, BCK1. The site is located to the west of Buckfastleigh, adjoining the built up area of Barn Park. The site consists of two agricultural fields that slope in an eastward direction. The site is bound by residential development to the east and partly to the south. Two highways bound the site, Wallaford Road to the south and Merrifield Road to the north and open countryside characterises the north of the site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Buckfastleigh is a designated Local Centre. Policy 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), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. The site is within the Greater Horseshoe Bat SAC flyway buffer zone any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: The site is located within flood zone 1, although a spring is located in the north eastern corner of the northern field resulting in saturated land in this part of the site.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site may require a HRA due to being in the Greater Horseshoe Bat flyway zone. Hedgebanks containing mature trees enclose the site.

Impact on Built Environment: The immediate built environment to the east and south of the site consists of a 20th century residential estate. Development has the potential to harm the significance of the conservation area and setting (Designated Heritage Asset and Setting). Medieval strip fields form southern extension of the site but no major archaeological concerns.

Impact on Landscape Character: The site slopes quite steeply eastwards. The site is elevated and visible in the landscape. Development on the lower eastern sections would assimilate better into the existing built environment.

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

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

Access to Public Transport: Buckfastleigh is served by a number of bus services providing access to the larger urban centres including Exeter, Plymouth, Newton Abbot and Totnes, together with the shopping destinations of Tesco Lee Mill and Trago Mills. It is however worthwhile noting that 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 the Buckfastleigh and therefore all service and facilities of the town are accessible.

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 is bound by Wallaford Road to the south and Merrifield to north. The existing agricultural access is onto Wallaford Road. Subject to land owner agreement the site could be accessed via an existing access road serving domestic garages, abutting the site to the east.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site to be developable and deliverable. However the strip of land to the south (excluded in this submission) was not considered developable. The site area was reduced to 0.9ha. 2017 submission has been reduced to the allocated area only.

Site Appraisal

Site Reference and Name: DNP10/057 Land at Holne Road, Buckfastleigh



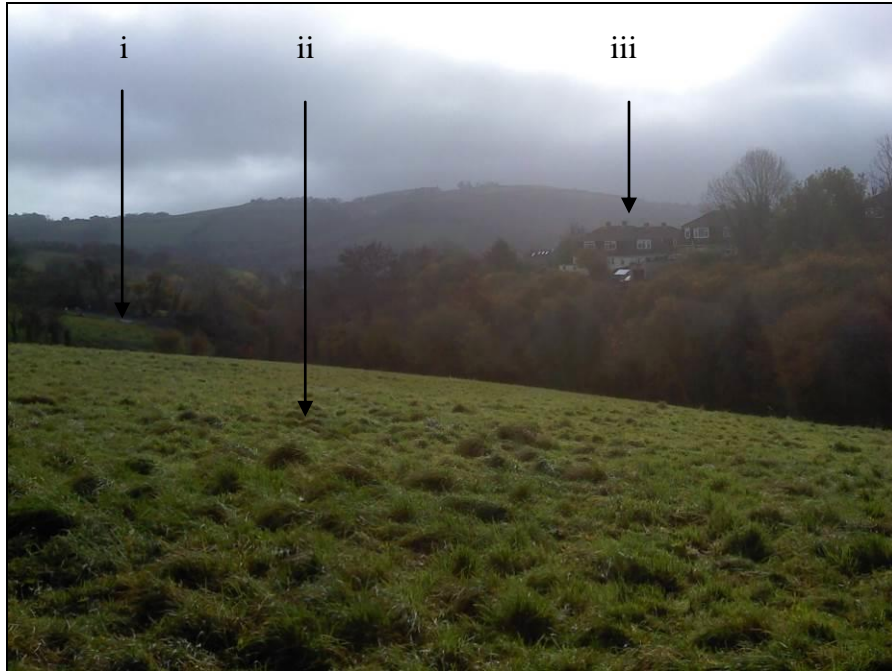
(i) first field (ii) second field



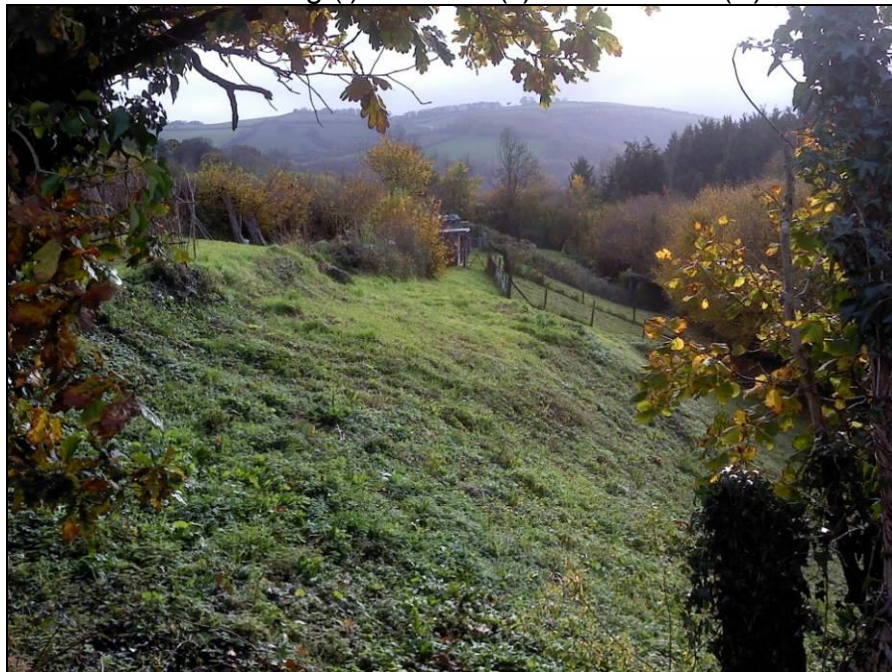
(View south east towards entrance showing first field and valley)



(View west from first field showing valley)



(View south east showing (i) first field (ii) second field (iii) Glebelands)



(View south from first field showing small area to the south)

Address: Land at Holne Road, Buckfastleigh

Reference: DNP10/057

Parish: Buckfastleigh

Site Area: Whole area 1.73 ha, net developable area 1.39ha (at 80%)

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

Site Description: The majority of the site is an allocated site, BCK2. This site comprises two fields in agricultural use to the north of Buckfastleigh. The site is adjacent to and accessed via a gateway from Holne Road (the link road built primarily to divert heavy vehicles from the centre of Buckfastleigh). The first field is approximately 0.5 Ha and runs north west parallel with the road. At its western edge a shallow dry valley, steep sided in places contains a small hedge bank separating it from the second field. The second field (approximately 1.1 Ha) rises from its southern boundary within adjacent woodland, levelling out to the north east. Across its southern boundary the site adjoins a steep wooded strip of land previously submitted to SHLAA, but considered undevelopable. Beyond this the Glebelands estate is on the next hillside.

Site Suitability: Stage A

Strategic Planning Policy: Buckfastleigh 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 is improved grassland, currently grazed. It does not fall within an area of special designation for biodiversity or geodiversity (SSSI, Ramsar Site, SPA or County Wildlife Site). However the site falls within the Greater Horseshoe Bat Special Area of Conservation (SAC) flight line and sustenance zone. The site is within 300m of Buckfastleigh Caves SSSI. Any development on this site should only be considered after a screening for Habitat Regulations Assessment (HRA) has been undertaken.

Flood Risk: The site falls within flood zone 1.

Site Suitability: Stage B

Other environmental issues:

Detailed biodiversity considerations: The site would likely require a HRA due to its proximity to Buckfastleigh Caves SSSI and being in the flight line and sustenance zone of Greater Horseshoe Bats. The southern field is a former orchard.

Impact on the built environment: The site is near to residential areas. Development of this site would be unlikely to adversely impact the built environment.

Impact on landscape character: This site currently marks the limit of the development of Buckfastleigh along Holne Road and its development would be the most northern extent of the town. To the north land is agricultural and rural in character, to the south immediate land is residential before reaching the industrial heart of the town. The road marks its eastern boundary, with further agricultural land beyond this. Albeit a seemingly exposed site, it is relatively discrete within the wider landscape. Views of the site are from Holne Road to the east and north (though well screened by mature hedges), and Glebelands to the south. Fairly significant earth movement may be required in order to fully open the site for development; this would result in a significant change to the immediate landscape character. Topography is the key constraint on this site. The small valley between the two fields forms a notable divide and a potential restriction on the yield of the site and movement through it. Although access can likely be gained between the two areas significant landscaping would be required to fully develop the steeper areas of the site. Development of the first field is likely to be achievable. Development of the second field may be achievable subject to more detailed consideration of the topographic site constraints.

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

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

Access to Public Transport: Buckfastleigh is served by a number of bus services providing access to the larger urban centres including Exeter, Plymouth, Newton Abbot and Totnes, together with the shopping destinations of Tesco Lee Mill and Trago Mills. It is however worthwhile noting that 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 approximately 600m walking distance of the town centre shops.

Land status: The site is currently in agricultural use.

Source Protection Zone: None

Open Space and Recreation: Development of this site would not result in the loss of land currently used for public space provision. The topography of the site means good opportunities may be taken of areas of open space within the development.

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

Highway Access: The site is immediately adjacent to Holne Road (30mph), constructed to modern highway specification. Access is currently on the outside of a long bend with good visibility in both directions. From here access can easily be gained to the A38 via Buckfast, or the centre of Buckfastleigh. The access to the site is good and it has the potential to form an acceptable extension to the built area of Buckfastleigh.

Pedestrian and Cycle Links: A wide verge along Holne Road is likely to be able to accommodate pavement linking with the rest of the town. Alternative pedestrian access may potentially be sought through adjoining land (in District Council ownership) to the Glebelands estate.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

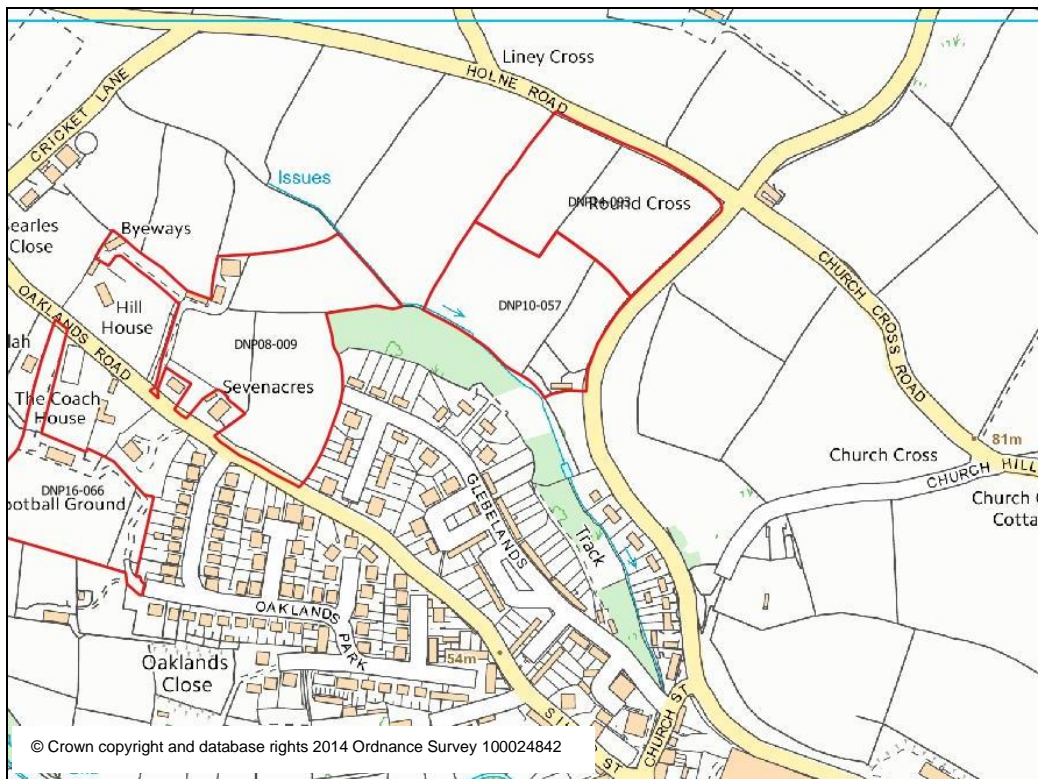
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered this site to be deliverable and developable. However because of a requirement for access road and undevelopable (slope/stream) areas reduce developable area to 1 ha. Yield was consequently reduced to the developable area. The southern, sloping area has been excluded from this submission.

Site Appraisal

Site Reference and Name: DNP14/093, Land at Roundcross, Buckfastleigh





Address: Land at Roundcross, Buckfastleigh (SX735668)

Reference: DNP14/093

Parish: Buckfastleigh

Site Area: Whole area 1.96ha, net developable area 1.57ha (at 80%)

Min/Max Yield (based on LAA methodology): 31-47

Site Description: This site lies to the north of Buckfastleigh, adjoining the settlement boundary by virtue of the allocated site, BCK2 (land at Holne Road). The site comprises two large sloping fields in agricultural use bounded on all sides by mature hedgerows. The site is elevated in the immediate landscape with views down to and across Buckfastleigh to the south. The northern extent of the site is marked by the public highway running west from Round Cross and beyond that the brow of the hill, before it falls towards Buckfast, the edge of which is approximately 300m away. The eastern edge of the site adjoins Holne Road affording it potentially good highway access.

Whilst the site is close to the edge of Buckfastleigh its relationship with the built form of the town is limited, and development in this location would encroach upon what it currently a pastoral landscape marking an informal ridge-top buffer between Buckfastleigh and Buckfast.

Whilst the relationship of this site with the built form of the town will change upon the development of the adjoining allocated (currently greenfield) site, development in this location currently would be divorced from the settlement and potentially mark, in planning terms, an undesirable step towards nearby Buckfast.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Buckfastleigh is a designated Local Centre. Policy 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 falls within the Greater Horseshoe Bat Special Area of Conservation (SAC) consultation zone. Any development on this site should only be considered after a screening for Habitat Regulations Assessment (HRA) has been undertaken. The site does not fall within the Site of Special Scientific Interest (SSSI), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA).

Flood Risk: The site is within Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is within the Greater Horseshoe Bat SAC consultation zone and therefore requires a HRA screening. There are trees growing along the southern boundary of the site. Important hedgerows enclose and subdivide the site.

Impact on Built Environment: None noted.

Impact on Landscape Character: Enclosed pastoral character, development will have detrimental impact on character of the local landscape. Development would create an isolated development away from the main settlement.

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

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

Access to Public Transport: Buckfastleigh is served by a number of bus services providing access to the larger urban centres including Exeter, Plymouth, Newton Abbot and Totnes, together with the shopping destinations of Tesco Lee Mill and Trago Mills. It is however worthwhile noting that 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 the Buckfastleigh and therefore all service and facilities of the town are accessible.

Land Status: Greenfield.

Constraints to Delivery: Greater Horseshoe Bat SAC consultation zone and landscape character.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: None

Infrastructure Capacity: None on site.

Highway Access: Bounded by Holne road on the northern and eastern boundary.

Pedestrian and Cycle Links: There is a pedestrian route into Buckfastleigh.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

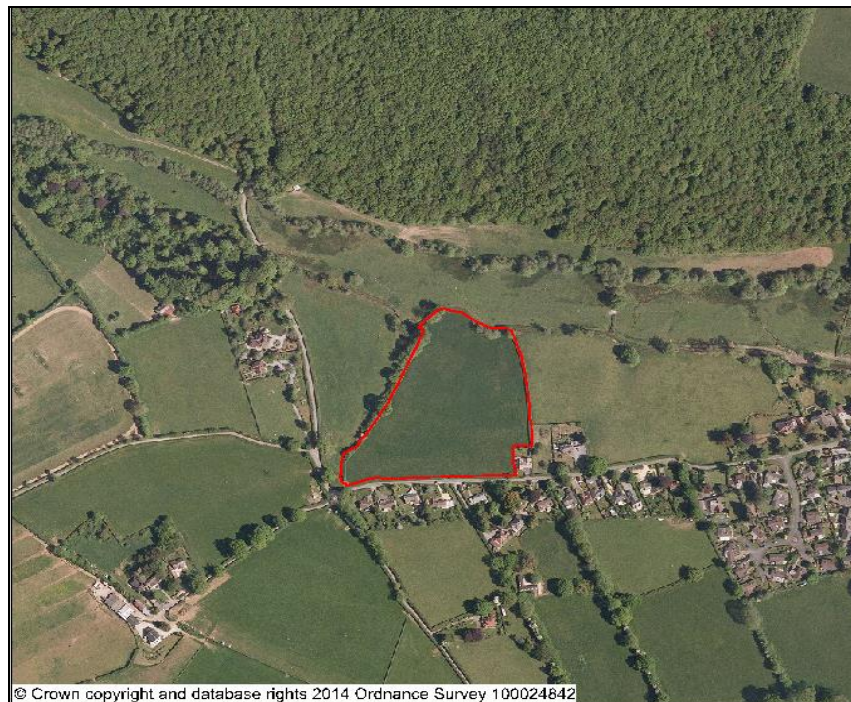
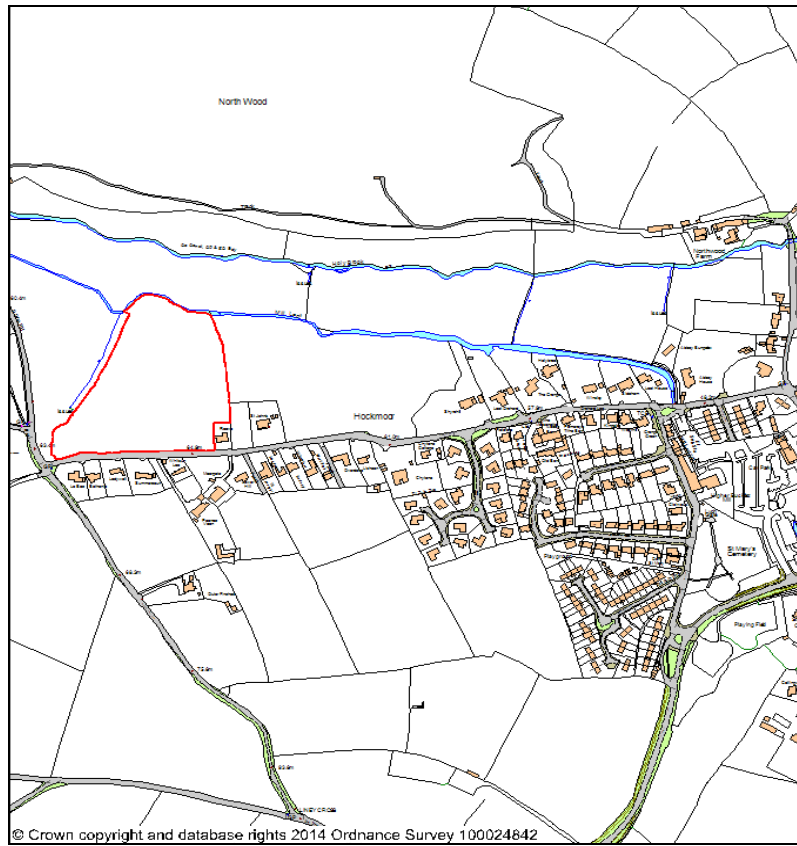
Soonest time available: before 31st March 2018.

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

2014 SHLAA Comments: Panel considered the site to be developable and deliverable. The site is adjacent to allocated site but is currently isolated. However once adjacent allocated site developed it would be achievable. Therefore the site is achievable but for development in years 10+ following completion of the adjacent site. No change since 2014 submission.

Site Appraisal

Site Reference and Name: DNP14/075, Land at Grange Road, Buckfast





Address: Land at Grange Road, Buckfast (SX733 675)

Reference: DNP14/075

Parish: Buckfastleigh

Site Area: Whole area 2.66ha, net developable area 1.6ha (at 60%)

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

Site Description: The site is a single field to the floor of a small valley, largely flat and bounded by hedgerows on all sides. It lies at the end of a stretch of linear development of residential properties in fairly generous plots extending from the main built form of the village. Given the development is associated with a Rural Settlement a limited scale of development would be assumed. Development of the whole site would be inappropriate and appear somewhat separated from the main built form of the village. A limited development may be acceptable however the challenge would be to achieve a development pattern of an appropriate grain/density so as not to seem at odds with the immediate character of the area. Limited development of the site frontage may be acceptable.

Site Suitability Appraisal: Stage A

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

Biodiversity and Geodiversity: The site does not fall within Site of Special Scientific Interest (SSSI), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA). However the site is within an area of Greater Horseshoe Bat flyway. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is within the SAC and would therefore require a Habitat Regulation Assessment (HRA). There are trees along the western boundary.

Impact on Built Environment: Important landscape setting and historic water power context for the Buckfast Abbey complex comprising listed buildings (Designated Heritage Assets and Settings) including grade II* and grade II listed buildings. Potential area of archaeological significance given proximity to the Abbey therefore mitigation works would be required.

Impact on Landscape Character: Development would impact the enclosed pastoral character of the site. The site is poorly related to the existing settlement.

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

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

Access to Public Transport: Buckfast is served by two bus services offering a link to Totnes, Buckfastleigh, Ashburton, Newton Abbot and South Devon College. Buses from Buckfastleigh provide transport to larger urban areas e.g. Exeter and Plymouth.

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

Land Status: Greenfield.

Constraints to Delivery: The site is within the SAC.

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: Small road, there is no pedestrian access.

Pedestrian and Cycle Links: The lane providing access to the site currently lacks footway.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

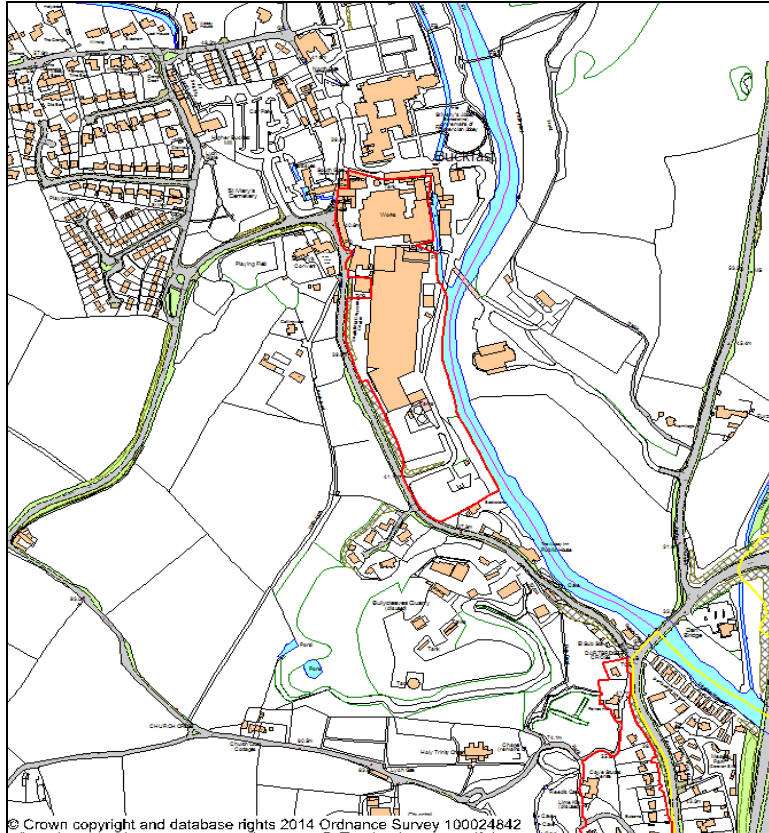
Soonest time available: Between 1st April 2018 and 31st March 2019

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

2014 SHLAA Comments: The Panel considered the site to be deliverable and developable. However landscape issues and distance from settlement meant a frontage development was advised with a maximum yield of 10. No change since 2014.

Site Appraisal

Site Reference and Name: DNP14/076, Former Axminster Carpets Spinning Mill, Buckfast





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



(View of the site from the eastern boundary look north west)

Address: Former Axminster Carpets Spinning Mill, Buckfast (SX741671)

Reference: DNP14/076

Parish: Buckfastleigh

Site Area: Whole area 4.19ha, net developable area of this 2.51ha (at 60%)

Min/Max Yield (based on LAA methodology): 50-75

Site Description: This site comprises large, currently inactive, industrial premises. The site is bounded by the Buckfast Road to the west, and the river Dart to the east. The site is approximately 430m in length and averaging around 90m in width. The southern end of the site includes a modern highway junction linking to an internal road running up the eastern edge of the site. At the north is a further highway access to an area of parking and building access.

The site is dominated by a modern steel frame industrial building with a footprint of approaching 10,000sqm. To the southern end is a parking area for approximately 60 vehicles, and a number of tanks associated with its former use. The northern end of the site includes a number of older buildings, some linked together, and including a large brick-built traditional industrial mill building of historic merit.

The northern boundary of the site adjoins the Buckfast Abbey 'campus' and is less than 100m from the Grade II* listed Abbey building. The proximity of this site to the Abbey presents a challenge both in terms of its current use and form, and potential alternative uses. Buildings within the site also have historic merit potentially worthy of conservation whilst the northern end of the site in particular has an impact upon the setting of the Abbey and its grounds.

The eastern part of the site lies within the flood zone (approximately 0.95ha [22.7%] in zone 3 and 1.72ha [41%] in zone 2) which will act as a constraint to potential use of the site.

The southern edge of the site is approximately 12m from the designated South Hams Special Area of Conservation (SAC), and lies entirely within an identified Greater Horseshoe Bat flyway.

In respect of development potential overall, this site presents an opportunity to better conserve buildings of historic merit on site, whilst also improving the setting of the adjoining listed Abbey. Its location in a rural settlement means a focus upon development to meet the identified local needs of the village, and local plan policy would strongly favour the continued use of the land for employment. It is recognised that this land could be used more effectively/efficiently for employment, however, and that conservation led mixed use development of the northern end could result in local environmental gain.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Buckfast 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. In the Development Management and Delivery Development Plan section 3.13 on Buckfast regarding this site it states that "*the premises present*

an opportunity for new industrial and business uses to sustain local employment.”
This site is within a designated Neighbourhood Plan Area.

Biodiversity and Geodiversity: The site does not fall within Site of Special Scientific Interest (SSSI), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA). However the site is 12m from the boundary of the South Hams SAC and is an area of Greater Horseshoe Bat flyway. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: The eastern part of the site lies within the flood zone (approximately 0.95ha [22.7%] in zone 3 and 1.72ha [41%] in zone 2) which will act as a constraint to potential use of the site.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations on site, although a number of mature trees on site which should be retained.

Impact on Built Environment: Substantial and significant site within the curtilage of both grade II* and grade II listed buildings (Designated Heritage Assets and Settings). Potential for development but carefully thought out and detailed programme of archaeological and historic building research, survey, recording and excavation will be required depending on the final designs of future proposals.

Impact on Landscape Character: Past employment use, industrial site.

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

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

Access to Public Transport: Buckfast is served by two bus services offering a link to Totnes, Buckfastleigh, Ashburton, Newton Abbot and South Devon College. Buses from Buckfastleigh provide transport to larger urban areas e.g. Exeter and Plymouth.

Access to Services/Facilities: The site is within walking distance of the centre of Buckfast and therefore all service and facilities of the town are accessible. It would also be possible to walk from the site into the centre of Buckfastleigh although this is approximately 1.5km from the sites southern boundary.

Land Status: Brownfield, disused employment/industrial site.

Constraints to Delivery: Flood risk, proximity to South Hams SAC and proximity to Designated Heritage Assets and Settings.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: If developed for housing there would be a loss of employment space.

Infrastructure Capacity: It would be assumed that the site already has water and electricity available. There is also existing internal road access.

Highway Access: Currently good access but as it is a large site separate accesses may be needed for different sections dependant on site usage. There is scope to put an additional access along Buckfast Road.

Pedestrian and Cycle Links: There is a pedestrian route into Buckfast.

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 2018 and 31st March 2019

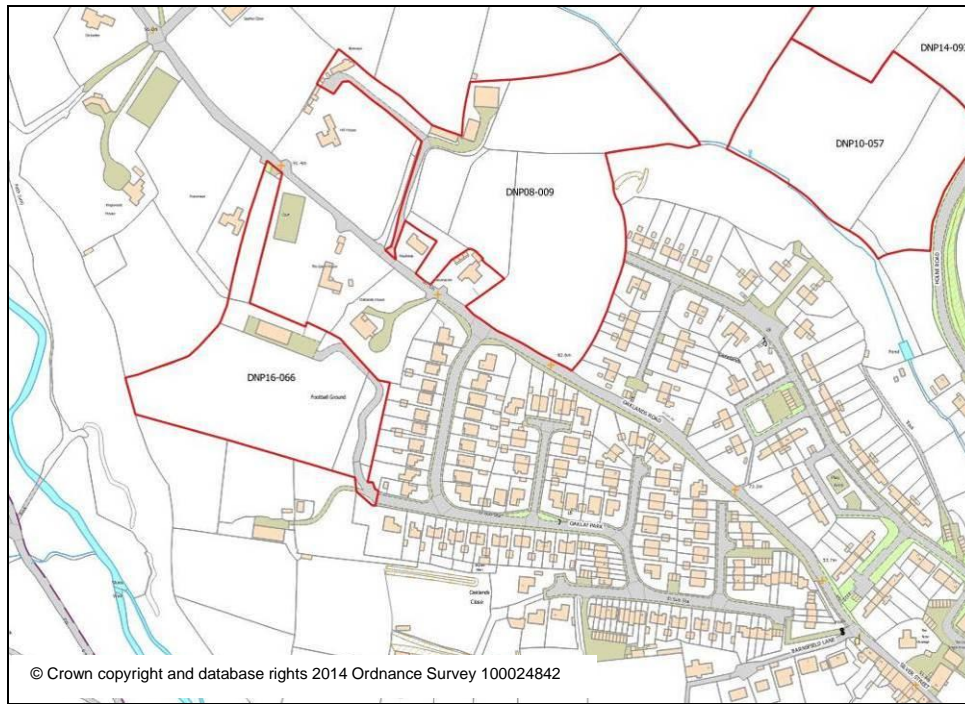
Estimated development time (based on LAA methodology): 3-4 years.

2014 SHLAA Comments: Panel considered the site to be deliverable and developable however noted the high cost due to the sites previous industrial use. Panel agreed 20% employment and 80% residential floorspace should be achievable. Net developable area excluding Flood Zone 3 is 1.94ha. 20% of this would be 0.39ha and the remaining 80%, 1.55ha would be suitable for residential use at a mid point yield of 50 units. No change since 2014 submission.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/066, Land off Oaklands Park, Oaklands Road, Buckfastleigh





(View from the eastern boundary looking west across the site)



(View from the eastern boundary looking south towards current access)

Address: Land off Oaklands Park, Oaklands Road, Buckfastleigh (SX704666)

Reference: DNP16/066

Parish: Buckfastleigh

Site Area: Whole site 1.64 ha, net developable area 1.32 ha (at 80%)

Min/Max Yield (based on LAA methodology): 26-39

Site Description: The site is located on the north western fringe of Buckfastleigh, outside but adjoining the existing built limits of this Local Centre. It is bound by the modern residential developments Oaklands Park to the east and agricultural land to the south. The site is currently used as an educational facility and has one building onsite, adjacent to the northern boundary, related to this use. The sites educational use is on a short term lease basis. The site is flat but visible due to its location high on the ridge.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Buckfastleigh 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: Site does not fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), Subject to Preliminary Environmental Assessment. The Buckfastleigh SAC is however located approx. 0.67km to the east of the site. Any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No local designations. Hams SAC flyway and sustenance zone. Areas of rough grassland around the football pitch may have local biodiversity interest. Woodland of Conservational Importance is located approx. 0.6km from the south western corner of the site. A Habitat Risk Assessment (HRA) may be required.

Impact on Built Environment: The site is located adjacent to Oaklands Park which is a modern estate of limited design quality. No archaeological concerns

Impact on Landscape Character: The site is adjacent to the residential area of Oaklands Park but currently has a pastoral character extending onto the ridge away from the built form of the town.

Landscape Assessment Zone: B2
Sensitivity to future change: High

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

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

Access to Public Transport: Buckfastleigh is served by a number of bus services providing access to the larger urban centres including Exeter, Plymouth, Newton Abbot and Totnes, together with the shopping destinations of Tesco Lee Mill and Trago Mills. It is however worthwhile noting that some of these services only run during the summer months, once a week or even alternate weeks.

Access to Services/Facilities: Buckfastleigh town centre is within walking distance approximately 1 km from the site.

Land Status: Greenfield.

Constraints to Delivery: None.

Source Protection Zone: None.

Open Space and Recreation: No loss to public space.

Loss of employment: Yes.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Site is acceptable from a highway point of view. However access to the site is via residential roads and Silver Street thus the capacity of the site served by the current road arrangement is likely to be limited.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

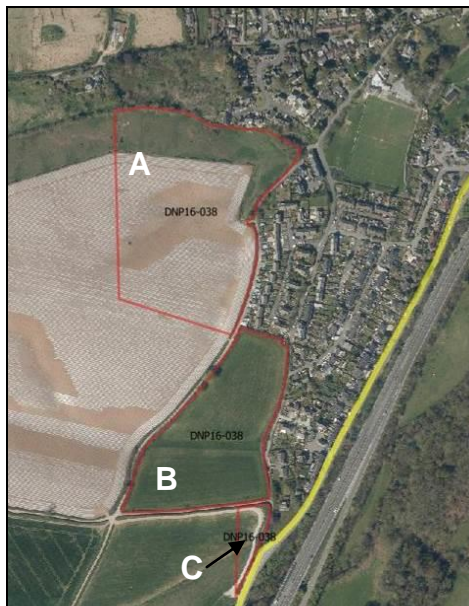
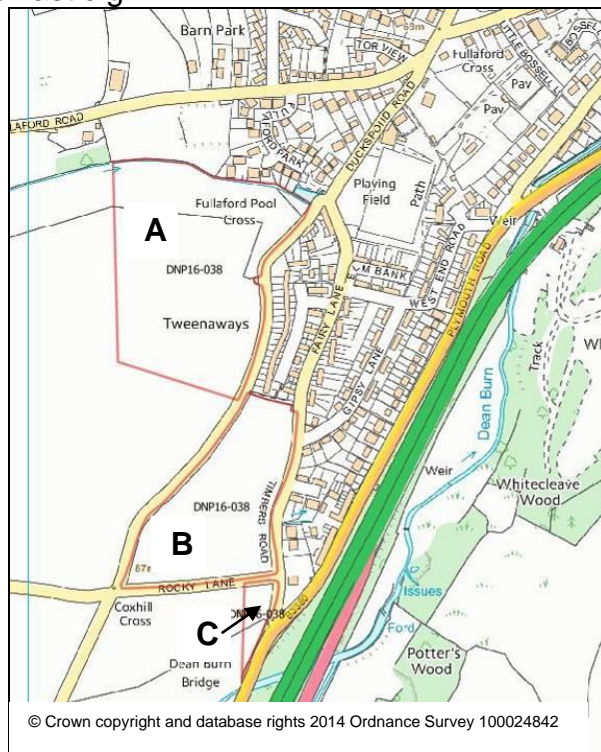
Is the site currently being marketed: No

Soonest time available: Between 1st April 2018 and 31st March 2019

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

Site Appraisal

Site Reference and Name: DNP16/038, Land to the rear of Tweenaways and Timbers Road, Buckfastleigh





(View of field A from the middle of the eastern boundary looking north towards Buckfasleigh)



(View of field B taken from the south western corner looking north west)



(View of field C from the southern corner looking north west)

Address: Land to the rear of Tweenaways and Timbers Road, Buckfastleigh (SX733654)

Reference: DNP16/038

Parish: Buckfastleigh

Site Area: Whole area 8.95ha, Part A: 5.42ha, Part B: 3.21ha, Part C: 0.31ha net developable area whole area: 5.37ha (at 60%), Part A: 3.25ha (at 60%), Part B: 1.93ha (at 60%), Part C: 0.31ha (at 100%)

Min/Max Yield (based on LAA methodology): Whole area: 107-161, Part A: 65-98, Part B: 39-58, Part C: 6-9

Site Description: The sites are located to the southwest of Buckfastleigh. The three sites are currently in agricultural use.

The sites are agricultural fields. The settlement boundary runs along the eastern boundaries of the sites. Plot A has some residential development, Furlong Close, on part of the northern boundary and Duckspend Close and Tweenways on the east. The remainder of the site is surrounded by agricultural land. Duckspend road is a narrow country lane. The site is large and has challenging topography; it slopes steeply down towards Duckspend to the north. Development in the higher areas of this site will be visible from the surrounds and set in an area that is agricultural. There is a TPO area adjacent to the north eastern corner of the site. An area of surface water flooding (1 in 30 and 1 in 100) is located in the north eastern corner of the site, approximately 0.2ha.

Part B is an agricultural field with Rocky Lane to the south and Timbers Road to the east with a high hedge bank. There is residential development off Fairy Lane to the north of the site. To the south and west are large agricultural fields. The site has challenging topography and slopes to the centre of the site away from Rocky Lane. There is also a narrow area of surface water flooding (1 in 30 and 1 in 100), approx. 4m wide, that runs through the centre of the site from east to west. Access to this site, from Rocky Lane and Duckspend Road, relies on narrow lanes. This site also has telephone lines through the centre of the site running from north to south.

Part C is a small section of an agricultural field. The topography of this section is very challenging; it rises quickly from the south to the north. Rocky Lane and part B are to the north and Plymouth Road and the junction to Timbers Road to the east. A stream, Dean Burn, is located to the south of the boundary. To the west is agricultural land. A very small section of the southern boundary is within Flood zone 3.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Buckfastleigh is a designated Local Centre. Policy 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), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. The site is within the Greater Horseshoe Bat SAC flyway and sustenance zone any development on this site should only be considered after a screening for Habitat Regulations Assessment has been undertaken.

Flood Risk: The site is located within flood zone 1, although there are some areas of surface water flooding in small sections of the sites.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site may require a HRA due to being in the Greater Horseshoe Bat flyway and sustenance zone. Possible hedgerow loss along road to create acceptable access into the site. Trees are growing along the roadside boundaries.

Impact on Built Environment: The immediate built environment to the north and east of the site consists of a 20th century residential estate. Part A includes the site of a former small farmstead / barn Cox Hill Barn which is not recorded on our Historic Environment Record but is shown on the 1841 tithe map (see 1864 map) and is still in use in 1947. At some point after the 1947 image the site was levelled and the surrounding fields (medieval in origin) grubbed out to create the large field of today. We would request an archaeological evaluation to take place here, that would involve geophysical survey prior to any development.

Impact on Landscape Character: The site is pastoral in character and due to its varying topography is visible from the surrounding area. Development of this area with alter the agricultural nature of the area surrounding this part of Buckfastleigh.

Landscape Assessment Zone: B1

Sensitivity to future change: Medium- High

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

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

Access to Public Transport: Buckfastleigh is served by a number of bus services providing access to the larger urban centres including Exeter, Plymouth, Newton Abbot and Totnes, together with the shopping destinations of Tesco Lee Mill and Trago Mills. It is however worthwhile noting that 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 the Buckfastleigh Part A is approx. 0.5km, Part B 0.8km and Part B 1.3km

Land Status: Greenfield.

Constraints to Delivery: 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: It is difficult to ascertain how this site is best accessed especially having regard to the section of Timbers Road to the south of Rocky Lane, which is especially narrow. The improvement of that section of Timbers Road as it adjoins the site ownership is conceivable, but there would be significant financial and environmental issues associated with such works.

Pedestrian and Cycle Links: There are no pedestrian footways from any parts of this site.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

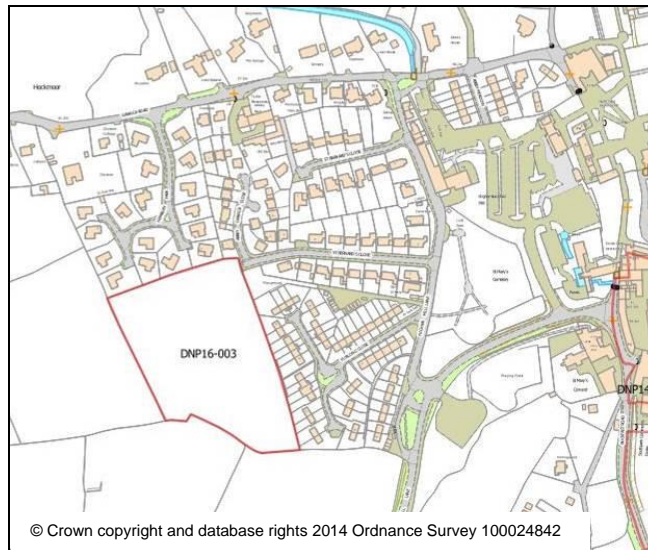
Is the site currently being marketed: No.

Soonest time available: Between 1st April 2018 and 31st March 2019

Estimated development time (based on LAA methodology): Whole site: 5-7
Part A: 4-5, Part B: 3, Part C: 1.

Site Appraisal

Site Reference and Name: DNP16/003, Land known as Church Park, West of Furlong Close, Buckfast





(View of the site access)



(View of the site from the north eastern corner looking south west)

Address: DNP16/003, Land known as Church Park, West of Furlong Close, Buckfast (SX737 672)

Reference: DNP16/003

Parish: Buckfastleigh

Site Area: Whole area 1.8ha, net developable area 1.44ha (at 80%)

Min/Max Yield (based on LAA methodology): 29-43

Site Description: The site is a single field with a slight slope from the south down to the north. It is bounded to the east and north by the residential developments of Furlong Close and Hembury Park. There is agricultural land to the south and west of the site. It is located to the west of Buckfast. Given the development is associated with a Rural Settlement a limited scale of development would be assumed.

Site Suitability Appraisal: Stage A

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

Biodiversity and Geodiversity: Although outside the Greater Horseshoe Bat Special Area of Conservation (SAC) the site is approx. 90m from the flyway and sustenance 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/ development will not cause harm to Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. Yield may be constrained by the mitigation requiring an undeveloped strip along boundary features to protect Greater Horseshoe Bat flyways.

Flood Risk: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is a small single field of semi-improved grassland with well developed boundary hedges and mature trees growing along western and southern boundaries of the site. The site is adjacent to the South Hams SAC sustenance zone and would therefore require a Habitat Regulation Assessment (HRA).

Impact on Built Environment: There is a Grade II Listed Tithe Barn 100m north of the site boundary but given previous development site is unlikely to impact on setting. No archaeological concerns

Impact on Landscape Character: Development would impact the enclosed pastoral character of the site. However development would be viewed against the adjacent residential development.

Landscape Assessment Zone: B3

Sensitivity to future change: High

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

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

Access to Public Transport: Buckfast is served by two bus services offering a link to Totnes, Buckfastleigh, Ashburton, Newton Abbot and South Devon

College. Buses from Buckfastleigh provide transport to larger urban areas e.g. Exeter and Plymouth.

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

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: Site is acceptable from a highway point of view.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

Soonest time available: before 31st March 2018

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