



Land Availability Assessment

Sites for consideration by the Panel

July 2017

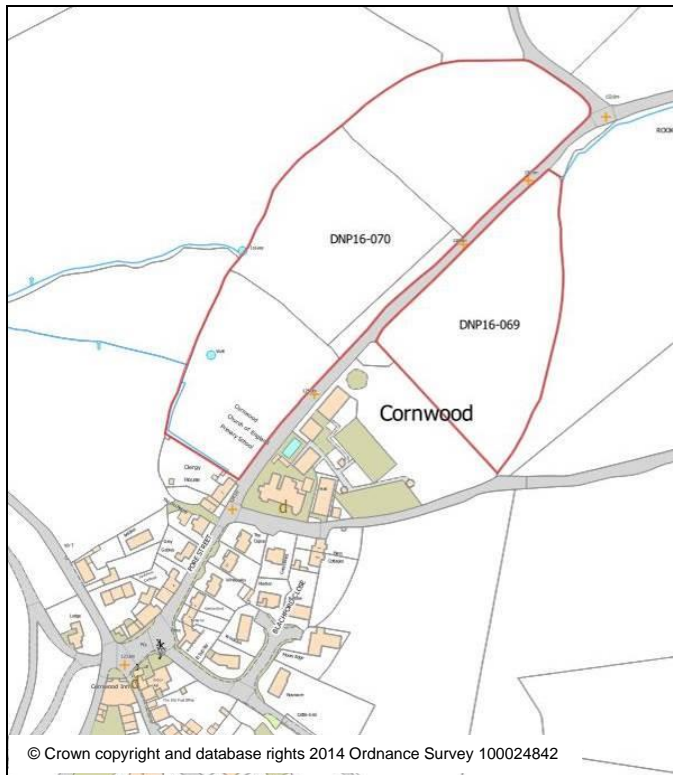
Cornwood

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Site Appraisal

Site Reference and Name: DNP16/069, Land to the east of Fore Street, Cornwood





(View taken from the western corner of the site looking east)

Address: Land to the east of Fore Street, Cornwood (SX607600)

Reference: DNP16/069

Parish: Cornwood

Site Area: Whole area 1.09ha, net developable area 0.88ha (at 80%).

Min/Max Yield (based on LAA methodology): 18-26

Site Description: The site is located on the north eastern edge of Cornwood. The field is to the south east of Fore Street beyond the school playing field. The land is fairly level with a gentle slope up towards the south east slope away from the road. The site is bordered along the north eastern boundary by trees and mature hedges. There is an old granite wall along the north eastern boundary. The playing field to the south west separates the site from the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Cornwood 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: No flood risk.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: The site is within Moorland Edge Slopes Landscape Character Type. Cornwood Footpath 2 meets the southern corner of the site. River bylaw crosses the very northern section of the site. There is the possibility of hedgerow loss along road to create an acceptable access into the site. There are trees along the eastern boundary of the site. The site is improved or semi-improved grassland and within the barbastelle bat area. This is an area around a known breeding colony where past PhD research has shown bats most likely feed. It does not have the formal assessment requirements of the S Hams SAC consultation zones, but is something we would expect to be considered during Preliminary Ecological Appraisal to ensure adequate feeding areas are maintained, with flight links to the known roosting sites.

Impact on Built Environment: The Grade II listed school and Old Clergy House are located to the south of the site, development has the potential to cause setting issues for these properties. No archaeological concerns.

Impact on Landscape Character: The site is pastoral in character and adjacent to the playing field. The site is outside of the landscape sensitivity assessment area.

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: Cornwood is served by two bus services, which destinations include Plymouth, Tavistock, Torquay and Ivybridge.

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

Land Status: Greenfield.

Constraints to Delivery: Setting of listed buildings.

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 acceptable in principle from a highway point of view.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: No.

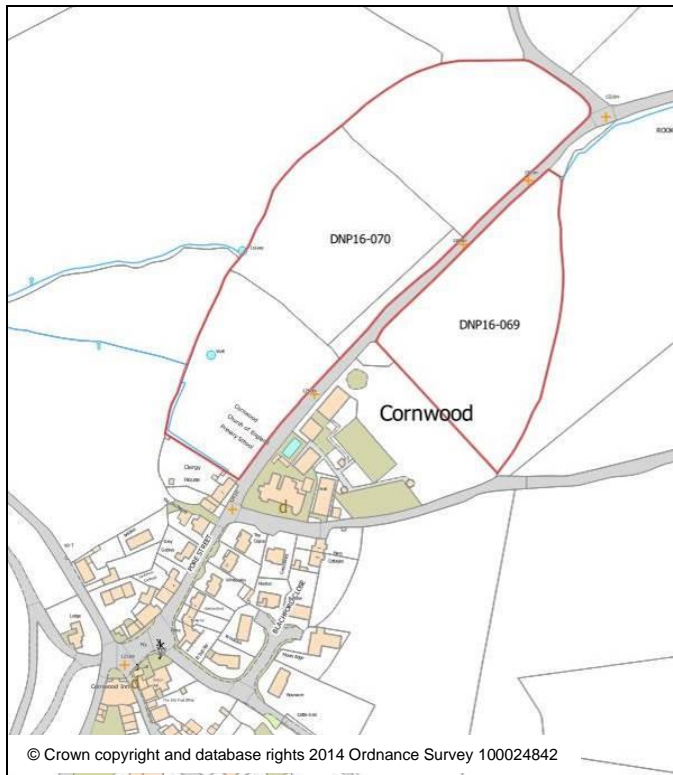
Is the site currently being marketed: No.

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

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

Site Appraisal

Site Reference and Name: DNP16/070, Land to the west of Fore Street, Cornwood





(View of the southern section of the site taken from the south western corner looking north west)

Address: Land to the east of Fore Street, Cornwood (SX608599)

Reference: DNP16/070

Parish: Cornwood

Site Area: Whole area 2.63ha, net developable area 1.58ha (at 60%).

Min/Max Yield (based on LAA methodology): 32-47

Site Description: The site is located on the north eastern edge of Cornwood. The field is to the north west of Fore Street next to the property known as Clergy House. The site is fairly level with a gentle slope away from the road toward north-west. The field is bordered by mature trees and hedges on all sides. The southern section of the site is well related to the existing settlement. The two other fields are removed from the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Cornwood 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: No flood risk, a river bylaw runs through the middle field.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: There is the possibility of hedgerow loss along road to create an acceptable access into the site. There are trees along the south eastern boundary of the site and historic hedges within the site. The site is within the barbastelle bat area. This is an area around a known breeding colony where past PhD research has shown bats most likely feed. It does not have the formal assessment requirements of the S Hams SAC consultation zones, but is something we would expect to be considered during PEA to ensure adequate feeding areas are maintained, with flight links to the known roosting sites.

Impact on Built Environment: The Grade II listed school and Old Clergy House are located to the south of the site, development has the potential to cause setting issues for these properties. This land lies adjacent to the medieval core of Cornwood which is mentioned in the Domesday Book of 1086. Accordingly it is archaeological sensitive and it is likely, depending on the nature of any future development, that we would require geophysical survey and possibly evaluation excavation in advance of work.

Impact on Landscape Character: The site is pastoral in character and extends away from the settlement becoming more removed from the built environment. The site is outside of the landscape sensitivity assessment area.

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: Cornwood is served by two bus services, which destinations include Plymouth, Tavistock, Torquay and Ivybridge.

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

Land Status: Greenfield.

Constraints to Delivery: Settings of listed buildings.

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 acceptable in principle from a highway point of view.

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: 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: DNP16/071, Land at Delamore Farm, Cornwood





(View of the northern section of the site taken from the eastern boundary looking south west)

Address: Land at Delamore Farm, Cornwood (SX603594)

Reference: DNP16/071

Parish: Cornwood

Site Area: Whole area 3.65ha, net developable area 2.19ha (at 60%).

Min/Max Yield (based on SHLAA methodology): 44-66

Site Description: The site is located on the south western edge of Cornwood. The northern section of the field is to the east of Church Park and slopes gently down away from the Church Park cul de sac, which is of little architectural merit. It is bordered by a hedge with some mature trees on the south and east of the field and a stone wall on the north east edge. The visual impact from the north and east (i.e. Luton and surrounding area) would need to be considered. There is an historic farmstead just visible beyond the north eastern boundary and the church is visible to the south of the site. The southern section of the site is more removed from the settlement and is bounded by agricultural land. The impact on the setting of Grade I listed buildings is likely to be a major constraint with the site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Cornwood 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: No flood risk.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: There is the possibility of hedgerow loss along road to create an acceptable access into the site if access via Church Park is not suitable. There are historic hedges within the site. The northern field is within the barbastelle bat area. This is an area around a known breeding colony where past PhD research has shown bats most likely feed. It does not have the formal assessment requirements of the S Hams SAC consultation zones, but is something we would expect to be considered during Preliminary Ecological Appraisal to ensure adequate feeding areas are maintained, with flight links to the known roosting sites.

Impact on Built Environment: There are significant heritage concerns with this site due to the potential impact of the setting of St Michael's Church which is Grade I listed and is adjacent to the eastern boundary of the site and other Grade II listed buildings immediately to the east. The Historic Farmstead of Delamore Park is across the road from the northern boundary, approximately 6m. North western section of the site is within a Historic Farmstead buffer zone. Given proximity to the church we would ask for a geophysical survey to be undertaken across all the site/ part of the site (along with a lidar search and walkover) prior to any development. Depending on the findings of the survey we may request archaeological investigation (evaluation or excavation).

Impact on Landscape Character: The site is within Moorland Edge Slopes Landscape Character Type and is pastoral in character. The site surrounds the Church and would impact this setting. The site is outside of the landscape sensitivity assessment area

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: Cornwood is served by two bus services, which destinations include Plymouth, Tavistock, Torquay and Ivybridge.

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

Land Status: Greenfield.

Constraints to Delivery: Setting of Grade I listed buildings.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space. However a footpath runs through the centre of the site from east to west.

Loss of employment: No loss.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Site acceptable in principle from a highway point of view, but it is understood that there may be significant highway drainage issues.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: No.

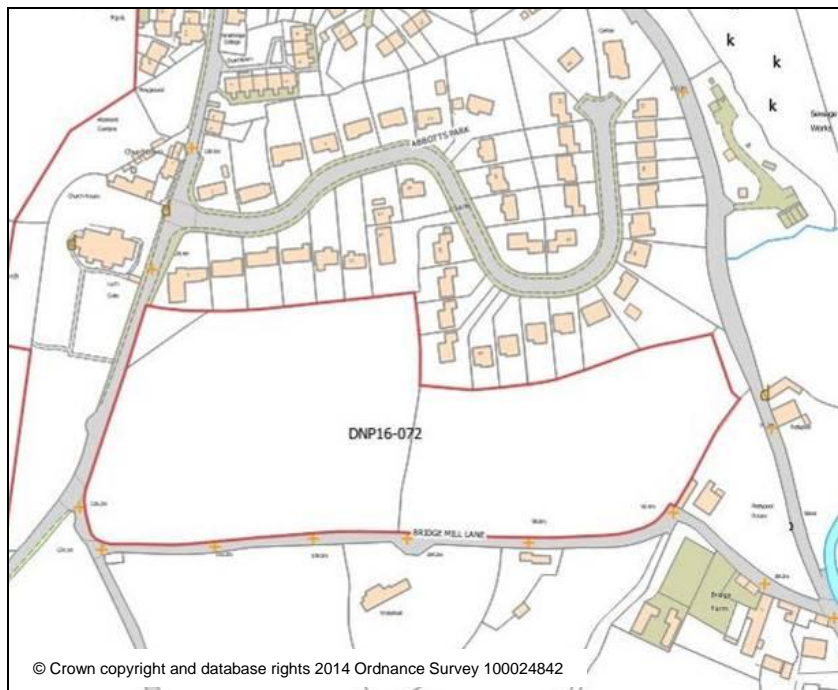
Is the site currently being marketed: No.

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

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

Site Appraisal

Site Reference and Name: DNP16/072, Land south of Abbots Park, Cornwood





(View of the western section of the site taken from the western boundary looking east)

Address: Land south of Abbots Park (SX606593)

Reference: DNP16/072

Parish: Cornwood

Site Area: Whole area 2.91ha, net developable area 1.75ha (at 60%).

Min/Max Yield (based on SHLAA methodology): 25-52

Site Description: This site is located to the south of the centre of Cornwood, to the east of St Michael and All Saints Church and cemetery which is located on the opposite side of the road. The east edge of the field is bordered by a substantial granite wall with a number of mature oak trees just inside the wall which limit highway access points. The site slopes quite steeply down away from the road towards the west of the field where there is a significant change in levels adjacent to the highway. Overhead powerlines cross the field diagonally. There is a pavement on the opposite side of the road leading into the village at the western edge. The site is bordered by other houses only to north of the site. The impact on the setting of Grade I listed buildings will need to be considered.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Strategic Planning Policy: Cornwood 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: No flood risk.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: There are historic hedges within the site and trees growing along the western and eastern boundaries. The site is partly within Living Dartmoor strategic habitat link area.

Impact on Built Environment: There are heritage concerns with this site due to the potential impact of the setting of St Michael's Church which is Grade I listed and sits approx. 6m from the western boundary of the site. There are other Grade II listed buildings to the west. A small section of south eastern corner is within a historic farmstead buffer zone. As with DNP16/071 given proximity to the church we would ask for a geophysical survey to be undertaken in the western field.

Impact on Landscape Character: The site is within Moorland Edge Slopes Landscape Character Type and is pastoral in character. The northern boundary is residential. The site is important for the setting of the Listed Buildings surrounding it. The site is outside of the landscape sensitivity assessment area.

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: Cornwood is served by two bus services, which destinations include Plymouth, Tavistock, Torquay and Ivybridge.

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

Land Status: Greenfield.

Constraints to Delivery: Setting of Grade I listed buildings.

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 acceptable in principle from a highway point of view.

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: No.

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

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