



Land Availability Assessment

Sites for consideration by the Panel

July 2017

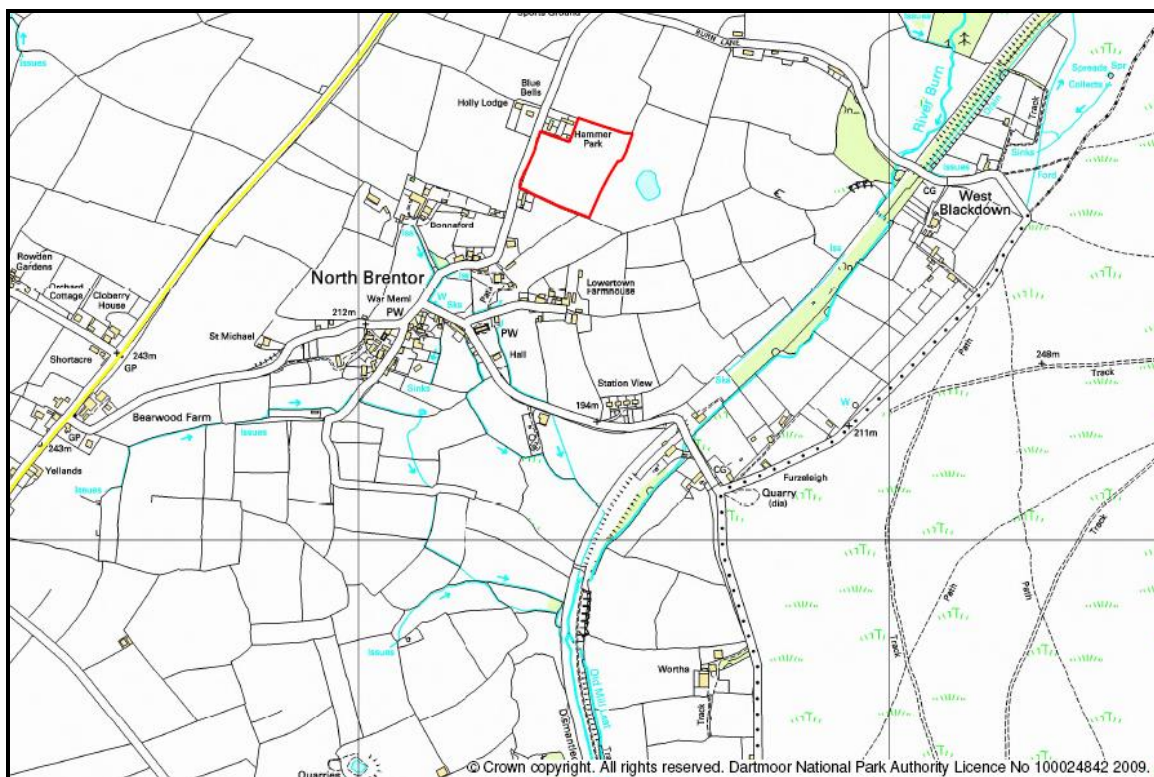
North Brentor and Mary Tavy

Contents Page

DNP08/005	Hammer Park, North Brentor, Tavistock	Stage B	p3
<i>Panel considered the site to be deliverable and developable. Highway access will be a constraint given the nature of the lane servicing the site leading to a reduction of yield to 5-6 units to allow for a frontage development.</i>			
DNP08/050	Land at North Brentor, Tavistock	Stage B	p7
<i>Panel considered the site to be deliverable and developable at the stated yield. Tree Preservation Orders on site boundaries, its location within the Conservation Area and position adjacent to a historical farmstead means development would have to be dealt with sensitively</i>			
DNP 14/68	The Burrows/Glebe, Mary Tavy	Stage B	p11
<i>The Panel did not consider the site to be developable or deliverable. Site is landlocked. Site is likely to have contamination issues due to its mining history and suffers from Japanese Knotweed therefore raising the cost of development.</i>			
DNP 14/117	Land at east of Brentor Road, Mary Tavy	Stage B	p15
<i>Panel considered the site to be deliverable and developable with the yield reduced to the mid point of a maximum of 42 units.</i>			
DNP 16/056	Field adjacent to Sunnycote, Mary Tavy	Stage B	p20
<i>This is a new site for 2017</i>			
DNP16/021	The Stannary and Crofter, Mary Tavy	Stage B	p23
<i>This is a new site for 2017</i>			
DNP 08/039	Land at Oakfield, Mary Tavy	Stage B	p27
<i>This site was not submitted in 2014. However in 2010 the Panel considered the site to be deliverable and developable although constrained by vehicular and pedestrian access. The 30mph limit will need to be extended south of public house. Provide pedestrian access through recreation ground to the north, and retain as much hedgebank as possible. Since this comment the pedestrian access has been provided.</i>			

Site Appraisal

Site Reference and Name: DNP08/005, Hammer Park, Brentor, Tavistock.
Known as Hoom Park.





(View from the north east corner, looking south west ward)

Address: Hammer Park, Brentor, Tavistock. Known as Hoom Park (SX483816)

Reference: DNP08/005

Parish: Brentor

Site Area: Whole site 2.28ha, net developable area based on LAA methodology 1.37ha (at 60%).

Min/Max Yield (based on LAA methodology): 27-41

Site Description: The site is located to the north east of Brentor and is comprised of a level agricultural field. The site has a strong rural character and is bound by a highway to the west (beyond which is open countryside), low density linear residential development abuts part of the north and south boundary, with the rest together with the land to the east consisting of agricultural land.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Brentor is a 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: Flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues-

Detailed Biodiversity Considerations: No local designations, although the site is enclosed by hedgebanks.

Impact on Built Environment: No issues noted at this stage.

Impact on Landscape Character: The site contributes to the rural character of the immediate area. The hedgebanks to the west create a sense of enclosure and rurality on approach to Brentor. Any development would have to respect and protect the character and appearance of this location.

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: Brentor is served by one bus services between Plymouth, Tavistock, Brentor and Okehampton.

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

Land Status: Greenfield, agricultural land.

Constraints to Delivery: Access route from North Brentor village predominately single lane, country road.

Source Protection Zone: None

Open Space and Recreation: No loss

Loss of employment: No loss

Infrastructure Capacity: All onsite infrastructure required.

Highway Access: The existing access is via a field gate on the western boundary. If developed improved/altered access arrangements would be required.

Pedestrian and Cycle Links: Pedestrian route to village is along a country lane, with no footways.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No

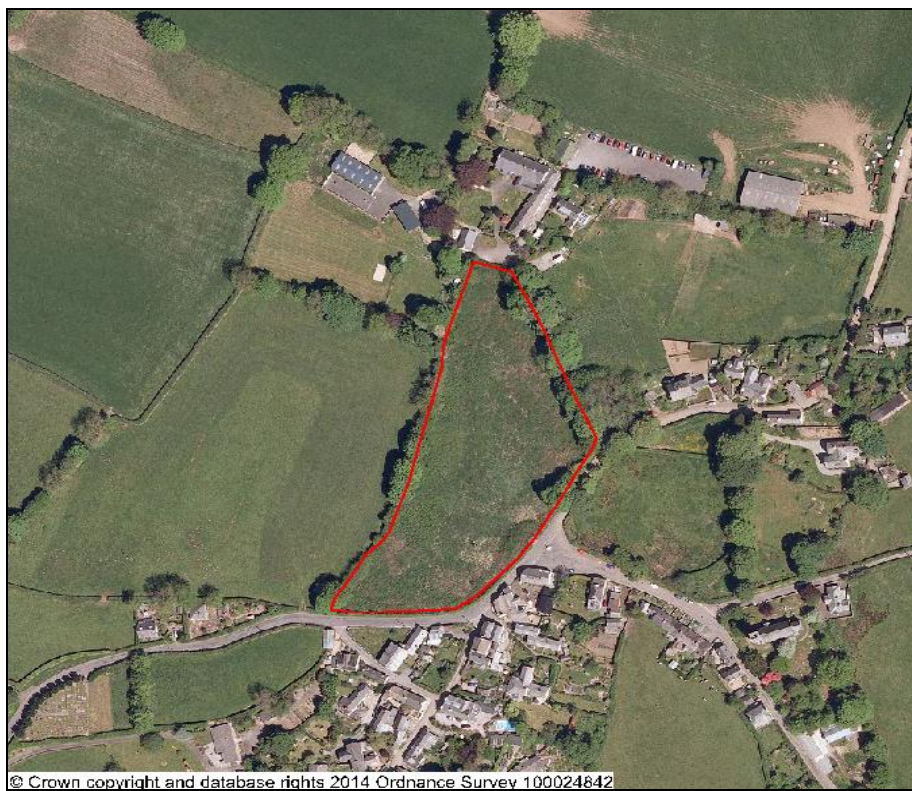
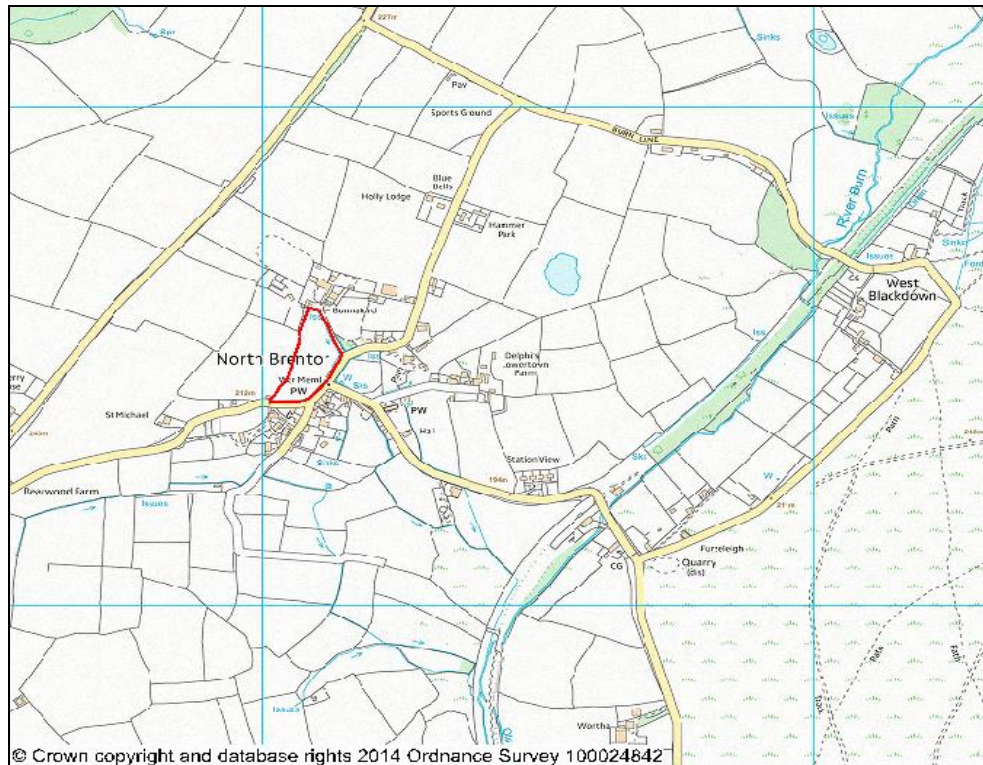
Soonest time available: Now

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. Highway access will be a constraint given the nature of the lane servicing the site leading to a reduction of yield to 5-6 units to allow for a frontage development.

Site Appraisal

Site Reference and Name: DNP08/50, Land at North Brentor, Tavistock





(View of the site from the south of the land, looking north)

Address: Land at Brentor, Tavistock (SX480814)

Reference: DNP08/050

Parish: Brentor

Site Area: Whole area 1.21 hectares net developable area 0.96ha (at 80%)

Min/Max Yield (based on LAA methodology): 19-29

Site Description: The site is located to the west of the centre of North Brentor, within the Conservation Area. It is comprised of a field of agricultural use. The site is bound by a highway to the south and east, beyond which is the built core of Brentor. Immediately to the north and west is agricultural land.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Brentor 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: Flood zone 1, although a watercourse is located to the north and east boundary of the land to the north.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: There are no onsite local designations. Although the site is enclosed by hedgebanks, in addition a number of trees are subject to Tree Preservation Orders on the adjacent land to the north.

Impact on Built Environment: The site is within the Conservation Area and is identified within the Conservation Area Appraisal as being an important open space cited as; forming the “green spine” of the village, defining the distinctive development pattern of the village and contributing to the setting of the adjacent buildings (including the grade II listed chapel to the south). The ground level of the site is raised above the adjacent road level, therefore the site is prominent within the settlement. There are no known archaeological sites in the area but there is high potential for some survival of remains. Development of the site would require a degree of archaeological investigation and mitigation.

Impact on Landscape Character: The site is visible within the landscape, however is viewed within the context of the built environment of Brentor.

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: Brentor is served by one bus services between Plymouth, Tavistock, Brentor and Okehampton.

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

Land Status: Greenfield pasture land.

Constraints to Delivery: An archaeological condition may be attached to any planning consent approved within the Conservation Area.

Source Protection Zone: None.

Open Space and Recreation: None.

Loss of employment: None.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: The site is bound by a highway to the south and east. Engineering works and hedge row removal would be required to create an adequate vehicular access. The site is currently served by a pedestrian access to the eastern boundary of the land to the north.

Pedestrian and Cycle Links: Site is within the centre of Brentor.

Compatibility: No issues. Applicant states the site could be used for affordable housing, possibly self-build housing and/or open market housing with some community use.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

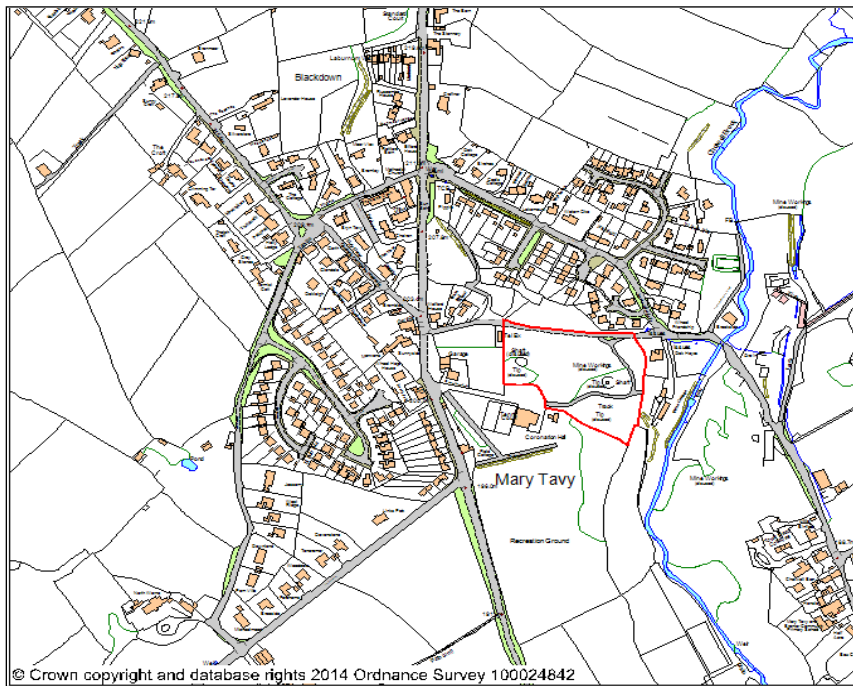
Soonest time available: Between 1st April 2018 and 31st March 2019.

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

2014 SHLAA Comments: Panel considered the site to be deliverable and developable at the stated yield. Tree Preservation Orders on site boundaries, its location within the Conservation Area and position adjacent to a historical farmstead means development would have to be dealt with sensitively.

Site Appraisal

Site Reference and Name: DNP14/68, The Burrows/or Glebe, Mary Tavy





(Photo taken from the south west looking onto the site to the north east)

Address: The Burrows/or Glebe, Mary Tavy (SX506786)

Reference: DNP14/068

Parish: Mary Tavy

Site Area: Whole area 1.41ha, net developable area 1.13ha (at 80%)

Min/Max Yield (based on LAA methodology): 23-34

Site Description: The site is located adjacent to the centre of Mary Tavy, to the east. It consists of an overgrown old mining site with mine shafts and uneven land. The southern boundary is adjacent to the car park for the Coronation Hall, the northern boundary consists on a small track leading to a BT building on the western boundary. The site is surrounded by a footpath and public right of way. The site also has a significant amount of Japanese Knotweed. The access to the site could potentially be an issue. It would be necessary to deal with the Japanese knotweed, as well as to investigate and mitigate mining and contaminated land issues, all of which are likely to increase the cost of development significantly.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Mary Tavy 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. The site is adjacent to the allocated site MTV2 (housing development).

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 designations on site. Although as it is an old mine site natural regeneration has occurred with broadleaved woodland. Woodland has become an important feature of the village. All of the woodland would be lost if the site is developed.

Impact on Built Environment: The site is within Mary Tavy conservation area (Designated Heritage Asset) and special historic interest (mining) with potential for substantial harm to significance.

Impact on Landscape Character: Development would be currently separated from the main centre of the settlement. Major issues including mine shafts, possibly ground contamination, mine structures and subsidence. Two Historic Environment Record (HER) sites recorded within boundary. Development would impact upon the setting of the Right of Way through the 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: Mary Tavy is served by three bus services; primary destinations include Horndon and Tavistock.

Access to Services/Facilities: Site is within walking distance of the centre of the Mary Tavy, although the A386 lacks footways and carries vehicles that can travel at high speeds despite the speed limit.

Land Status: Disused mine, likely to have contamination.

Constraints to Delivery: The presence of potential contamination, mine shafts, invasive species and uneven land is likely to constrain development and significant impact viability.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space. Mary Tavy Bridleway 18 route code 930/BR18/0 runs through the site.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Site could be accessed through same access as Coronation Hall, but this is private and may not be agreed. A track (owned by the applicant) follows the northern boundary but this is currently not

accessible by car so improvement would be necessary, it is approximately 21.5m from main road.

Pedestrian and Cycle Links: Site is within walking distance of the centre of the Mary Tavy, although the A386 lacks footways and carries vehicles that can travel at high speeds despite the speed limit.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes

Is the site currently being marketed: No.

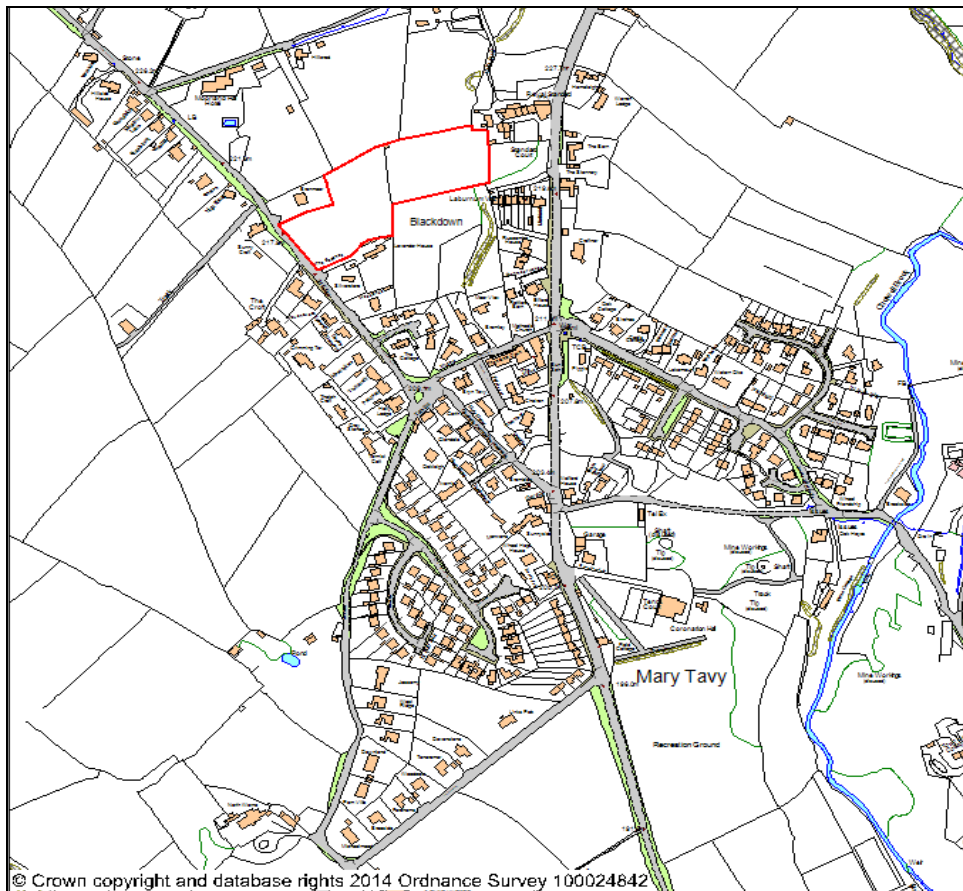
Soonest time available: before 31st March 2018

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

2014 SHLAA Comments: The Panel did not consider the site to be developable or deliverable. Site is landlocked. Site is likely to have contamination issues due to its mining history and suffers from Japanese Knotweed therefore raising the cost of development.

Site Appraisal

Site Reference and Name: DNP14/117, Land to the east of Brentor Road, Mary Tavy





(Photo taken from western boundary looking towards east)

Address: Land to the east of Brentor Road, Mary Tavy, Tavistock (SX500797)

Reference: DNP14/117

Parish: Mary Tavy

Site Area: Whole area 1.3ha, net developable area 1.04ha (at 80%)

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

Site Description: The site is to the north of the core of Mary Tavy and surrounded by houses in large plots with no obvious frontage. The site is split by a stone wall and trees and the eastern field is significantly cut off from the settlement. Access to this field would need to be through the western field. Both fields are flat with no obvious constraints to development.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Mary Tavy 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)

Flood Risk: The site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations on site, although there are mature trees on boundaries and important hedgerows enclose and subdivide the site.

Impact on Built Environment: Direct impact on the significance and setting of the recently designated Mary Tavy Conservation Area (Designated Heritage Asset and Setting) comprising two fields. The field to the east partly extends into the Conservation Area and could impact upon the significance of

the heritage asset, especially the former route way the King's Way and the setting of this part of the Conservation Area. There is also the high possibility that unrecorded mining remains survive in the area. Development in the eastern field is likely to be significantly constrained by heritage assets, and be accessible only via the western field.

Impact on Landscape Character: Enclosed grazed pastoral character, development will have impact on character of landscape. Some area of the site links with existing residential development. Development is likely to be limited to the western road frontage of the 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 Monitoring Area (AQMA).

Access to Public Transport: Mary Tavy is served by three bus services; primary destinations include Horndon and Tavistock.

Access to Services/Facilities: Site is within walking distance of the centre of the Mary Tavy, approximately 320m (as the crow flies) to the south east, so all services and facilities of the village are accessible.

Land Status: Greenfield agricultural land and paddocks.

Constraints to Delivery: Part of site within the Conservation Area, therefore an archaeological condition may be placed on any planning consent.

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 bounded by the Brentor Road to the west. Opportunities to access the parcel of land to the east are limited and further constrain development opportunities for this part of the site.

Pedestrian and Cycle Links: Brentor Road lacks footways and cycle links.

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 years.

2014 SHLAA Comments: Panel considered the site to be deliverable and developable with the yield reduced to the mid point of a maximum of 42 units.

NEW SITES

Site Appraisal

Site Reference and Name: DNP16/056, Field adjacent to Sunnycote, Mary Tavy



Address: Field adjacent to Sunnycote, Mary Tavy (SX504803)

Reference: DNP16/056

Parish: Mary Tavy

Site Area: Whole area 0.49ha, net developable area 0.39ha (at 80%)

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

Site Description: The site is some distance from the core of Mary Tavy, which is to the south of the site. The site is located on A386 which is a fast road. It is surrounded by houses in large plots with little visible frontage to the road. Pedestrian safety and access to the centre of the village and highway access would be a concern. If access could be provided through the adjacent property the site may be suitable for a small number of self-build plots.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Mary Tavy 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)

Flood Risk: The site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations on site and therefore no strategic biodiversity issues. However there are mature trees growing along the boundaries which may have some local biodiversity value. Roadside trees may be removed to create acceptable access into the site.

Impact on Built Environment: The site is ringed by Sunnycote, Broomassie and The Mount which are large houses in large plots and all shown on 1840 Tithe Map and potential Non-designated Heritage Assets. The Conservation Area is located approx. 50 m to the south of the site, which any development may impact the setting of. Possible tin works to the west and south west that form site boundary. Need to walkover survey to confirm and if present would request that any development does not impact upon the features.

Impact on Landscape Character: The site is located adjacent to a residential area.

Landscape Assessment Zone: MT2

Sensitivity to future change: 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 Monitoring Area (AQMA).

Access to Public Transport: Mary Tavy is served by three bus services; primary destinations include Horndon and Tavistock.

Access to Services/Facilities: Site is within walking distance of the centre of the Mary Tavy, approximately 600m to the south, so all services and facilities of the village are accessible.

Land Status: Greenfield.

Constraints to Delivery: Highway access and pedestrian 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: Any access to this site would have a significant impact on the trees fronting the site to provide a junction with adequate visibility for the prevailing 40 m.p.h. speed limit.

Pedestrian and Cycle Links: The lack of suitable pedestrian facilities means that there are concerns about the suitability of this site from a highway safety point of view.

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.

Site Reference and Name: DNP16/021, The Stannary and Crofter, Mary Tavy





(View of The Stannary, from the garden looking west)



(View of the north eastern section of The Stannary)



(View of the parking area adjoining The Stannary, the northern section of the site)



(View of The Stannary taken from the road looking south east)



(View of The Crofter, taken from the southern section of the site looking north)



(View of the land adjoining The Crofter, the southern section of the site)



(View of the access to The Crofter, at the southern point of the site)

Address: The Stannary and Crofter, Mary Tavy (SX503797)

Reference: DNP16/021

Parish: Mary Tavy

Site Area: Whole area 1.52ha, net developable area 1.22ha (at 80%)

Min/Max Yield (based on LAA methodology): 24-36

Site Description: The site is to the north of the core of Mary Tavy and surrounded by houses in large plots with little or no road frontage. The site consists of two large properties and their extended curtilage. The applicant has confirmed both property owners suggest their homes could be demolished to provide land for new development. Both houses are likely to hold some merit, in particular The Stannary which is a Non-designated Heritage Asset within the site. If this property is retained there is a potential issue regarding the setting of the property. Both properties have well established gardens; The Stannary includes a pond and vegetable patch and The Crofter a walled garden.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Mary Tavy 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).

Flood Risk: The site is within flood zone 1.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations on site. A varied site with gardens, grassland, mature trees through middle, all of which may have local biodiversity value. No strategic biodiversity issues.

Impact on Built Environment: Direct impact on the significance and setting of the designated Mary Tavy Conservation Area (Designated Heritage Asset and Setting) which is to the west of the site. The Stannary is a Non-designated Heritage Asset and within the site therefore there is potential setting issues. It is currently unclear if elements of mine leats survive on site. These should be retained if present.

Impact on Landscape Character: The site is located adjacent to residential properties and consists of gardens and the curtilage of the properties within the site.

Landscape Assessment Zone: MT2
Sensitivity to future change: 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 Monitoring Area (AQMA).

Access to Public Transport: Mary Tavy is served by three bus services; primary destinations include Horndon and Tavistock.

Access to Services/Facilities: Site is within walking distance of the centre of the Mary Tavy so all services and facilities of the village are accessible.

Land Status: Greenfield.

Constraints to Delivery: Two large properties currently located on site.

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: This site is acceptable from a highway point of view, subject to the design and provision of a suitable access to contemporary design criteria. It is suggested this could be accomplished by the formation of a new adoptable road junction access to serve the site from the A386. This could be located on the site frontage between the plots.

Pedestrian and Cycle Links: No issues.

Compatibility: Applicant suggests the two properties can be demolished.

Site Availability:

Is the site immediately available for development: Yes

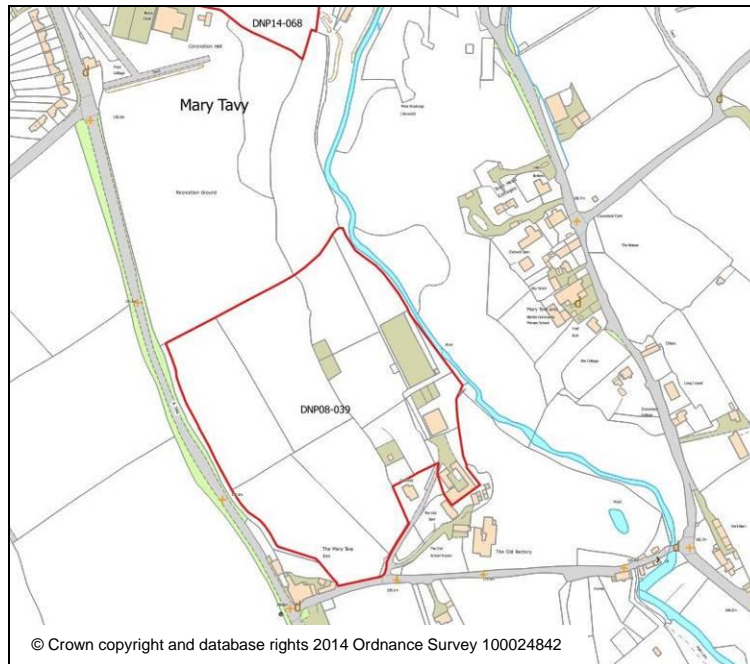
Is the site currently being marketed: No.

Soonest time available: within the next 5 years.

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

Site Appraisal

Site Reference and Name: DNP08-039, Land at Oakfield, Mary Tavy





(View of the site from the north boundary, looking southwards)

Address: Land at Oakfield, Mary Tavy, Tavistock (SX505790)

Reference: DNP08/039

Parish: Mary Tavy

Site Area: Whole area 4.07ha, net developable area 2.44ha (at 60%)

Min/Max Yield (based on LAA methodology): 49-73

Site Description: The site is located to the south of the “modern” centre of Mary Tavy and is detached from this centre of the village. It consists of approximately five agricultural fields that slope eastwards towards Chorley Brook. The A386 is located to the west of the site and the lane leading to the historic core of Mary Tavy bounds the site to the south. The recreation playing fields bound the site to the north while Chorley Brook and agricultural land surround the site to the east (beyond which is the Primary School and farmstead of Dowerland Farm). The north eastern field lies within the Conservation Area that surrounds the site to the south and east. Highway access to the site is a concern and the site has a limited relationship with the built form of the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Mary Tavy is a designated Rural Settlement. Policy COR 15 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)

Flood Risk: The site is within flood zone 1, although an area of flood zone 3 and larger area of flood zone 2 is adjacent to the site abutting Chorley Brook.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations on site, although trees within the Conservation Area are afforded additional protection. Hedgebanks extends across the site, some of which contain mature trees. These hedgebanks might be lost along the road to create acceptable access into the site. Mature trees are growing along the eastern boundary. Mainly improved grassland, cultivated land and farm buildings. Site is adjacent to Cholwell Brook which may be a constraint and/or offer biodiversity enhancement opportunities on stream corridor.

Impact on Built Environment: The immediate built environment consists of the Mary Tavy Inn to the south west together with the Grade II building the Old Rectory and a modern farmhouse with agricultural buildings to the south east. The historic core of Mary Tavy is located to the east of the site, containing the Primary School as the focal point. There has not been a great deal of new development within this area of Mary Tavy (with the majority being focused to the north within Blackdown). There are also non-designated heritage assets to the south and east of the site. Half of the north eastern section of the site is within the Conservation Area. Given the context of the listed building and proximity of the Conservation Area it is a sensitive site. Development would require a geotechnical survey to check out the mine workings, levels and adits that may underlie these fields.

Impact on Landscape Character: The site is set above historic core of Mary Tavy and is visible on approach into the village from the A386 with a limited relationship to the built form of the settlement.

Landscape Assessment Zone: MT3

Sensitivity to future change: High

Mineral Resources: None.

Air Quality: No issues.

Access to Public Transport: Mary Tavy is served by three bus services; primary destinations include Horndon and Tavistock.

Access to Services/Facilities: Site is within walking distance of the centre of the Mary Tavy, so all services and facilities of the village are accessible.

Land Status: Greenfield agricultural land.

Constraints to Delivery: Access. Part of site within the Conservation Area, therefore an archaeological condition may be placed on any planning consent.

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: This site is remote from the village of Mary Tavy and there are no footway facilities for pedestrians generally in the area. The development of this site would be likely to intensify the existing junction in the vicinity of the The Mary Tavy Inn, onto a derestricted County Primary Road which would not be desirable from a highway safety perspective.

Pedestrian and Cycle Links: A382 lacks footways and vehicles can travel at high speeds despite the 40mph speed limit. A pedestrian link via the recreation ground exists which connects the public house to the centre of Mary Tavy adjoining the site.

Compatibility: No issues. Applicant has suggested the site could be suitable for open market, over 55's housing and local connection but not affordable.

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.

Previous SHLAA Comments: Site was not submitted in 2014. However in 2010 the Panel considered the site to be deliverable and developable although constrained by vehicular and pedestrian access. The 30mph limit will need to be resited south of public house. Provide pedestrian access through recreation ground to the north (since provided), and retain as much hedgebank as possible. Since this comment the pedestrian access has been provided.