



## **Land Availability Assessment**

Sites for consideration by the Panel

July 2017

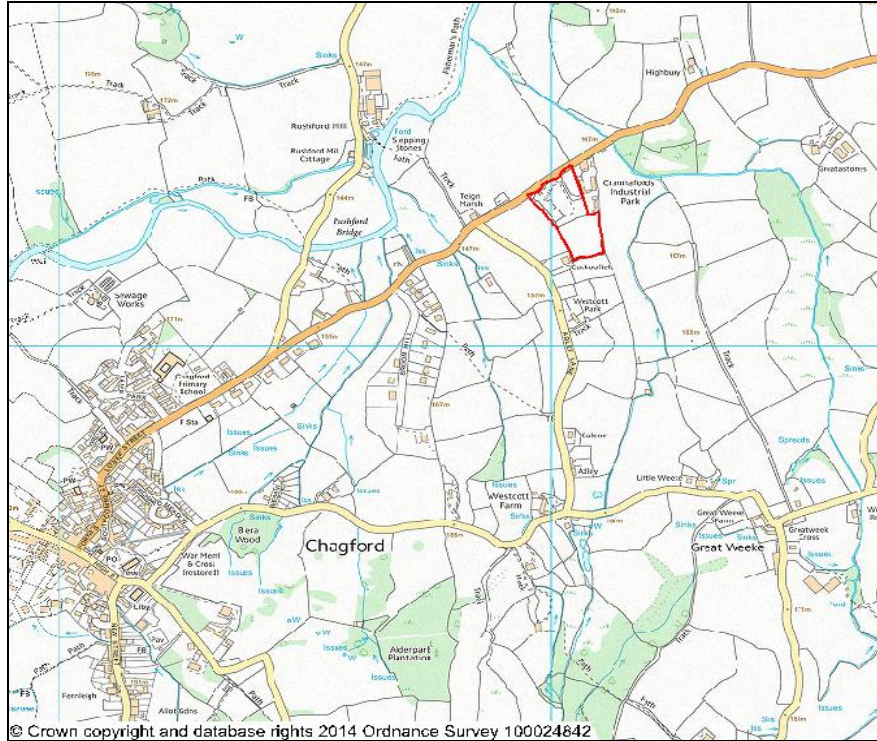
**Chagford and Whiddon Down**

# Contents Page

|            |   |         |     |
|------------|---|---------|-----|
| DNP14/108  | Chagford Cattle Market, Crannafords<br>Bridge, Chagford   | Stage B | p3  |
|            | <i>Panel considered the site to be deliverable and developable for employment use.<br/>Unacceptable for residential use due to the lack of footway links into the settlement.</i> |         |     |
| DNP08/036  | Whiddon Down, Okehampton  | Stage B | p7  |
|            | <i>Panel considered the site to be deliverable and developable and suitable for<br/>employment or residential use.</i>  |         |     |
| DNP08/035  | Drewsteignton Glebe, Drewsteignton  | Stage B | p11 |
|            | <i>Panel considered the site to be undeliverable and unachievable due to it being<br/>landlocked and therefore not having sufficient access.</i>                                  |         |     |
| DNP 16/077 | Land to North West of Lamb Park, Chagford   | Stage B | p16 |
|            | <i>This is a new site for 2017</i>  |         |     |

## Site Appraisal

**Site Reference and Name:** DNP14/108, Chagford Cattle Market, Crannafords Bridge, Chagford





(Photo taken of the northern section of the site looking north west from the centre)



(Photo of the southern section of the site from the south west looking north east)

**Address:** Chagford Cattle Market, Crannafords Bridge, Chagford (SX710882)

**Reference:** DNP14/108

**Parish:** Chagford

**Site Area:** Whole area 1.58ha, net developable area for industrial/warehousing use 0.63ha (at 40%)

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

**Site Description:** The site is located on the main road into Chagford to the north west of the settlement. The site is flat with Crannafords industrial estate on the eastern boundary, agricultural land to the south and west and the road on the north west boundary. A recycling centre is located to the west of the site. The northern half of the site is currently being used as the cattle market and the southern section is a grazing field. The site is within the settlement boundary and could be an extension to the Crannafords industrial estate, providing some employment space. Important hedgerows enclose and subdivide the site.

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

**Strategic Planning Policy:** Chagford is a Local Centre, 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. For planning purposes the business estate at Crannafords Industrial Park is considered to be an outlier of the build-up area of Chagford. Therefore



this site is considered to be within the settlement boundary as stated in section 3.4.3 of the Development Management and Delivery Development 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:** 0.06% of the north eastern corner is within Flood zone 3 and 10.8% of the site is within Flood zone 2.

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

#### **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No local designations on site. Although important hedgerows enclose and subdivide the site.

**Impact on Built Environment:** No concerns.

**Impact on Landscape Character:** The site southern field has a grazed pastoral character. The site is isolated from the main settlement, residential development could impact landscape character and the extent of development potential may be limited. It is however adjacent to an existing industrial 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:** Chagford is served by 4 bus services, which primary destinations include Exeter, Okehampton, Newton Abbot and Ashburton. It is however worthwhile noting that some services only run during the summer and school term time.

**Access to Services/Facilities:** Site is outside walking distance from Chagford.

**Land Status:** The southern field is grazed greenfield and the northern site is the cattle market (largely gravel standing).

**Constraints to Delivery:** None.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** No employees work on the site.

**Infrastructure Capacity:** Foul drainage could be difficult as the site is low lying and away from the main sewer. Possible main sewer connection via highway

**Highway Access:** Good access onto the B3206, improvements would probably not be required.

**Pedestrian and Cycle Links:** No footway into Chagford.

**Compatibility:** Surrounding land use is industrial, site is suited for employment use.

**Site Availability:**

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

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

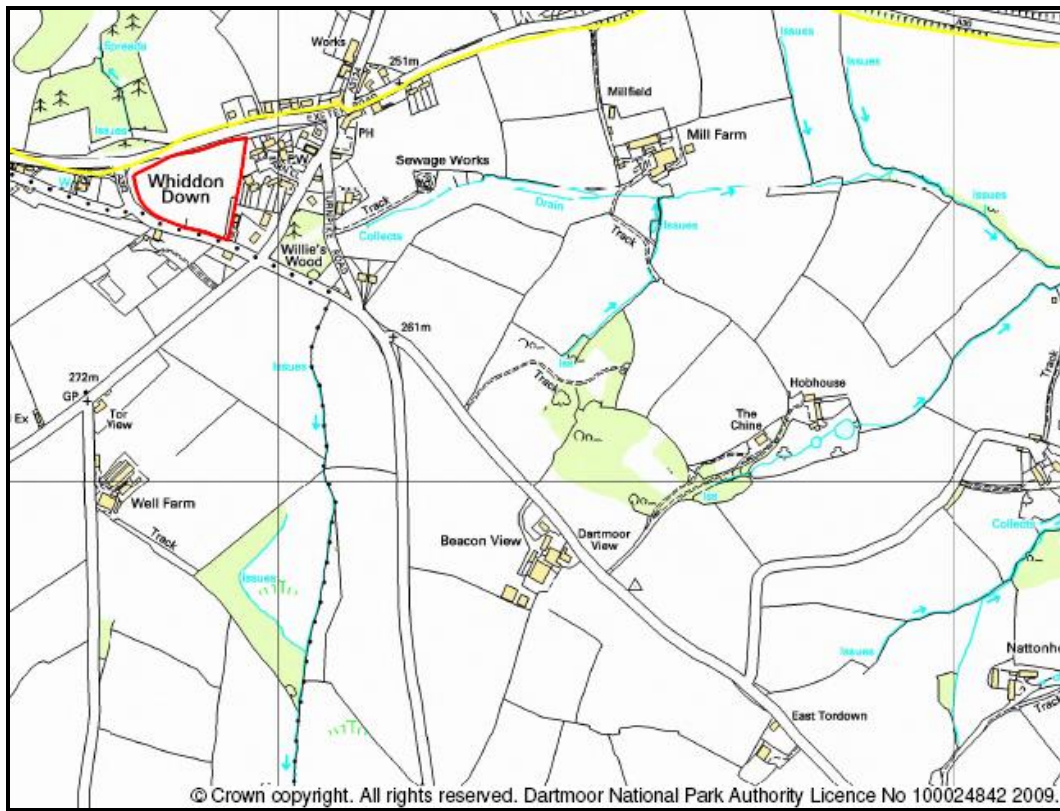
**Soonest time available:** Now.

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

**2014 SHLAA Comments:** Deliverable and developable for employment use. Unacceptable for residential use due to the lack of footway links into the settlement.

## Site Appraisal

**Site Reference and Name:** DNP08/036, Whiddon Down, Okehampton





(View of the site from west boundary, looking east)

**Address:** Whiddon Down, Okehampton (SX689924)

**Reference:** DNP08/036

**Parish:** Whiddon Down

**Site Area:** Whole area 1.61ha, net developable area 1.29ha (at 80%)

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

**Site Description:** The site is located to the west of Whiddon Down and consists of a level triangular shaped piece of agricultural land. The site is enclosed by a highway to the north, west and south and bound by residential development including the modern estate of Barn Close to the east. The site could be suitable for mixed use including employment space due to the good access links.

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

**Strategic Planning Policy:** Whiddon Down 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. COR18 permits the controlled expansion of existing businesses and small scale development needed to facilitate the establishment of office, light industrial, service, creative and home-based enterprise.

**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 hedgebanks and mature trees border the site to the north and east and a copse of mature trees are located within the site to the south.

**Impact on Built Environment:** The immediate built environment to the east of the site is modern in character. A Grade II listed farmhouse is located opposite the site to the south and a Grade II listed cottage to the west. Sensitive development would therefore be required in order not to affect the setting of these designated buildings.

**Impact on Landscape Character:** The site is level and a sensitive development should not adversely affect the local landscape character.

**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). However the A30 is within close proximity of the site.

**Access to Public Transport:** Whiddon Down is served by 7 bus services, which primary destinations include Exeter, Ashburton, Newton Abbot, Okehampton, Crediton and Moretonhampstead. It is worth noting that some of these are seasonal services and school routes.

**Access to Services/Facilities:** Site is within walking distance of the centre of the Whiddon Down.

**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 a highway to the north, west and south. A safe highway access could be achieved. The site has excellent access to the strategic highway network.

**Pedestrian and Cycle Links:** No issues.

**Compatibility:** Applicant suggests a mix use for the site including some dwellings, office/mixed use and part retained as agricultural use and left undeveloped at present.

**Site Availability:**

**Is the site immediately available for development:** Yes

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

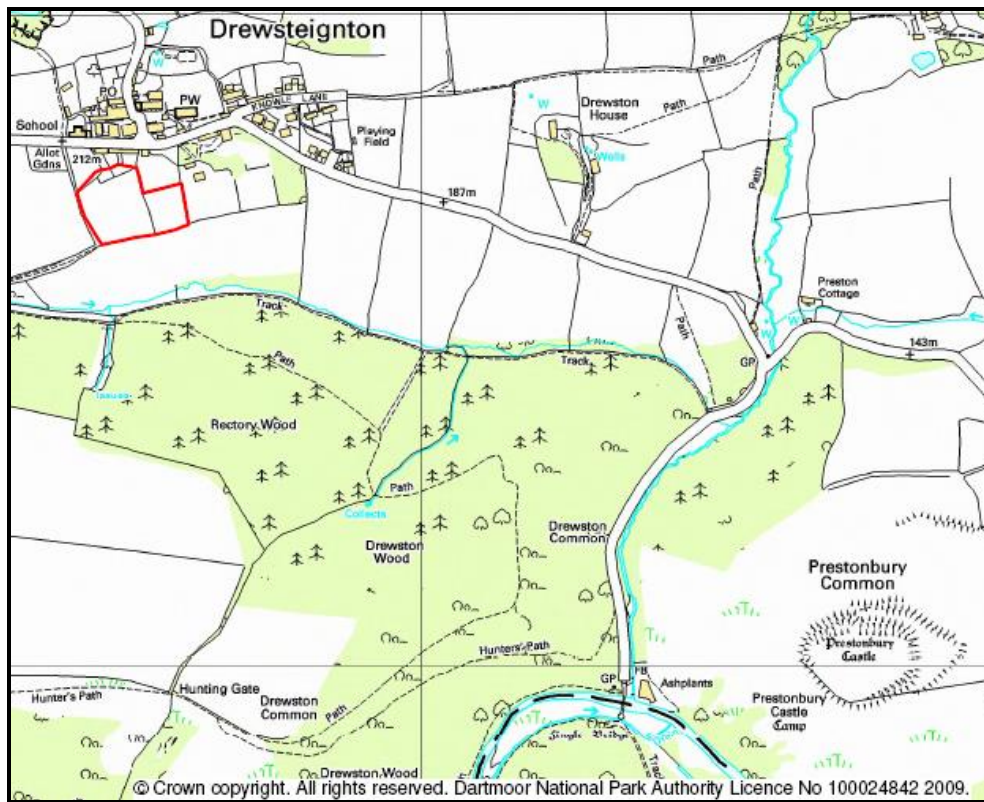
**Soonest time available:** before 31st March 2018.

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

**2014 SHLAA Comments:** Panel considered the site to be deliverable and developable and suitable for employment or residential use.

## Site Appraisal

Site Reference and Name: DNP08/035, Drewsteigton Glebe, Drewsteigton





(View of the field to the east, taken from the north west corner in a south westward direction)



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

**Address:** Drewsteignton Glebe, Drewsteignton (SX736907)

**Reference:** DNP08/035

**Parish:** Drewsteignton

**Site Area:** Whole area 1.39ha, net developable area 1.11ha (at 80%)

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

**Site Description:** The site is located to the south of Drewsteignton, outside but adjacent to the built up area. The site is L shaped and composed of agricultural land that slopes in a southward direction. The site abuts the Conservation Area to the north and two listed buildings adjoin the site to the north. To the east, south and west of the site is open countryside, with the “Two Moors Way” running to the west of the site. The site is sensitive and important for the setting of Drewsteignton, it is within the Conservation Area.

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

**Strategic Planning Policy:** Drewsteignton is a designated Rural Settlement, COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish.

**Biodiversity and Geodiversity:** The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area



of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

**Flood Risk:** The site is within flood zone 1.

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

#### **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** There are no local designations on site. The site is however enclosed by hedgebanks and the agricultural field to the west contains approximately 6 mature trees. The wooded feel to the south of the village is cited as a characteristic of this part of the Conservation Area. There are also spots on site of Brown Long-eared Bats present and possible breeding.

**Impact on Built Environment:** The site is an important and key part of the recently designated Conservation Area, setting for Grade II listed building and setting for the special historic interest of the core of the settlement (Designated Heritage Assets and Settings). The site once formed part of an extensive landscaped approach to the Rectory. The site contributed to the views from Holy Trinity Churchyard and also includes the setting of the Grade II listed Holy Trinity Church (Designated Heritage Assets and Setting). Development has potential to cause substantial harm to the significance of the Designated Heritage Asset and Settings. As the site is within the Conservation Area archaeological investigation would be required but there is low archaeological potential.

**Impact on Landscape Character:** The site slopes in a southward direction and is visible within the landscape. It provides the setting for the historic core of Drewsteignton and the Public Right of Way to the west. It is an important and sensitive 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:** Drewsteignton is served by five bus service, with Exeter, Okehampton and Moretonhampstead as the primary destinations. It is worth noting that some of these services are just once a week.

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

**Land Status:** Greenfield.

**Constraints to Delivery:** Setting of the Conservation Area, Listed Buildings and PRoW, together with 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:** The site does not currently have highway access and is landlocked by adjacent land within separate ownership. The applicant suggests that access could be achieved via the Rectory to the north east of the site and has confirmed this land is in their ownership, however the Rectory building and copse of trees subject to a TPO restrict the ability to achieve a suitable safe highway access.

**Pedestrian and Cycle Links:** No issues.

**Compatibility:** No issues.

**Site Availability:**

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

**Is the site currently being marketed:** Unknown

**Soonest time available:** Within a 6-10 year period

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

**2014 SHLAA Comments:** Panel considered the site to be undeliverable and unachievable due to it being landlocked and therefore not having sufficient access.

## **NEW SITES**

## Site Appraisal

**Site Reference and Name:** DNP16/077, Land to the north west of Lamb Park, Chagford







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

**Address:** Land to the north west of Lamb Park, Chagford (SX701880)

**Reference:** DNP16/077

**Parish:** Chagford

**Site Area:** Whole area 1.29ha, net developable area 1.03ha (at 80%)

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

**Site Description:** The site is a greenfield site at the northern edge of Chagford. The site adjoins Lamb Park, a residential estate of 56 terraced, semi-detached and detached houses dating from the 1980s onwards. The site is on the rural fringe of Chagford with the land falling away towards the sewage treatment works, and the river to the north. The site is at the northern edge of Chagford meaning it can be accessed without the need to go into the centre of the town, where traffic circulation is a noted constraint. The site is reasonably contained adjoining the settlement, however land falls away to the north meaning the site may be subject of views from the north, careful consideration must therefore be given to site boundary treatment and site extent.

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

**Strategic Planning Policy:** Chagford is a Local Centre, 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 allocated in the current local plan as CHG1 for affordable housing to meet identified local needs. It also states that development of this site should include an area of recreational open space for community use.

**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 Zone1.

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

## **Other Environmental Issues:**

**Detailed Biodiversity Considerations:** No local designations on site. The site consists of semi-improved grassland which may have some local biodiversity value as judged from 2015 air photos. There are mature trees on the boundaries but no strategic biodiversity issues.

**Impact on Built Environment:** No impact identified. The site is approximately 150m from Conservation Area, though development of the site would be unlikely to impact upon its setting. No archaeological concerns.

**Impact on Landscape Character:** The site is pastoral in character but would be viewed against the adjacent residential 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:** Chagford is served by 4 bus services, which primary destinations include Exeter, Okehampton, Newton Abbot and Ashburton. It is however worthwhile noting that some services only run during the summer and school term time.

**Access to Services/Facilities:** Site is walking distance from the centre of Chagford.

**Land Status:** Greenfield

**Constraints to Delivery:** None.

**Source Protection Zone:** None.

**Open Space and Recreation:** No loss of public space.

**Loss of employment:** None.

**Infrastructure Capacity:** None known.

**Highway Access:** Access to the site is via residential roads only thus the capacity of the site served by the current road arrangement is likely limited, though currently would not be constrained. Acceptable in principle.

**Pedestrian and Cycle Links:** No issues.

**Compatibility:** No issues, surrounding land use is residential.

## **Site Availability:**

**Is the site immediately available for development:** Yes

**Is the site currently being marketed:** Unknown

**Soonest time available:** before 31st March 2018.

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