Considering Sites for Development in Bratton Clovelly Parish

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

For more information
South Hams and West Devon Place Making Team
Follaton House, Plymouth Road, Totnes, TQ9 5NE
Email - Strategic.Planning@swdevon.gov.uk
www.westdevon.gov.uk
www.facebook.com/westdevonboroughcouncil
www.twitter.com/WestDevon_BC
### Bratton Clovelly - General Information
Bratton Clovelly is a small village located in the north of the Borough. It has only a limited range of facilities within the village itself which include a pub and parish hall. The designated primary school is Boasley Cross Primary School which is over two miles from the centre of the village and financial contributions towards primary school transport may be required from any new development. The school has limited capacity and is not capable of expansion. The designated secondary school is Okehampton College and financial contributions may be required from new development towards additional capacity and secondary transport.

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<tr>
<th>Site Reference</th>
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</table>
| WD_21_01_08/13 | Allotment Gardens, Bratton Clovelly | 1 | Access  
Vehicle access acceptable in principle. Site is well related to the village centre.  
Landscape and Ecology  
The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. Some development along the frontage could limit impact on landscape character. There is a strong tree boundary around the whole of the site which helps to screen the site from wider views into the village.  
Heritage and Archaeology  
Potential archaeological remains - requires pre-application assessment and evaluation.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
Site previously used as allotments but now in use for grazing. | The whole site is not suitable for development due to potential impact on the character of the village. However, there are limited constraints to development and as such it is considered there could be potential for some development on part of the site. |
| WD_21_03_08/14 | Land adjacent to Village Hall, Court Barton | 1.1 | Access  
Vehicle access acceptable in principle. Site is well related to the village centre.  
Landscape and Ecology  
The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. Some development to the north of the site including frontage development that does not extend to the south beyond the village hall development could limit the impact on the landscape. Appropriate screening along the southern boundary of any development would be required.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
This is a new site which has been submitted as part of the consultation on the LAA. | The whole of the site is not suitable for development due to potential impact on character of the village. However, there are limited constraints to development and as such it is considered there could be potential for some development on part of the site. |
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<tbody>
<tr>
<td>WD_21_06_13</td>
<td>Rectory Field, Bratton Clovelly, Devon</td>
<td>4.6</td>
<td>Access&lt;br&gt;Vehicle access acceptable in principle. Although it is slightly detached from the building line, the site is still close to the village centre. Landscape and Ecology&lt;br&gt;There are large mature trees along the frontage and within the site and the site forms an attractive entrance into the village. The site covers a large area and development on all of the site would represent a doubling of the size of the village which has the potential to impact on the character of the village and the wider landscape. To overcome this and to avoid sprawling development into the countryside away from the village centre, there is the opportunity to contain development within the south western corner of the site. Site is relatively flat. Heritage and Archaeology&lt;br&gt;Development could affect the setting of the conservation area and the Rectory may be an undesignated heritage asset. Potential archaeological remains - requires pre-application assessment and evaluation. Flood Risk, Water Quality and Drainage&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>The whole site is not suitable for development due to potential impact on the landscape and character of the village. However, there are limited constraints to development and as such it is considered there could be potential for some development on part of the site.</td>
</tr>
<tr>
<td>WD_21_07_13</td>
<td>Town Farm Field, Bratton Clovelly</td>
<td>1.3</td>
<td>Access&lt;br&gt;Access is via a very constrained lane and entry onto the site would require breaching a dense tree boundary/Devon bank at the south east corner of the site. Visibility for vehicles is poor. The site is not well related to the village centre. Landscape and Ecology&lt;br&gt;The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. There is a strong mature tree boundary around the whole of the site. The site is not visible in wider views. Heritage and Archaeology&lt;br&gt;Potential archaeological remains - requires pre-application assessment and evaluation. Flood Risk, Water Quality and Drainage&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to scale, access and its location, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_21_08_13</td>
<td>Mill Park Meadow, Bratton Clovelly</td>
<td>2.4</td>
<td>Access&lt;br&gt;Vehicle access acceptable in principle but in order to achieve this adjoining banks and trees will be affected. This could change the character of the lane. Site is well related to the village centre. Landscape and Ecology&lt;br&gt;The site slopes downwards towards the south and east although it is flattest in the area closest to the rest of the village. The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. The site is also visible in wider views from the south east and development of this scale could have an impact on landscape character. However, there is opportunity for a smaller scale of development in the north west part of the site which is less likely to have an impact on the wider landscape. Heritage and Archaeology&lt;br&gt;Development could affect the setting of the conservation area and Grade 1 listed church. Further evaluation will be required. Potential archaeological remains - requires pre-application assessment and evaluation. Flood Risk, Water Quality and Drainage&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health&lt;br&gt;Overhead electricity wires may reduce yield. Sewage Treatment Works nearby which could affect yield and is likely to give rise to odour complaints. Relevant assessments will be required. Other&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>The whole site is not suitable for development due to potential impact on the landscape and character of the village. However, there are limited constraints to development on part of the site and as such, it is considered there could be potential for approximately 5 dwellings in the north western area of the site where it is closest to the village centre. This would be subject to further evaluation to determine the impact on the setting of heritage assets in the village.</td>
</tr>
<tr>
<td>WD_21_09_16</td>
<td>Land south-east of Bratton Clovelly</td>
<td>0.9</td>
<td>Access&lt;br&gt;Vehicular access may be possible at the south west end of the site onto Boasley Lane but to achieve this, adjoining hedgerows and trees will be affected. The site is separated from the village but it is relatively close to the centre. Landscape and Ecology&lt;br&gt;The site is visually contained and surrounded by trees. Any development would affect the rural setting of the area. Heritage and Archaeology&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Subject to suitable access, this site is considered to have potential for small scale residential development at this time</td>
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</tbody>
</table>
The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html
Considering Sites for Development in Bere Ferrers Parish
(including Bere Alston, Bere Ferrers and Weir Quay)

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

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### Bere Alston - General Comments

Bere Alston is located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. The village has a good provision of local services, including a range of shops, doctor's surgery, sport, recreation and play facilities and a primary school (Bere Alston Primary School). The village also benefits from a railway station which runs regular services to Plymouth. There is limited capacity at the primary school and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.

Bere Alston sits within the catchment area for the River Tamar. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.

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| WD_48_04_08/13 | Woolacombe Road, Bere Alston | 0.7 | Access  
Vehicle access acceptable in principle.  
Although the site is on the outskirts of the village, it is within reasonable walking distance of the village centre.  
Landscape and Ecology  
Site is quite prominent in views within the Tamar Valley Area of Outstanding Natural Beauty (AONB). Appropriate landscaping would be required to overcome the impact and this will reduce the development area and yield.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | There are limited constraints to development but potential impact on the AONB and the need for screening may reduce the yield. |
| WD_48_08_08/13 | Land at Broad Park Road, Bere Alston | 0.7 | Access  
Vehicle access acceptable in principle. However, the site is on the inside of a bend and in order to achieve access part of the bank will have to be removed. It is likely that any properties would have to be accessed via private drives.  
Although the site is on the outskirts of the village, it is within reasonable walking distance of the village centre.  
Landscape and Ecology  
This is a gateway site into Bere Alston. The site is quite prominent within the Tamar Valley Area of Outstanding Natural Beauty (AONB) and would need to be suitably screened by lanscaping which would reduce the yield.  
The site slopes downwards to the north.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | There are limited constraints to development but potential impact on the AONB, the need for screening and limitations relating to access will reduce the yield. |
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<td>WD_48_11_08/13</td>
<td>Land at Long Orchard, Bere Alston</td>
<td>2</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access to the site from the northern boundary is acceptable in principle and is preferable but some development could be served from roads to the south.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Landscape and Ecology&lt;/strong&gt;&lt;br&gt;The site is elevated and visually prominent within the Tamar Valley Area of Outstanding Natural Beauty (AONB) from a number of viewpoints (mainly to the west and south). Development to the north of the site would be less visible in wider views. A large area of strategic landscaping on the western boundary of the site could improve the built edge of the settlement and help to screen development in long views but this will reduce the development area and yield.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Site Information&lt;/strong&gt;&lt;br&gt;Site is on Grade 2 agricultural land. Local Planning Authorities should seek to use land of poorer quality in preference to that of higher quality.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Heritage and Archaeology&lt;/strong&gt;&lt;br&gt;Site is near to the World Heritage Site and development could affect the designation. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Flood Risk, Water Quality and Drainage&lt;/strong&gt;&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Contamination and Environmental Health&lt;/strong&gt;&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>There are some constraints to development relating to impact on the landscape character of the AONB. However, a large area of strategic landscaping would need to be created either within or on land adjoining the site to minimise any impact.</td>
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<tr>
<td>WD_48_14_13</td>
<td>Land off New Road, Bere Alston</td>
<td>0.6</td>
<td><strong>Access</strong>&lt;br&gt;It is not clear how the site will be accessed. New Road is a small lane and is unlikely to be suitable for increased traffic movements. New Road is a small lane and is unlikely to be suitable for increased traffic movements. However, the site benefits from being well located for access to the rail station.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Landscape and Ecology&lt;/strong&gt;&lt;br&gt;Site is on Grade 2 agricultural land. Local Planning Authorities should seek to use land of poorer quality in preference to that of higher quality. Site is within an Unconfirmed Wildlife Site.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Site Information&lt;/strong&gt;&lt;br&gt;Site is wholly within the World Heritage Site and development could affect the designation. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Heritage and Archaeology&lt;/strong&gt;&lt;br&gt;Site is wholly within the World Heritage Site and development could affect the designation. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Flood Risk, Water Quality and Drainage&lt;/strong&gt;&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;&lt;strong&gt;Contamination and Environmental Health&lt;/strong&gt;&lt;br&gt;Site is close to railway with possible noise issues, particularly if services to Tavistock are reinstated in the future. Relevant assessments will be required.</td>
<td>Due to the significant constraints identified relating to location and access, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_48_18_13</td>
<td>Bere Alston Station</td>
<td>0.5</td>
<td>Access: Vehicle access acceptable in principle. There are no safe pedestrian links to the centre of the village where the main services and facilities are located. However, the site benefits from being well located for access to the railway station. Landscape and Ecology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Heritage and Archaeology: The site is within a conservation area. It is also wholly within the World Heritage Site and development could affect the designation. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site. Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: The site is adjacent to a railway line, station and public right of way which may cause noise issues. Evidence of historic mining nearby with possible contamination issues. Relevant assessments would be required. Other: The site is designated for employment uses “which maximise the tourist potential of the site and the linkages with the railway” in the 2005 Local Plan. Site is brownfield with a range of buildings.</td>
<td>There are some constraints to development but as a brownfield site with existing buildings on the land it is considered that this site could have potential for use for employment purposes. However, due to its location and distance from the village centre it is not considered suitable for residential purposes.</td>
</tr>
<tr>
<td>WD_48_19_08/14</td>
<td>Land to north of Woolacombe Road</td>
<td>1</td>
<td>Access: Vehicle access acceptable in principle. Although the site is on the outskirts of the village, it is within reasonable walking distance of the village centre. Landscape and Ecology: Site is quite prominent in views within the Tamar Valley Area of Outstanding Natural Beauty (AONB). Appropriate landscaping would be required to overcome the impact and this will reduce the development area and yield. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage: There are a number of waterpipes underground which may affect viability. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: There is a public footpath which crosses the site and this would need to be retained. The site adjoins a development site which is currently under construction for 17 affordable houses. This is a new site which has been submitted as part of the consultation on the LAA.</td>
<td>There are limited constraints to development but potential impact on the AONB and need for screening may reduce the yield.</td>
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| WD_48_09_08/13 | Land rear of Trevethan Park, Bere Ferrers | 3.5 | Access  
Vehicle access acceptable in principle.  
Site is well related to village centre and railway station.  
Landscape and Ecology  
The site appears to have areas of wet meadow/grassland and also has a number of mature trees both within the site and along its boundaries. These trees form a vital screen to the northern edge of the village and a valuable backdrop to Bere Ferrers.  
The site may be visually prominent from certain viewpoints distant from the settlement and some strategic landscaping would therefore be required.  
Any development should not seek to replicate the urban form of development along Station Road which is a linear development and lacks the close built character and form more common with this area.  
Heritage and Archaeology  
Potential archaeological remains - requires pre-application assessment and evaluation.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
Strategic power lines, trees and water tanks are present on the site which may reduce yield.  
Lead and arsenate pesticides may have been used on the former orchard on the site and its surroundings. The nearby railway may give rise to noise issues. Relevant assessments would be required.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | The whole of the site is not suitable for development due to issues relating to impact on the landscape character of the AONB. A limited range of local facilities means that only small scale development is likely to be suitable. However, it is considered that there could be potential for approximately 15 dwellings around the south and western boundaries of the site. |

Bere Ferrers - General Comments
Bere Ferrers is a small village located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. The village has a limited range of local services, which include a pub and village hall.  
The designated primary school is Bere Alston Primary School. There is limited capacity at the school and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.  
Bere Ferrers sits within the catchment area for the River Tamar. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.
**Clamoak Farm, Weir Quay - General Comments**

Weir Quay is located on the Bere Peninsula. It is a very small village containing a very limited number of services. The nearest village is Bere Alston which is approximately 2 miles away. Because of the lack of facilities in this location, any development will lead to an increase in use of the private car and is therefore considered to be an unsuitable area for development. The area is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. The designated primary school is Bere Alston Primary. There is limited capacity at the primary school and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.

Weir Quay sits within the catchment area for the River Tamar. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.

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| WD_48_16_13    | Clamoak Farm (South), Weir Quay, Bere Alston | 4.6             | Access
Vehicle access to Weir Quay is via narrow lanes which are likely to be unsuitable for an increase in traffic generating development. Site is not well related to a settlement or nearby services and facilities. | Due to the significant constraints identified relating to access, location and impact on a range of designated areas, the site is not considered to have potential for development at this time. |
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| WD_48_17_13    | Clamoak Farm (North), Weir Quay, Bere Alston | 2.7            | **Access**  
Vehicle access to Weir Quay is via narrow lanes which are likely to be unsuitable for an increase in traffic generating development. Site is not well related to a settlement or nearby services and facilities.  
**Landscape and Ecology**  
The site is within the Tamar Valley Area of Outstanding Natural Beauty (AONB). Site is next to a Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) which are national and international designations and could be significantly affected by development. Site is on Grade 2 agricultural land. Local Planning Authorities should seek to use land of poorer quality in preference to that of higher quality.  
**Heritage and Archaeology**  
Site is wholly within the World Heritage Site and development could affect the designation. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site. Design should respect medieval field boundaries.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
Site is adjacent to disused South Tamar mine. Possible mining and/or ancillary industry/transport in the area would need to be assessed against the nature and need for development. Relevant assessments will be required.  
**Other**  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | **Conclusion**  
Due to the significant constraints identified relating to access, location and impact on a range of designated areas, the site is not considered to have potential for development at this time. |
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Considering Sites for Development in Bridestowe Parish

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These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps

These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

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<td>WD_27_01_08/13</td>
<td>Pigs Leg Lane,</td>
<td>1.1</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle. Site is well related to the village centre.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. Keeping development along the north east frontage could limit impact on landscape character.&lt;br&gt;Hedge boundaries and trees to the south of the site.&lt;br&gt;Slightly sloping site.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;A very small part of the site is in Flood Zone 2 and 3 and a watercourse crosses the rear of the site from north to south which may reduce yield.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;Site is adjacent a former quarry and saw mill with potential contamination issues. Relevant assessments will be required. Overhead electricity wires are present on the site which may reduce yield.&lt;br&gt;<strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>There are limited constraints to development but the landscape impact, the watercourse and electricity wires may reduce yield.</td>
</tr>
<tr>
<td>WD_27_02_08/13</td>
<td>Land to west of Pool Hill, Bridestowe</td>
<td>0.7</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle. However, there are level differences between the site and the road and significant earthworks will be required to achieve a suitable access, sight lines and footways. This will require the removal of sections of the bank and could alter the character of this approach into the village.&lt;br&gt;Site is well related to the village centre.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Site slopes downwards from north to south.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;Site is next to a conservation area and Grade 1 listed church. Development could the affect setting of these heritage assets. Appropriate screening would be required which may reduce yield.&lt;br&gt;Potential for archaeological remains - requires further pre-application assessment and evaluation.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;Site is close to the old A30 with potential noise issues. Relevant assessments will be required.&lt;br&gt;<strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>The whole of the site is not suitable for development due to issues relating to impact on the landscape character of the AONB and impact on Grade II* listed building but there are limited constraints on part of the site.</td>
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<td>Site Reference</td>
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<tr>
<td>WD_27_05_08/13</td>
<td>Land to rear of Town Meadow, Bridestowe</td>
<td>1.4</td>
<td>Access: Vehicle access acceptable in principle. Site is well related to the village centre. Landscape and Ecology: The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. Keeping development in the south west area of the site could limit impact on landscape character. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage: Part of the site in the north eastern corner is in Flood Zones 2 and 3 which will reduce yield. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>There are limited constraints to development or constraints that could be overcome but the flood zone may reduce yield.</td>
</tr>
</tbody>
</table>
The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html
Considering Sites for Development in Buckland Parish
(including Buckland Monachorum and Crapstone)

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

For more information
South Hams and West Devon Place Making Team
Follaton House, Plymouth Road, Totnes, TQ9 5NE
Email - Strategic.Planning@swdevon.gov.uk
www.westdevon.gov.uk
www.facebook.com/westdevonboroughcouncil
www.twitter.com/WestDevon_BC

Site Information Packs March 2017
**Buckland Monachorum - General Comments**

Buckland Monachorum is a small village located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. The village has a good range of local services, which include a pub, village hall and primary school (St Andrew's Primary School). There is limited capacity at the primary and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.

Buckland Monachorum sits within the catchment area for the River Tavy. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.

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<th>Site Reference</th>
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</thead>
<tbody>
<tr>
<td>WD_49_22_13</td>
<td>Land at Cuxton Farm, Buckland Monachorum</td>
<td>2</td>
<td>Access: Vehicle access acceptable in principle but the bank will be affected in order to achieve this. Site is well related to the village centre. <strong>Landscape and Ecology:</strong> This site is visually prominent due to it being higher than the rest of Buckland Monachorum. Any development would be visible in wide views across the Tamar Valley Area of Outstanding Natural Beauty (AONB) to the south and east due to it being on a ridgeline. An extensive landscaping scheme would be required to overcome the impacts and this will significantly reduce the yield. <strong>Heritage and Archaeology:</strong> Site is very near to Cuxton Farmhouse which is a Grade II* listed building. There are concerns that given the very close proximity of Cuxton Farmhouse, development could harm the setting and therefore the significance of the heritage asset. Potential archaeological remains - requires pre-application assessment and evaluation. <strong>Flood Risk, Water Quality and Drainage:</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Contamination and Environmental Health:</strong> Site is adjacent to a farm and is in the vicinity of a sewage treatment works which may give rise to possible odour issues. Relevant assessments will be required. Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>The whole of the site is not suitable for development due to issues relating to impact on the landscape character of the AONB and impact on Grade II* listed building but there are limited constraints on the eastern part of the site for small scale development.</td>
</tr>
<tr>
<td>WD_49_23_16</td>
<td>Land adjacent to Cuxton Farm</td>
<td>0.16</td>
<td>Access: Possible access through Cuxton Farm, unsure if this is third party land. The land is to the rear of the farm, so access would need to be created through the current agricultural holding. <strong>Landscape and Ecology:</strong> The site is within the AONB, and looks to be partially brownfield. The site does not adjoin the settlement boundary, but does adjoin an existing agricultural holding. An extension of this nature would not form a logical extension of the built form of the village. <strong>Heritage and Archaeology:</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Flood risk, water quality and drainage:</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Contamination and Environmental Health:</strong> Unsure of contamination concerns regarding current agricultural uses, there may be some compatibility concerns regarding proximity of different land uses. Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the detached nature of the site, development is not considered suitable at this time and the site is below the threshold.</td>
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<tr>
<td>WD_49_24_16</td>
<td>Land opposite Cuxton Farm</td>
<td>0.3</td>
<td><strong>Access</strong>&lt;br&gt;Would appear to be through the existing residential road of Modyford Walk, although it unclear if a suitable access could be achieved due to the proximity of the watercourse.</td>
<td>Due to the flooding constraints identified on the site, development is not considered suitable.</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;The site lies within the AONB. The proposed site extends away from the existing settlement that does not reflect the compact settlement pattern at present.</td>
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<td><strong>Heritage and Archaeology</strong>&lt;br&gt;The site adjoins the conservation area.</td>
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<td><strong>Flood risk, water quality and drainage</strong>&lt;br&gt;The site is vulnerable to a significant area of flood zone that will greatly reduce the amount of land available for development.</td>
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<td><strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td><strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<tr>
<td>WD_49_25_16</td>
<td>Netherton Barn, Buckland Monachorum, Yelverton, PL21 7NL.</td>
<td>1.3</td>
<td><strong>Access</strong>&lt;br&gt;Taken from the main route through the village, possibly utilising the existing access for Netherton Barn. This current access is unlikely to be suitable for any significant increase in traffic volume due to the proximity of a tight bend and the inability to secure sufficient visibility. The site is well located for accessing the centre of the village, although no pavement or safe footpath are currently available.</td>
<td>The most visually sensitive part of the site is the northern half. The southern half will have an impact on the Conservation Area and listed building. Due to these significant constraints the site is not considered to have potential for development at this time.</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;The site sits within the AONB, slopes from south to north and is screened from the west by mature trees. The northern parts of the site are subject to far reaching views from the south.</td>
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<td><strong>Heritage and Archaeology</strong>&lt;br&gt;The site sits within the Conservation Area, and also contains a listed building.</td>
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<td><strong>Flood risk, water quality and drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td><strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td><strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<tr>
<td>WD_49_26_16</td>
<td>Land at Netherton Estate</td>
<td>0.7</td>
<td><strong>Access</strong>&lt;br&gt;This is taken from a narrow land extending north of the village. The site is detached from the existing settlement, and extends away from the village.</td>
<td>The site does not relate with the existing settlement and has access and landscape constraints that do not make it suitable for development at this time.</td>
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<td></td>
<td><strong>Landscape and Ecology</strong>&lt;br&gt;The site sits within the AONB, and sits above the existing settlement. It is visually sensitive.</td>
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<td></td>
<td><strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td><strong>Flood risk, water quality and drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td><strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td><strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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### Crapstone - General Comments
Crapstone is a small village located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of this area. The village has a very limited range of local facilities although it is only 1.5 miles from Yelverton where there is a good provision of local shops and services. The designated primary school is St Andrew's Primary School in Buckland Monachorum. There is limited capacity at the primary and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.

<table>
<thead>
<tr>
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</tr>
</thead>
</table>
| WD_49_03_08/13 | Stokehill Lane, Crapstone | 0.3 | Access  
Vehicle access is via narrow lanes which are likely to be unsuitable for an increase in traffic generating development. Site is not well related to the rest of the village.  
Landscape and Ecology  
Strong tree boundary surrounding the site.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to access and location, the site is not considered to have potential for development at this time. |
| WD_49_05_08/13 | Tyller Tythy, Crapstone | 0.2 | Access  
The provision of a suitable access may be possible but walls and trees on the edge of the road may be affected in order to achieve it. Site is well related to the rest of the village.  
Landscape and Ecology  
Presence of mature trees on site which may affect yield and given the already small scale of the site this may make development unviable.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to access and impact on ecology, the site is not considered to have potential for development at this time and the site is below the threshold. |

Crapstone - General Comments
Crapstone is a small village located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of this area. The village has a very limited range of local facilities although it is only 1.5 miles from Yelverton where there is a good provision of local shops and services. The designated primary school is St Andrew's Primary School in Buckland Monachorum. There is limited capacity at the primary and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.

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</thead>
</table>
| WD_49_03_08/13 | Stokehill Lane, Crapstone | 0.3 | Access  
Vehicle access is via narrow lanes which are likely to be unsuitable for an increase in traffic generating development. Site is not well related to the rest of the village.  
Landscape and Ecology  
Strong tree boundary surrounding the site.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to access and location, the site is not considered to have potential for development at this time. |
| WD_49_05_08/13 | Tyller Tythy, Crapstone | 0.2 | Access  
The provision of a suitable access may be possible but walls and trees on the edge of the road may be affected in order to achieve it. Site is well related to the rest of the village.  
Landscape and Ecology  
Presence of mature trees on site which may affect yield and given the already small scale of the site this may make development unviable.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to access and impact on ecology, the site is not considered to have potential for development at this time and the site is below the threshold. |
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<tbody>
<tr>
<td>WD_49_06_08/13</td>
<td>Yelverton Golf Driving Range, Abbey Lane, Crapstone</td>
<td>4.9</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle. Access could be achieved via the recent development next to the site. Site is well related to the village.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site is flat. The site covers a large area and development on all of the site would represent a significant growth of the village. The impact of a large scale development in this part of the Tamar Valley Area of Outstanding Natural Beauty (AONB) would alter the character of this landscape significantly. A development of this scale is likely to constitute major development in the AONB and would need special justification as required by national policy. However, development along the frontage of the road could blend in with existing development and limit any impact on landscape character.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Other</strong>&lt;br&gt;Site is in part agricultural use and part golf driving range use. Development of the whole site would result in the loss of part of a recreation facility but frontage development only should not affect its use if it was designed to be sufficiently compatible.</td>
<td>The whole of the site is not suitable for development due to issues relating to impact on the landscape character and AONB. In addition, the limited local primary school capacity and range of local facilities means that only small scale development is likely to be suitable. As such, it is considered that there could be potential for approximately 15 dwellings along the western boundary of the site as frontage development.</td>
</tr>
<tr>
<td>WD_49_07_08/13</td>
<td>Land adjacent to Yelverton Business Park, Crapstone</td>
<td>2.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle and can be achieved via the existing business park. The site benefits from good connections for commercial uses to the A386 and northern Plymouth. Site is well related to the village.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Site is adjacent to the Dartmoor National Park boundary but the northern edge of the site is bordered by a strong green verge which would need to be retained to provide a sufficient buffer between development and this designated landscape.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Ex-military land is adjacent to the site with possible contamination issues. Relevant assessments will be required.&lt;br&gt;Site is next to an employment/business park and consideration will need to be given to the types of uses compatible with this.&lt;br&gt;<strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>There are limited constraints to development. Due to its location next to an existing employment site and near to the A386 transport corridor it is considered that there could be potential for employment development.</td>
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<td>WD_49_08_08/13</td>
<td>Axtown Farm, Green Lane, Yelverton</td>
<td>2</td>
<td>Access: Vehicle access is via a narrow lane which is unlikely to be suitable for an increase in traffic generating development. The site itself is on the edge of the settlement of Axtown which has a very limited range of local facilities although, similarly to Crapstone, it is only 1.3 miles from Yelverton where there is a good provision of local shops and services. Site is well related to other development in Axtown and is located reasonably close to the A386 for regular bus services. Landscape and Ecology: The site covers a large area and development on all of the site would represent a significant growth of Axtown. The impact of a large scale development in this part of the AONB would alter the character of this landscape significantly. A development of this scale is likely to constitute major development in the AONB and would need special justification as required by national policy. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to access, impact on landscape character of the AONB, the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_49_15_08/13</td>
<td>Crapstone Barton Farm, Crapstone</td>
<td>1.8</td>
<td>Access: Vehicle access acceptable in principle. Development of this site is technically achievable from a highways perspective, but the site is remote from the village with no footways. Landscape and Ecology: The site forms an important boundary masking the more recent developments of Crapstone from viewpoints within the Tamar Valley Area of Outstanding Natural Beauty (AONB). The strong tree and hedge boundary to the east of the site is important to screen existing development from the AONB. The site covers a large area and development on all of the site would represent a significant growth of the village. The impact of a large scale development in this part of the AONB would alter the character of this landscape significantly. A development of this scale is likely to constitute major development in the AONB and would need special justification as required by national policy. There are limited options to create a smaller scale development that would easily blend in with existing development. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: Site is adjacent to remediated land (former naval stores) with possible contamination issues. Relevant assessments will be required. Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to impact on landscape character of the AONB, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_49_27_16</td>
<td>Field south of Stonemoor Estate, Crapstone</td>
<td>1.89</td>
<td><strong>Access</strong>&lt;br&gt;The site can be directly accessed from Seaton Way, and has residential uses on two boundaries. It is close to a bus stop, although these is no continuous safe access to the village for pedestrians from this location.  &lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site covers a large area and development on all of the site would represent a significant growth of the village. The impact of a large scale development in this part of the AONB would alter the character of this landscape significantly. Although screening will protect the immediate landscape from some visual impact, the site does benefit from distant views across the Tamar Valley and beyond.  &lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Flood risk, water quality and drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Other</strong>&lt;br&gt;Part of the site is currently the subject of a planning application for ground mounted solar panels.</td>
<td>The site does benefit from being within a residential area, although the distant views will have a detrimental impact on the AONB. Given that part of the site is being promoted by the PC for a renewable energy scheme, this site is not considered suitable for residential development at this time.</td>
</tr>
<tr>
<td>WD_49_28_16</td>
<td>Land near Whistley Down</td>
<td>1.5</td>
<td><strong>Access</strong>&lt;br&gt;This is taken from the main road to Crapstone from the A386. The road has a bus service, although no dedicated pavement or secure footpath for pedestrians.  &lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site sits within the AONB and adjoins Dartmoor National Park. The site is exposed to far reaching views to the south-west.  &lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Flood risk, water quality and drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>The potential significant impact on the landscape means that this site is not considered suitable for development.</td>
</tr>
</tbody>
</table>
**Milton Combe - General Comments**
Milton Combe is a small village located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. The village has a very limited range of local facilities and Yelverton hosts the main provision of local shops and services. The designated primary school is St Andrew's Primary School in Buckland Monachorum. There is limited capacity at the primary and limited opportunities to expand. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.

<table>
<thead>
<tr>
<th>Site Reference</th>
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<th>Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD_49_29_16</td>
<td>Coombe Farm</td>
<td>2.01</td>
<td>Access</td>
<td>This site is remote from all nearby settlements and would have a significant detrimental impact to the AONB, and is not considered suitable for development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Landscape and Ecology</td>
<td>This site sits within the AONB in an entirely rural setting, it also partially designated as an unclassified wildlife site.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Heritage and Archaeology</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td>Flood risk, water quality and drainage</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td>Contamination and Environmental Health</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Other</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
</tr>
<tr>
<td>WD_49_30_16</td>
<td>Pooley Field</td>
<td>0.5</td>
<td>Access</td>
<td>This site is remote from all nearby settlements and would have a significant detrimental impact to the AONB, and is not considered suitable for development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Landscape and Ecology</td>
<td>This site is taken from the road south of Crapstone towards Milton Abbot, this site does not adjoin any settlement and is rural in character. There is access to a local bus stop, but not any safe or secure footpath. The site is distant from local services or amenities.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Heritage and Archaeology</td>
<td>The site is within the AONB, and subject to distant views from the south-east.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Flood risk, water quality and drainage</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td></td>
<td></td>
<td>Contamination and Environmental Health</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Other</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html
Considering Sites for Development in Exbourne and Jacobstowe Parish

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

For more information
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www.twitter.com/WestDevon_BC
<table>
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</tr>
</thead>
<tbody>
<tr>
<td>WD_08_02_08/13</td>
<td>Workshop rear of Meadows Edge, Exbourne</td>
<td>0.4</td>
<td></td>
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</tr>
</tbody>
</table>

**Site Information**

**Access**
Vehicle access acceptable in principle.
Site is bordered on two sides by development and is well related to the village centre.

**Landscape and Ecology**
The site is within an area of Grade 2 agricultural land but as the site is already partially developed it would not lead to the loss of significant amounts of higher quality agricultural land.

**Heritage and Archaeology**
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Flood Risk, Water Quality and Drainage**
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Contamination and Environmental Health**
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Other**
This is a brownfield site which is currently used as a repair workshop. A change of use could result in the loss of employment land from the village.

**Exbourne - General Information**

Exbourne is a small village located in the north of the Borough. It has a good range of local facilities within the village, including a pub, shop and primary school (Exbourne C of E Primary School). There is some capacity at the primary school but it cannot accommodate large scale development as the school site is not capable of expansion. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.

There are limited constraints to development but due to the local primary school capacity only small scale development is likely to be suitable. As such, it is considered there could be potential for ongoing employment uses and/or approximately 10 dwellings.
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>WD_08_06_13</td>
<td>North Road, Exbourne, EX20 3SH</td>
<td>7</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access would need to be achieved either from the B3217 or Hayfield Road. Both roads are narrow lanes which are bordered by hedgerows/banks and access may be difficult to achieve. A better access to the south western corner could potentially be achieved via site WD_08_02_08/13.&lt;br&gt;The site extends a long way out of the village centre but the south western corner could potentially link with site WD_08_02_08/13 to achieve walking and cycling links.</td>
<td>The whole of the site is not suitable for development due to access issues and impact on the character of the village and wider landscape. However, there are limited constraints to development on part of the site providing that access can be achieved via site WD_08_02_08/13. Due to the local primary school capacity only small scale development is likely to be suitable. As such, it is considered there could be potential for approximately 10 dwellings within the south west corner.</td>
</tr>
<tr>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;The site covers a large area and development on all of the site would represent a doubling of the size of the village which has the potential to impact on the character of the village and the wider landscape. However, the south western corner of the site is close to the village centre and development within this area could avoid impact on the wider landscape and a sprawling of development into the countryside. Any development should therefore be kept with this area of the site but this would rely on vehicle and pedestrian access being achieved via site WD_08_02_08/13. Part of the site is on Grade 2 agricultural land, including the area closest to the village boundary. Local Planning Authorities should seek to use land of poorer quality in preference to that of higher quality and therefore restricting development to a smaller area in the south western corner would be more appropriate.</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td><strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td></td>
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<td></td>
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<td></td>
<td><strong>Flood risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td></td>
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<tr>
<td>Site Reference</td>
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</table>
| WD_08_07_13    | Town Living, Exbourne         | 1.6            | **Access**  
There is generally poor vehicle access to the site due to there being a narrow lane with no passing places. Site is well related to village centre.  
**Landscape and Ecology**  
Site is visible from the main road.  
The site is within an area of Grade 2 agricultural land but as the site is already partially developed it would not lead to the loss of significant amounts of higher quality agricultural land.  
**Heritage and Archaeology**  
A large part of the site is within a conservation area.  
There is a listed building on the site and others in close proximity, including the church. The green spaces which surround the buildings are as important to the setting of these listed buildings as the building themselves. Any development would need to consider its impact on the setting of the listed buildings and the conservation area. There is potential for the sensitive conversion of the buildings on site but this would be subject to the necessary listed building and conservation area consents. However, development of the greenfields surrounding the buildings are unlikely to be acceptable due to the proximity of listed buildings and conservation area and the potential impact on the setting of these.  
Possible medieval site - pre-application assessment and evaluation will be required.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
Part of the site is designated as Important Open Space in the 2005 Local Plan.  

| WD_08_08_16    | Land at Holebrook Lane, Exbourne | 1.2            | **Access**  
Poor vehicle access due to narrow lane with no passing places. Whilst a sustainable location there is no obvious safe pedestrian access to services.  
**Landscape and Ecology**  
Development in open countryside with a potentially significant impact on the landscape.  
**Heritage and Archaeology**  
Adjacent to the conservation area and likely to affect the setting of a listed building including the church. Possible medieval site.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
Grade 2 agricultural land.  

| Conclusion |  |  | There are significant constraints relating to the development of the greenfield parts of the site. There are some constraints relating to the conversion of existing buildings but these could be overcome subject to obtaining necessary listed building and conservation area consents. As such, it is considered that there could be potential for the conversion of existing buildings for approximately 5 dwellings.  
<p>| Landscape, heritage and accessibility constraints limit potential for development. A low density development of less than 30 units that addresses the restrictions may be possible.  |</p>
<table>
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</tr>
</thead>
</table>
| WD_08_09_16    | Shilstone Farm Bungalow, Exbourne - Field 1 | 1.79 | Access  
Isolated location.  
Landscape and Ecology.  
Isolated development within a rural landscape, but no identified Biodiversity constraints.  
Heritage and Archaeology.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood risk, water quality and drainage.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other.  
Existing buildings on site have potential for reuse, but the identified constraints limit potential. | Due to the significant landscape and accessibility constraints identified the site is not considered to have potential for development. |
| WD_08_10_16    | Shilstone Farm Bungalow, Exbourne - Field 2 | 2.74 | Access  
Isolated location.  
Landscape and Ecology.  
Isolated development within a rural landscape, but no identified Biodiversity constraints.  
Heritage and Archaeology.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood risk, water quality and drainage.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant landscape and accessibility constraints identified the site is not considered to have potential for development. |
| WD_08_11_16    | Land to the south east of Exbourne | 3.5 | Access  
Whilst a sustainable location, the site is divorced from the village and there is a lack of connecting footways to the village and amenities.  
Poor vehicle access to the whole site due to narrow Holebrook Lane with no passing places. The eastern parcels of the site are adjacent to the narrow lane and the western parcel would need to be accessed from the eastern parcel as there is no obvious alternative means of access.  
Landscape and Ecology.  
The site is in open countryside with a potential significant impact on the landscape.  
Heritage and Archaeology.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood risk, water quality and drainage.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health.  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other.  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time. |
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</thead>
<tbody>
<tr>
<td>WD_08_12_16</td>
<td>Land at Court Barton, Exbourne</td>
<td>1.0</td>
<td><strong>Access</strong>&lt;br&gt;Vehicular access may be possible from the road bounding the eastern side of the site. Part of the site is reasonably well related to the built form of the village and its amenities with the primary school immediately opposite. There is a lack of connecting footways to the village.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site is part of a larger area which is open to views from surrounding countryside. It is uncertain how the site could be satisfactorily integrated with the existing built form of the village.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;Part of the site is within the Conservation Area which potentially could be adversely affected by development of the site. Further assessment would be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;<strong>Flood risk, water quality and drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;<strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time</td>
</tr>
<tr>
<td>WD_08_13_16</td>
<td>Great Rookery Orchard, Exbourne</td>
<td>0.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicular access may be possible at the south western end of the site onto the High Street but adjoining hedgerow and trees will be affected.&lt;br&gt;The site is very well located at the centre of the village and close to amenities.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site forms an important area of open space in the village.&lt;br&gt;The site is slightly elevated above Duck Lane to the north east and is open to views from surrounding countryside.&lt;br&gt;The site is reasonably well screened with trees along the north western and south western boundary.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;The site is within the Conservation Area and adjacent to the church which is a listed building. Development of this site will potentially affect the setting of the church. Further assessment would be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;<strong>Flood risk, water quality and drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;br&gt;<strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>If landscape and heritage constraints can be addressed, the site is considered to have potential for development.</td>
</tr>
</tbody>
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Considering Sites for Development in Hatherleigh Parish

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

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</tr>
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</table>
| WD_06_01_08/13 | Oak Tree Cottage, Holsworthy Road, Hatherleigh   | 1.4            | Access
Vehicle access acceptable in principle.
Site is detached from the centre of the town but is within walking distance. There is an existing pavement from the town centre to the Care Village but this would need extending beyond to the proposed site. The site is well located for access to the main employment area.
Landscape and Ecology
Site is relatively flat.
Development would extend the built up area of the town to the west, particularly if considered with sites WD_06_02_08/13 and WD_06_03_08/13. Impact on landscape character could be overcome by appropriate landscaping and design.
Heritage and Archaeology
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Flood Risk, Water Quality and Drainage
Pond and watercourse on site which will reduce yield.
Contamination and Environmental Health
Proximity to the Care Village would need to be considered in terms of its impact on the amenity of residents there. A residential unit is also within the site area. Nearby industrial estate may cause noise and light issues. Relevant assessments will be required.
Other
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | There are limited constraints to development although the watercourse, pond and proximity to the care village are likely to reduce the yield. As such, it is considered there could be potential for approximately 25 dwellings. This site should be considered with sites WD_06_02_08/13 and WD_06_03_08/13. |

Hatherleigh - General Information
Hatherleigh is located in the north of the Borough. The town has a good provision of local services, including a range of shops, community centre, doctor’s surgery, sport, recreation and play facilities, businesses sites and units and a primary school. Any development will need to contribute towards additional primary school land and/or facilities. Hatherleigh’s current site is not capable of expansion and some land adjacent to the school site would have to be secured. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.
Hatherleigh sits within the catchment area for the Northlew Stream. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.
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<tbody>
<tr>
<td>WD_06_02_08/13</td>
<td>Land adjacent to Grove Cottage, Hatherleigh</td>
<td>2</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle. Most suitable access can be achieved via the existing employment site (Hatchmoor). Site is detached from the centre of the town but is within walking distance. The site is well located for access to the main employment area.  &lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Development would extend the built up area of the town to the west, particularly if considered with sites WD_06_01_08/13 and WD_06_03_08/13. Impact on landscape character could be overcome by appropriate landscaping and design. Site is fairly flat and well screened.  &lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  &lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;Proximity to the Care Village would need to be considered in terms of its impact on the amenity of residents there. Nearby industrial estate may cause noise and light issues. Relevant assessments will be required.  &lt;br&gt;<strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td><strong>Limited constraints although the proximity to the care village is likely to reduce the yield. As such, it is considered there could be potential for approximately 40 dwellings. This site should be considered with sites WD_06_01_08/13 and WD_06_03_08/13.</strong></td>
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<tr>
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</table>
| WD_06_03_08/13   | Hillsmoor, Holsworthy Road, Hatherleigh | 1.6            | **Access**  
Vehicle access acceptable in principle.  
Site is detached from the centre of the town but is within walking distance. There is an existing pavement from the town centre to the Care Village but this would need extending beyond to the proposed site. The site is well located for access to the main employment area.  
**Landscape and Ecology**  
Site is relatively flat.  
Development would extend the built up area of the town, particularly if considered with sites WD_06_01_08/13 and WD_06_02_08/13. Impact on landscape character could be overcome by appropriate landscaping and design.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  

Limited constraints although the proximity to the care village could reduce the yield. As such, it is considered there could be potential for approximately 50 dwellings. This site should be considered with sites WD_06_01_08/13 and WD_06_02_08/13.                                                                 |
| WD_06_05_08/13   | Runnon Moor Lane, Hatherleigh       | 2.4            | **Access**  
Runnon Moor Lane is unsuitable for increased volumes of traffic. Alternative access could potentially be achieved via the Moorview estate but this is likely to have a significant impact on the amenity of adjoining properties and trees which have Tree Preservation Orders on them. Site is detached from the centre of the town but is within walking distance.  
**Landscape and Ecology**  
There is a blanket Tree Preservation Order to the north of the site.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
The width of the site is likely to make development unviable as well as impact heavily on the amenity of adjoining properties.  

Due to the significant constraints identified relating to access and viability, the site is not considered to have potential for development at this time. |
<table>
<thead>
<tr>
<th>Site Reference</th>
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<th>Site area (ha)</th>
<th>Site Information</th>
<th>Conclusion</th>
</tr>
</thead>
</table>
| WD_06_11_13    | Bridge Street, Hatherleigh   | 1              | **Access**  
Access is entirely within Flood Zones 2 and 3. Site is well related to the town centre with good links to local facilities. 
There is a tree border around the whole of the site which keeps the site well screened. Relatively flat site.  
**Landscape and Ecology**  
Site is entirely within Flood Zones 2 and 3 and development should be avoided in areas at risk of flooding.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
Site is entirely within Flood Zones 2 and 3 and development should be avoided in areas at risk of flooding.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to flood risk, the site is not considered to have potential for development. |
| WD_06_12_13    | ED7 Hatchmoor Industrial Estate | 0.8            | **Access**  
Vehicle access acceptable in principle. Vehicle access can be achieved via the existing Hatchmoor Industrial Estate. 
Site is well connected to the A386 main north-south transport corridor which supports its designated use for employment development. Site is detached from the centre of the town but is within walking distance.  
**Landscape and Ecology**  
The site is flat but visible in wider views.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
Site is entirely within Flood Zones 2 and 3 and development should be avoided in areas at risk of flooding.  
**Contamination and Environmental Health**  
Site is next to an industrial estate with possible noise issues. Relevant assessments will be required.  
**Other**  
This site is allocated in the 2005 Local Plan for employment uses. The site is considered to have potential for its allocated purposes, however there is a need to confirm its continued availability for development. Whilst the site is well related to nearby employment uses it is not well related to residential areas and adjoining industrial uses are unlikely to be compatible with residential uses in this area. | There are limited constraints to development. As such, it is considered there could be potential for employment uses on the site, although there is a need to confirm its continued availability for development. |
<table>
<thead>
<tr>
<th>Site Reference</th>
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<th>Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD_06_13_16</td>
<td>Land lying to the north of A3072, Hatherleigh, EX20 3GZ</td>
<td>5.9944</td>
<td>Access&lt;br&gt;Whilst detached from the town, services are within walking distance from the nearest part of the site and safe pedestrian access is feasible. &lt;br&gt;Landscape and Ecology&lt;br&gt;Isolated development within a rural landscape, but reasonably flat with limited views. No identified Biodiversity constraints. &lt;br&gt;Heritage and Archaeology&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;Flood risk, water quality and drainage&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;Contamination and Environmental Health&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;Other&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Landscape and access constraints identified limit the potential for development at this time.</td>
</tr>
</tbody>
</table>
### Legend

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>⬤</td>
<td>Ancient Monuments</td>
</tr>
<tr>
<td>⬤</td>
<td>Ancient Woodland</td>
</tr>
<tr>
<td>⬤</td>
<td>Area of Outstanding Natural Beauty - South Devon</td>
</tr>
<tr>
<td>⬤</td>
<td>Area of Outstanding Natural Beauty - Tamar Valley</td>
</tr>
<tr>
<td>⬤</td>
<td>Conservation Area</td>
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<td>Country Wildlife Site</td>
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<td>⬤</td>
<td>Dartmoor National Park</td>
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<td>Flood Defences</td>
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<td>⬤</td>
<td>Flood Zone 2</td>
</tr>
<tr>
<td>⬤</td>
<td>Flood Zone 3</td>
</tr>
<tr>
<td>⬤</td>
<td>Flood Zones - Critical Drainage Area</td>
</tr>
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<td>Historic Parks and Gardens</td>
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<td>⬤</td>
<td>Listed Buildings</td>
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<td>Local Nature Site</td>
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<td>⬤</td>
<td>Mineral Consultation Zones</td>
</tr>
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<td>⬤</td>
<td>Plymouth Policy Area</td>
</tr>
<tr>
<td>⬤</td>
<td>Public Right of Way - Bridleway</td>
</tr>
<tr>
<td>⬤</td>
<td>Public Right of Way - Byway</td>
</tr>
<tr>
<td>⬤</td>
<td>Public Right of Way - Footpath</td>
</tr>
<tr>
<td>⬤</td>
<td>Public Right of Way - Restricted Byway</td>
</tr>
<tr>
<td>⬤</td>
<td>Site Assessment - Limited constraints - green</td>
</tr>
<tr>
<td>⬤</td>
<td>Site Assessment - Significant constraints - amber</td>
</tr>
<tr>
<td>⬤</td>
<td>Site Assessment - Significant constraints - red</td>
</tr>
<tr>
<td>⬤</td>
<td>Site of Special Scientific Interest</td>
</tr>
<tr>
<td>⬤</td>
<td>South Hams SAC - Greater Horseshoe Bat</td>
</tr>
<tr>
<td>⬤</td>
<td>Special Area of Conservation</td>
</tr>
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<td>⬤</td>
<td>Special Protection Areas (Marine)</td>
</tr>
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<td>⬤</td>
<td>Tree Preservation Order</td>
</tr>
<tr>
<td>⬤</td>
<td>World Heritage Site</td>
</tr>
</tbody>
</table>

The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - [https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html](https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html)
Considering Sites for Development in Highampton Parish

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

For more information
South Hams and West Devon Place Making Team
Follaton House, Plymouth Road, Totnes, TQ9 5NE
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www.westdevon.gov.uk
www.facebook.com/westdevonboroughcouncil
www.twitter.com/WestDevon_BC

Site Information Packs March 2017
## Highampton - General Information

Highampton is a small village located in the north of the Borough. It has a reasonable range of local facilities within the village, including a pub and primary school. The designated primary school is Highampton Primary. There is capacity at the school to accommodate small scale development. Secondary school provision is available at Holsworthy College. Relevant financial contributions towards facilities and transport may be required from any new development.

<table>
<thead>
<tr>
<th>Site Reference</th>
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<th>Site area (ha)</th>
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<th>Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD_05_08_13</td>
<td>Land adjacent to Lyndhurst, Highampton</td>
<td>1.20</td>
<td>Access: Vehicle access acceptable in principle. Site is well related to village facilities. Landscape and Ecology: Site is visible in surrounding views but a small scale development could blend in with existing built development. Site is within an Unconfirmed Wildlife Site. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>There are limited constraints to development.</td>
</tr>
<tr>
<td>WD_05_09_13 H18</td>
<td>H18 - Land East of Lyndhurst, Highampton</td>
<td>0.32</td>
<td>Access: The site is well positioned for walking access to village facilities. Landscape and Ecology: Visible in surrounding views, but a small scale development may relate well to existing built development. Site is within an Unconfirmed Wildlife Site. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: This site formed Allocation H18 of the Core Strategy 2011.</td>
<td>Constraints presented by the soakaways limit the scope for development, as may ecology. If these restrictions can be resolved the site may yield up to 10 units.</td>
</tr>
<tr>
<td>Site Reference</td>
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<td>Conclusion</td>
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</tr>
<tr>
<td>WD_05_10_16</td>
<td>Garledan, Highampton, EX21 5LR</td>
<td>0.20</td>
<td>Access: The site is well positioned for walking access to village facilities. Landscape and Ecology: Visible in surrounding views and a gateway site for the village and trees contributing to character, but a small scale development may relate well to existing built development. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage: Soakaways from the adjoining properties compromise financial viability. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Landscape constraints identified limit the potential for development at this time.</td>
</tr>
<tr>
<td>WD_05_11_16</td>
<td>Burdon Lane, Highampton, EX21 5JG</td>
<td>3.70</td>
<td>Access: The site is well positioned for walking access to village facilities, but there is no clear safe route for pedestrians; Landscape and Ecology: Isolated development visible within a rural landscape and of a scale incongruous with the existing settlement pattern. No identified Biodiversity constraints. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant landscape and accessibility constraints identified the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_05_12_16</td>
<td>Northlew Road, Highampton WD_05_06_08</td>
<td>0.59</td>
<td>Access: The site is well positioned for walking access to village facilities, but there is no clear safe route for pedestrians and access would be from narrow country lane. Landscape and Ecology: Development visible within a rural landscape, but limited development could relate reasonably well to existing built form. Frontage trees contribute to rural character. No identified Biodiversity constraints. Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Landscape constraints identified limit the potential for development. If this restriction can be addressed the site may yield up to 15 units.</td>
</tr>
<tr>
<td>Site Reference</td>
<td>Site Address</td>
<td>Site area (ha)</td>
<td>Site Information</td>
<td>Conclusion</td>
</tr>
<tr>
<td>----------------</td>
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</tr>
</tbody>
</table>
| WD_05_13_16    | The Golden Inn, Highampton | 0.18 | **Access**  
The site is well positioned for walking access to village facilities, but there is no clear safe route for pedestrians.  
**Landscape and Ecology**  
Development visible within a rural landscape, but limited development could relate reasonably well to existing built form. Frontage trees contribute to rural character and the site is at the gateway to the village. No identified Biodiversity constraints.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood risk, water quality and drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Landscape constraints identified limit the potential for development. |
The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html
Considering Sites for Development in Inwardleigh Parish (including Folly Gate)

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

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www.westdevon.gov.uk
www.facebook.com/westdevonboroughcouncil
www.twitter.com/WestDevon_BC
### Folly Gate - General Information

Folly Gate is a small village located in the north of the Borough. It has only a limited range of facilities within the village which include a pub and village hall. The designated primary schools for Folly Gate are Okehampton and Hatherleigh Primary Schools. There will be a requirement to provide financial contributions towards primary school transport from any new development. Development will also need to contribute towards additional primary school land and/or facilities at either Okehampton or Hatherleigh. Hatherleigh's current site is not capable of expansion and some land next to the school site would have to be secured. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.

<table>
<thead>
<tr>
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<th>Site area (ha)</th>
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<th>Conclusion</th>
</tr>
</thead>
</table>
| WD_11_01_08/13          | Land at Folly Gate, Folly Gate       | 5.7            | **Access**
Vehicle access acceptable in principle. Site is well related to the village centre.
Good public transport links along the A386 to Okehampton.

**Landscape and Ecology**
The site covers a large area and development on all of the site would represent a doubling of the size of the village. Development of this size and on the eastern side of the A386 would alter the character of the village and make it more visible in views from Dartmoor. The size of the site and its location to the east of the A386 does not lend itself well to development, even small scale, without significantly affecting the character of the settlement. There are very limited services in the village which could support a development of this size and any proposals would have to be supported by additional infrastructure. The northern part of site is in an Unconfirmed Wildlife Site (area next to Folly Gate Cross) and the eastern edge is next to a County Wildlife Site which may reduce yield. Site is relatively flat.

**Heritage and Archaeology**
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Flood Risk, Water Quality and Drainage**
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Contamination and Environmental Health**
Possible noise issues resulting from proximity to this main road. Relevant assessments will be required.

**Other**
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Due to the significant constraints identified relating to impact on the character of the village and wider landscape, the site is not considered to have potential for development at this time.**

| WD_11_08_08/13          | Land west of Glencoe, Folly Gate    | 0.7            | **Access**
Vehicle access acceptable in principle
Site is well related to the village centre and existing development.

**Landscape and Ecology**
Site is relatively flat.
Wetland area within the western part of the site which could be an important habitat. An ecological survey may be required. This constraint may reduce the yield.

**Heritage and Archaeology**
Site is next to a listed building and any development would need to respect the setting of this heritage asset which may reduce the yield.

**Flood Risk, Water Quality and Drainage**
Site is next to a listed building and any development would need to respect the setting of this heritage asset which may reduce the yield.

**Contamination and Environmental Health**
Potential drainage issues towards the west of the site near to the route of the watercourse.

**Other**
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.

**Limited constraints although the listed building, watercourse and its associated issues are likely to reduce the yield. Due to the limited range of facilities only small scale development is likely to be suitable. As such, it is considered there could be potential for approximately 10 dwellings.**
<table>
<thead>
<tr>
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</table>
| WD_11_10_14    | Land west of Folly Gate village | 2.4 | Access  
Vehicle access acceptable in principle either from the A386 or the adjoining Shobbrook Warehouses site where there is planning permission for 14 dwellings.
Site is well related to the village centre and other development
Landscape and Ecology  
There are strong field boundaries which are important and should be maintained. Any development should follow these structural boundaries.
The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. A smaller scale development is likely to be more appropriate in terms of respecting landscape and settlement character. However, because of the site’s location which benefits from being well related to the rest of the village there could be opportunities for a slightly larger scale development if it improved the offer of services in the village. This would need further consideration.
Site is flat and reasonably well screened.
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Flood risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. The site is in multiple ownership and issues relating to access would need to be resolved in order to bring the site forward.  
| There are limited constraints to development but due to the limited range of local facilities only small scale development is likely to be suitable. Due to the nature of the site there may be potential for a larger development but this would need to be supported by additional facilities for the village. Further consideration is needed in this respect. |
| WD_11_11_13    | Former garage site, Folly Gate | 0.2 | Access  
Highways access acceptable in principle.
Site is on the edge of the village and slightly detached from the village centre although pedestrian and public transport connections are good.
Landscape and Ecology  
Site is brownfield and vacant and an appropriate redevelopment could improve the quality of the site.
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Contamination and Environmental Health  
There are contamitantes on the site as a result of its previous use which may affect viability due to the remediation works required.
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
<p>| There are some constraints relating to contamination but mitigation measures are in place through the granting of planning permission. As such, it is considered that there could be potential for approximately 8 dwellings or employment on the site. |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>WD_11_12_16</td>
<td>Land at New Road, Folly Gate, Okehampton</td>
<td>0.58</td>
<td><strong>Access</strong> Relatively isolated location, but good bus access to Okehampton and Hatherleigh. Isolated development within a rural landscape and of a scale incongruous with the existing settlement pattern, but no identified Biodiversity constraints. <strong>Landscape and Ecology</strong> Isolated development within a rural landscape and of a scale incongruous with the existing settlement pattern, but no identified Biodiversity constraints. <strong>Heritage and Archaeology</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Flood risk, water quality and drainage</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Contamination and Environmental Health</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Other</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant landscape and accessibility constraints identified the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_11_13_16</td>
<td>Land to the East of the A386, Folly Gate, Okehampton</td>
<td>0.62</td>
<td><strong>Access</strong> Remote location with a very limited range of community facilities but good bus access to Okehampton and Hatherleigh. Isolated development within a rural landscape. <strong>Landscape and Ecology</strong> Isolated development within a rural landscape. <strong>Heritage and Archaeology</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Flood risk, water quality and drainage</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Contamination and Environmental Health</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Other</strong> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified the site is not considered to have potential for development at this time.</td>
</tr>
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</table>
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Considering Sites for Development in Lamerton Parish

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

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Site Information Packs March 2017
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<th>Site Information</th>
<th>Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD_44_02_08/13</td>
<td>Kooshti-Bok, Lower Widslade, Rushford, Lamerton</td>
<td>0.2</td>
<td>Access Access Vehicle access acceptable in principle. Site is on the outskirts of the village but is within walking distance of the village centre. The site is on the main road with no dedicated footpaths. Landscape and Ecology No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Heritage and Archaeology No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other There are existing buildings and structures on the site which may reduce yield.</td>
<td>There are limited constraints to development although the presence of existing buildings may reduce yield or affect viability.</td>
</tr>
<tr>
<td>WD_44_03_08/13</td>
<td>St John's, Lamerton</td>
<td>0.4</td>
<td>Access Access Vehicle access acceptable in principle. Site is on the outskirts of the village but is within walking distance of the village centre. Site is on the main road but there is an opportunity for new development to overlook the playing fields and link to Green Lane via a new footpath. Landscape and Ecology The site encroaches into the 'green triangle' which is an important feature of the village. Any development should be kept close to the existing building line to limit impact on this landscape character. Heritage and Archaeology No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood Risk, Water Quality and Drainage No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other There is currently a live application for 4 units as frontage development on the site.</td>
<td>There are limited constraints to development although the yield may be reduced due to the need to limit impact on the landscape character of the green triangle.</td>
</tr>
</tbody>
</table>

**Lamerton - General Comments**

Lamerton is a small village located in the south of the Borough. The village has a good range of local services, which include a pub, village hall and primary school (Lamerton Primary School). There is very limited capacity at the primary school and the site is not capable of expansion. The designated secondary school is Tavistock College which has some capacity but contributions to facilities and transport may be required from new development.
<table>
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<tr>
<th>Site Reference</th>
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</table>
| WD_44_05_08/13  | Court Cottage Farm, Lamerton, Tavistock, PL19 8RW | 1.6            | **Access**  
Vehicle access acceptable in principle via the northern entrance to the site. Site is well related to the rest of the village.  
**Landscape and Ecology**  
Partially brownfield site with existing farm buildings.  
**Heritage and Archaeology**  
Site is next to the Church of St Peter (Grade II* listed building) and within a conservation area. Given the very close proximity of the Church, it is  
considered that development could harm the setting and therefore the significance of the heritage asset. As such, a sensitive redevelopment of some vacant units could improve the area but development on the greenfield part of the site is likely to have an unacceptable impact on the setting of the church.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
The land is on the site of a former graveyard with potential stability issues. Relevant assessments will be required.  
**Other**  
Existing footpath crosses the site. | The whole of the site is not suitable for development due to issues relating to impact on the setting of the listed building. However, there could be potential for approximately 10 dwellings on brownfield parts of the site. |
| WD_44_07_08/13  | Rushford, Lamerton                    | 3.5            | **Access**  
Vehicle access acceptable in principle but would require breaching two strong lines of hedges.  
Site is at located at the southernmost point of Lamerton and is not well related to the centre of the village. The site is on the main road with no dedicated footpaths.  
**Landscape and Ecology**  
The site covers a large area and is an important gateway into the village. Development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character. There is limited opportunity to create a smaller scale development that would blend in with the existing settlement or mirror development on the opposite side of the road due to flood zones and impact on hedgerows.  
The entire site designated as Unconfirmed Wildlife Site.  
**Heritage and Archaeology**  
The site is next to Venn House (Grade II* listed building). There is potential for development to harm the setting and therefore the significance of the heritage asset.  
**Flood Risk, Water Quality and Drainage**  
Approximately a third of the site is in Flood Zones 2 and 3 which will reduce the yield.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to location and impact on landscape character, ecology and setting of the listed building, the site is not considered to have potential for development at this time. |
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<tbody>
<tr>
<td>WD_44_08_08/13</td>
<td>Land behind Trenance Drive, Lamerton</td>
<td>1.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle via Trenance Drive. Site is well related to the rest of the village.&lt;br&gt;&lt;strong&gt;Landscape and Ecology&lt;/strong&gt; The site encroaches into the 'green triangle' which is an important feature of the village. Any development should be kept close to the existing building line to limit impact on this landscape character.&lt;br&gt;&lt;strong&gt;Heritage and Archaeology&lt;/strong&gt; No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;strong&gt;Flood Risk, Water Quality and Drainage&lt;/strong&gt; The River Lumburn crosses the site on its eastern boundary. Approximately a quarter of the site is within flood zones 2 and 3 and there is a watercourse present in this area which will reduce the yield.&lt;br&gt;&lt;strong&gt;Contamination and Environmental Health&lt;/strong&gt; No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;strong&gt;Other&lt;/strong&gt; No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>There are limited constraints to development although the yield will be reduced due to the area of flood zone and the need to limit impact on the landscape character of the green triangle. As such, it is considered that there could be potential for approximately 10 dwellings.</td>
</tr>
<tr>
<td>WD_44_10_08/14/16</td>
<td>Lamerton Villas</td>
<td>0.2</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle if it can be achieved via the main road. However, the site submitted does not show that the frontage of the site is within the same ownership as the landowner of the site and therefore it is not possible to confirm access arrangements.&lt;br&gt;&lt;strong&gt;Landscape and Ecology&lt;/strong&gt; Site is relatively flat and is not visible in wider views but the line of trees at the rear of the site should be retained.&lt;br&gt;&lt;strong&gt;Heritage and Archaeology&lt;/strong&gt; No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;strong&gt;Flood Risk, Water Quality and Drainage&lt;/strong&gt; No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;strong&gt;Contamination and Environmental Health&lt;/strong&gt; No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;&lt;strong&gt;Other&lt;/strong&gt; No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Previous assessments have identified possible access issues concerning third party land. Until this can be resolved delivery cannot be guaranteed.</td>
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| WD_44_11_13   | Land adjacent to      | 4.1            | **Access**  
The only access is via a small lane leading to Great Haye Farm and is unlikely to be suitable for an increase in traffic generating development. Mature trees would be affected by the creation of a suitable access.  
**Site is well related to the rest of the village.**  
**Landscape and Ecology**  
The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character, particularly as the site is elevated above the rest of the village, is prominent and has far reaching views.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
Multiple footpaths cross the site. | Due to the significant constraints identified relating to access and impact on landscape character, the site is not considered to have potential for development at this time. |
| WD_44_14_13   | Land adjacent to      | 3.7            | **Access**  
Vehicle access acceptable in principle. There is a slight level change and the creation of a suitable access may result in the loss of a section of the bank.  
**Site is well related to the rest of the village.**  
**Landscape and Ecology**  
The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character, particularly to the north west of the site where the site is elevated above the rest of the village. However, there is an opportunity for frontage development along Green Hill where development could blend in more easily with existing development.  
**Heritage and Archaeology**  
There is a listed building next to the site's far western corner.  
**Flood Risk, Water Quality and Drainage**  
Site slopes gently east to west towards the River Lumber. A small proportion of the site is within Flood Zones 2 and 3 along this eastern boundary and would only marginally affect development.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
A farm building is on site which may reduce yield. | The whole of the site is not suitable for development due to issues relating to impact on landscape character. In addition, the limited local primary school capacity means that only small scale development is likely to be suitable. |
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</table>
| WD_44_15_13    | Land at Hurlditch Farm, Lamerton, PL19 8QE | 0.7            | Access
Vehicle access acceptable in principle.
Site is on the outskirts of the village but is within walking distance of the village centre. The site is on the main road with no dedicated footpaths.
Landscape and Ecology
Site is relatively flat and is not visible in wider views. However, the site is very visible from the northern entrance into the village and development will need to be carefully designed to reduce visual impact and to blend in with adjoining development.
Heritage and Archaeology
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Flood Risk, Water Quality and Drainage
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Contamination and Environmental Health
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Other
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | There are limited constraints to development. |
| WD_44_16_14    | Land at Camplehaye           | 0.6            | Access
The site appears to be landlocked and there is therefore potential difficulty with access to the site. Access could be achieved via WD_44_14_13 but this would require the development of this site in advance of development on WD_44_16_14. Due to the scale of development this would create, it is not likely to be something that will be achievable or suitable in this plan period.
Site is well related to the rest of the village although there is currently no pedestrian or vehicle access onto the main routes in the village.
Landscape and Ecology
The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character, particularly to the north west of the site where the site is elevated above the rest of the village. However, there is an opportunity for frontage development along Green Hill where development could blend in more easily with existing development.
Heritage and Archaeology
There is a listed building immediately south of the site.
Flood Risk, Water Quality and Drainage
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Contamination and Environmental Health
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.
Other
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to access the site is not considered to have potential for development at this time. |
The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html
Considering Sites for Development in Lewdown and Thrushelton Parish
(including Lewdown and Alder Quay)

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

For more information
South Hams and West Devon Place Making Team
Follaton House, Plymouth Road, Totnes, TQ9 5NE
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www.westdevon.gov.uk
www.facebook.com/westdevonboroughcouncil
www.twitter.com/WestDevon_BC

Site Information Packs March 2017
### Lewdown - General Comments

Lewdown is a small village located along the old A30. It has a good range of local facilities within the village, including a pub, shop and primary school (Lewtrenchard Primary School). There is limited capacity at the primary school and the school is not capable of expansion. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.

There are two distinct areas to the village, one which contains the school and one which contains the shop. They are connected via a footpath and are within easy walking distance of each other.

Lewdown sits within the catchment area for the River Tamar. The water quality in this catchment area is being monitored, particularly in relation to shell fishery and/or levels of phosphorus and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.

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<tbody>
<tr>
<td>WD_32_03_08/13</td>
<td>Land to rear of Redcliffe House, Lewdown</td>
<td>0.3</td>
<td>Access: Access via Redcliffe House is not considered suitable for the level of residential development proposed. Site is well related to the rest of the village.</td>
<td>Due to the significant constraints identified relating to access, the site is not considered to have potential for development at this time.</td>
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<td>Landscape and Ecology: Mature trees at the entrance to the site.</td>
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<td>Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td>Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td>Contamination and Environmental Health: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td>Other: No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<tr>
<td>WD_32_04_08/13</td>
<td>Land adjacent to Rowan Cottages, Lewdown</td>
<td>0.5</td>
<td>Access: Vehicle access acceptable in principle. Site is well related to the rest of the village.</td>
<td>There are limited constraints to development although the public drinking water line and proximity to the Sewage Treatment Works may reduce the yield.</td>
</tr>
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<td>Landscape and Ecology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td>Heritage and Archaeology: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td>Flood Risk, Water Quality and Drainage: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
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<td></td>
<td>Contamination and Environmental Health: Proximity to sewage treatment works to north may cause odour complaints and reduce yield. Relevant assessments will be required.</td>
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<td>Other: Part of the site is allocated in the 2005 Local Plan for residential development (site WD_32_13_13).</td>
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</table>
| WD_32_08_08/13 | Land to rear of The Redcliffes, Lewdown | 1.8 | Access  
The site has no obvious suitable vehicular access as there is only a Byway Open To All Traffic (BOAT) to the west of the site. This access is not adequate to serve as main access to development of the site.  
Site is well related to the rest of the village.  
Landscape and Ecology  
The site is flat and development not visible in wider views.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the significant constraints identified relating to access, the site is not considered to have potential for development at this time. |
| WD_32_09_08/13 | Field 5983, Crossroads Farm, Lewdown | 1 | Access  
Vehicle access acceptable in principle.  
Site is not within the village centre but is well related to the school and within walking distance to the village centre.  
Landscape and Ecology  
The site is relatively flat and not visible in wider views.  
The site covers a large area and development on the whole site would represent a large growth of the village with the potential to impact on the landscape and character of the village. Keeping development along the frontage could limit impact on landscape character and would blend in more easily with existing development.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | The whole of the site is not suitable for development due to issues relating to impact on landscape character. However, there is potential for development on part of the site. |
| WD_32_10_08/13 | Part of field 8087, Crossroads Farm, Lewdown | 0.5 | Access  
Vehicle access acceptable in principle but would require a breaching of the hedgebank.  
Site is not within the village centre but is well related to the school and within walking distance to the village centre.  
Landscape and Ecology  
The site slopes slightly from north to south and is relatively well screened from wider views.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
Site is close to an old quarry with possible contamination/ground gas issues. Relevant assessments will be required.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | There are limited constraints to development. |
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</table>
| WD_32_11_13    | Jethro’s Motel, Lewdown EX20 4DS | 1.5 | Access  
Vehicle access acceptable in principle.  
Site is not within the village centre but is well related to the school and within walking distance to the village centre.  
**Landscape and Ecology**  
The site is very visible in views from parts of the Dartmoor National Park. The site covers a large area and development on the whole site would represent a large growth of the village. However, the site is currently developed and a redevelopment of the site could improve the area.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
The site a brownfield site with vacant motel rooms and a hardstanding area.  
The site benefits from good access to the A30 via the old A30 and there could be potential within the site for a mixture of residential and employment uses. | There are limited constraints to development. |
| WD_32_12_13    | Land opposite The Reddicliffe, Lewdown | 0.1 | Access  
Vehicle access acceptable in principle.  
Site is well related to the rest of the village.  
**Landscape and Ecology**  
The site is brownfield and vacant. A redevelopment of the site could improve the area.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Other**  
The site has not been confirmed as being available for development. | There are limited constraints to development but the site is below the threshold. |
| WD_32_13_13    | H16 Land at Rowan Cottages | 0.5 | Access  
Vehicle access acceptable in principle.  
Site is well related to the rest of the village.  
**Landscape and Ecology**  
The site has not been confirmed as being available for development.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
There is a former slaughterhouse on the site which could have contamination issues. Proximity to sewage treatment works to north may cause odour complaints and reduce yield. Relevant assessments will be required.  
**Other**  
The site benefits from good access to the A30 via the old A30 and there could be potential within the site for a mixture of residential and employment uses.  
The site is allocated in 2005 Local Plan for approximately 16 units. Site is in multiple ownerships. | There are limited constraints to development. As such, it is considered that there could be potential for approximately 12 dwellings on the eastern part of the site. The site could be delivered independently or alongside WD_32_04_08/13. |
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| WD_32_14_16   | Land adjoining 1 Cannon Barn Cottages, Lewdown, EX20 4BT | 0.06            | Access  
Whilst detached from the village services are within walking distance with safe pedestrian access.  
Landscape and Ecology  
Isolated development within a rural landscape. No identified Biodiversity constraints.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood risk, water quality and drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to landscape constraints identified the site is not considered to have potential for development at this time and the site is below threshold. |
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<tbody>
<tr>
<td>WD_26_01_13</td>
<td>Spring Acre Farm, Alder Quarry, Lewdown</td>
<td>0.9</td>
<td>Access&lt;br&gt;The site is next to the junction of a lane with the old A30. The junction is not adequate to serve any additional traffic generating development without significant improvement.&lt;br&gt;Site is remote from the nearest settlement (Lewdown). There are no services within reasonable walking distance and no safe pedestrian links.&lt;br&gt;Landscape and Ecology&lt;br&gt;Heavily wooded across significant parts of site and development is likely to result in the loss of trees. Site is well screened and not visible in wider views.&lt;br&gt;Heritage and Archaeology&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;Flood Risk, Water Quality and Drainage&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;Contamination and Environmental Health&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;Other&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to location, access and loss of trees, the site is not considered to have potential for development.</td>
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The maps display the information above as a series of separate layers. These layers can be turned on or off using the free Adobe Acrobat Reader software - https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html
Strategic Housing & Economic Land Availability Assessment Sites

Date: 21/02/2017 13:45:28
Considering Sites for Development in Lifton Parish
(including Lifton, Tinhay and Liftondown)

Site Information Pack

This pack contains:

A Site Information Table
This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

Site Maps
These maps show all of the sites which have been considered as part of this exercise.

Constraint Maps
These maps show the different constraints, such as conservation areas, flood zones and the wildlife sites.

For more information
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Site Information Packs March 2017
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<tr>
<th>Site Reference</th>
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| WD_35_01_08/14 | Land adjacent to West End Cottages, Lifton | 2.2 | Access  
Vehicle access acceptable in principle.  
Site is more detached from the rest of the village than other potential sites but it is within walking distance of the village centre and footpaths are available.  
Landscape and Ecology  
Site is relatively flat and is currently well screened by trees and hedgerows which should be retained wherever possible.  
Development along the road frontage would create a pattern of ribbon development, extending the village out to the west which may have more of an impact on the character of the village.  
The site is next to an Unconfirmed Wildlife Site.  
Heritage and Archaeology  
There is a historic mine pit on the site and relevant assessments would be required.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
Because development of this site would begin to elongate the village to the west, it is unlikely to be suitable on its own. However, there may be longer term potential as part of a phased development with WD_35_05_08/13 and WD_35_14_13. The scale of development that these three sites combined could accommodate is significant in excess of that proposed by the minimum planned requirements and therefore whilst the site is considered to have some potential for development it would not be until beyond the existing plan period (i.e. post 2031). This is a new site which has been submitted as part of the consultation on the LAA. | There are limited constraints to development although the site is only considered to have longer term potential due to its location. |
| WD_35_05_08/13 | Land at Glenhaven, Lifton | 3.4 | Access  
Vehicle access acceptable in principle.  
Site is well related to the rest of the village. Good connections to the A30.  
Landscape and Ecology  
Site is slightly sloping from west to east and is well screened in wider views.  
The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village. The whole of the site is capable of accommodating around 100 dwellings but there are opportunities within the site for a smaller scale development which may be more appropriate, particularly in the southern area and linking with WD_35_14_13. Development along the road frontage would create a pattern of ribbon development, extending the village out to the west which may have more of an impact on the character of the village.  
Heritage and Archaeology  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Flood Risk, Water Quality and Drainage  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Contamination and Environmental Health  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
Other  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | There are limited constraints to development. |

**Lifton and Tinhay - General Comments**

Lifton is located in the west of the Borough. The village has a good provision of local services, including a range of shops, doctor's surgery, sport, recreation and play facilities and a primary school (Lifton Primary School). The village also benefits from good access to the A30. There is some capacity at the primary school and the site is capable of expansion. The designated secondary school is Launceston College which has some capacity but contributions to facilities and transport may be required from new development.

Lifton sits within the catchment area for the River Tamar. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact.
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<tr>
<td>WD_35_08_08/13</td>
<td>Colmans Farm, Lifton</td>
<td>13.9</td>
<td><strong>Access</strong>&lt;br&gt;The width of the bridge (rather than any weight restrictions) will have some constraints on the development of the site and further investigation will be required. The site is remote from the village centre although it is well related to nearby employment areas. There are no existing dedicated footpaths to the village centre. <strong>Landscape and Ecology</strong>&lt;br&gt;Site is relatively flat and visible in views from the east.&lt;br&gt;It is separated from the rest of the village by the river and the area surrounding it provides an important landscape setting to the village and helps to screen the industrial units in the east of the village. <strong>Heritage and Archaeology</strong>&lt;br&gt;The bridge leading to the site is listed. It is unlikely that development would bring an alternative crossing point which means that the potential impact on the bridge could be significant. <strong>Potential archaeological remains - requires pre-application assessment and evaluation</strong>&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;The northern part of the site is partially in Flood Zones 2 and 3 which will reduce yield. <strong>Contamination and Environmental Health</strong>&lt;br&gt;There is unknown filled ground adjacent to the site, a former railway running through the site and an old quarry on site, all creating possible contamination issues which may reduce yield. Possible noise and light issues due to proximity of Premier Foods factory and possible odour issues from adjacent Sewage Treatment Works. Relevant assessments will be required and may affect the types of uses which are likely to be suitable on the site. <strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to access, impact on landscape character and extent of contamination/noise issues, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_35_12_13</td>
<td>Site to the West of Liftondown, north east of the Methodist Parish Church</td>
<td>5.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle.&lt;br&gt;Further consultation with the Highways Agency may be required due to the proximity of the site to the A30.&lt;br&gt;Site is in the small settlement of Liftondown where there are limited local facilities. Whilst Lifton village centre is approximately 1 mile away and there is a footpath between the two places, the lack of facilities in this location means that any development will lead to an increase in use of the the private car and is therefore considered to be an unsuitable area for development.&lt;br&gt;The site is in close proximity to the A30 and Launceston which could benefit employment uses&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site covers a large area and development on the whole site would represent a significant growth of Liftondown with the potential to impact on the landscape and rural character of the area.&lt;br&gt;There is a disused quarry on the site which is likely to have ecological value and further investigation will be required to determine the extent of any buffer required. <strong>Heritage and Archaeology</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Contamination and Environmental Health</strong>&lt;br&gt;Site includes a disused quarry which will reduce yield and which is likely to have contamination issues. Site is adjacent to A30 which may cause noise issues. Relevant assessments will be required. <strong>Other</strong>&lt;br&gt;No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to its location and the presence of the quarry, the site is not considered to have potential for development at this time.</td>
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| WD_35_13_13/16    | Land at North Road, Lifton, Devon, (OS Field 0284) | 2              | **Access**  
Site is well related to the rest of the village.  
**Landscape and Ecology**  
Site slopes slightly north to south and is prominent in some views from the south. Development of the whole site would represent a significant growth of the village with the potential to impact on the landscape and character. However, some frontage development could blend in with existing development to limit impact. There are Tree Preservation Orders, requiring a buffer zone. Contains Site of Wildlife Interest.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
A small proportion of the site is within Flood Zones 2 and 3.  
**Contamination and Environmental Health**  
Historic uses on the site may have left hazardous remains. Further investigation and possibly a hazardous site clean up may be required.  
Previous consultation  
This included objections due to flooding and run-off. Lifton’s Neighbourhood Planning consultation on the sites identified concerns about the ability of the road network to cope with additional traffic and the proximity to the flood zone.  
**Other**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. |
| WD_35_14_13       | Lifon Strawberry Farm Fields, Lifton               | 6              | **Access**  
Vehicle access acceptable in principle. Access would need to be achieved either via WD_35_05_08/13, WD_35_17_13 or further along old A30. Site is well related to the rest of the village.  
**Landscape and Ecology**  
The site covers a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the landscape and character of the village and may not be suitable for a village of this size. The whole of the site is capable of accommodating around 150 dwellings but there are opportunities within the site for a smaller scale development which may be more appropriate, particularly in the southern area and linking with WD_35_05_08/13. Development along the road frontage would create a pattern of ribbon development, extending the village out to the west which may have more of an impact on the character of the village. Site is next to an ancient woodland and there are Tree Preservation Orders on the site. Sufficient buffers and screening would be required which would reduce the yield.  
**Heritage and Archaeology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
There is a minor old quarry adjacent to the site with possible contamination issues. Relevant assessments will be required.  
**Other**  
No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. |
|                   |                                                   |                | **Limited constraints to development but yield likely to be reduced due to Tree Preservation Orders and ancient woodland. Around 180 units could be accommodated on the site, however it would need to be considered alongside site WD_35_05_08/13 and in the context of Lifton’s planned requirement which is proposed as 100 units.** | Due to the significant constraints identified relating to drainage and flood risk the site is not considered to have potential for development at this time.  
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Conclusion |
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| WD_35_15_13   | Lifton Farm Shop North, Lifton     | 21.13          | **Access**  
Vehicle access acceptable in principle.  
Further consultation with the Highways Agency may be required due to the proximity of the site to the A30.  
Site is detached from the rest of the village and there is a break in the building line between the site and the existing built-up area. However, it is within walking distance of the village centre and footpaths are available.  
The site benefits from close proximity to A30 and Launceston which could benefit employment uses.  
**Landscape and Ecology**  
The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character. However, the south western part of the site is relatively flat and well screened.  
**Heritage and Archaeology**  
Potential archaeological remains - requires pre-application assessment and evaluation  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
Site is within 250m of Yeat Farm and Smallacombe landfills (inert waste - closed 1992) with possible contamination/ground gas issues. Site is adjacent to A30 which is likely to give rise to noise issues. Relevant assessments will be required.  
**Other**  
Site has planning permission for wind turbines and solar panels which will affect developable area and yield.  
Whilst the site is well related to nearby employment uses and the A30, it is not well related to residential areas and the adjoining business uses are unlikely to be compatible with residential uses in this area.  
| The whole of the site is not suitable for development due to issues relating to impact on landscape character. Given its location away from the village centre and its proximity to other employment uses it is not considered a suitable location for residential uses. However, the southern part of the site could be suitable for other employment uses which are compatible with the existing business on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| WD_35_16_13   | Borough House, Fore Street, Lifton | 0.4            | **Access**  
Vehicle access acceptable in principle.  
Site is well related to the rest of the village.  
**Landscape and Ecology**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Heritage and Archaeology**  
Site is adjacent to a conservation area. Given the very close proximity of the Church of St. Mary (Grade I Listed Building) there are concerns that development may harm the setting and therefore the significance of this heritage asset.  
**Flood Risk, Water Quality and Drainage**  
No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  
**Contamination and Environmental Health**  
Site is immediately adjacent to a graveyard with possible contamination issues. Relevant assessments will be required.  
**Other**  
There is a recently expired planning permission on the site for 11 residential units.  
<p>| Limited constraints to development but yield likely to be reduced due to need to overcome impact on the listed building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |</p>
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<td>WD_35_17_13</td>
<td>Former garage site, Lifton</td>
<td>0.2</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle.&lt;br&gt;Site is detached from the rest of the village but is within walking distance of the village centre.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;This is a brownfield and vacant site. A redevelopment of the site could improve the area.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;The site is next to a listed park and garden and any redevelopment would need to contribute to an enhancement of this asset.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;There are contaminates on the site as a result of its previous use which may affect viability due to the remediation works required.&lt;br&gt;<strong>Other</strong>&lt;br&gt;Site has planning permission for the erection of an industrial building for B1/B8 uses.</td>
<td>Some constraints to development but mitigation measures could be put in place to overcome them. As such, it is considered there could be potential for employment uses or approximately 6 dwellings subject to further assessment of impact on the heritage asset.</td>
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<td>WD_35_18_14</td>
<td>Tinhay Lake Car Park</td>
<td>1.1</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site is predominantly covered by trees. Whilst these are not subject to Tree Preservation orders they are of value and add an important character to the village.&lt;br&gt;The site is entirely within an Other Site of Wildlife Interest&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;The site is next to a Listed Historic Park and development could have a negative effect on the setting of this heritage asset.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;The northern part of the site is within Flood Zone 2.&lt;br&gt;The disused quarry now forms a lake and might offer some surface water drainage potential but could also pose a flood risk to the site if not correctly managed.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;Site includes a former disused quarry and is next to lime kilns. which will reduce yield and which is likely to have contamination issues. Site is adjacent to A30 which may cause noise issues. Relevant assessments will be required.&lt;br&gt;<strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to impact on heritage and landscape and the extent of contamination issues, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_35_19_14</td>
<td>Land at Leat Road, Lifton</td>
<td>0.7</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle but only for a limited amount of development.&lt;br&gt;The site is detached from the built up area of the village and has less opportunities than other sites for safe pedestrian access to the village centre and key facilities there.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site is surrounded by trees and hedgebanks and because of the location of the site within the flood zone development is likely to create a significant ecological impact.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;The site is next to a Listed Historic Park and development could have a negative effect on the setting of this heritage asset.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;The majority of the site sits within flood zones 2 and 3 and is an area of known fluvial flooding. New development in this area would be problematic and could prove unviable because of the flood mitigation measures required.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;The site is next to a former quarry and possible mine workings. Further assessment will be required.&lt;br&gt;<strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant constraints identified relating to access, location, flood risk and impact on heritage and ecology, the site is not considered to have potential for development.</td>
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<tr>
<td>WD_35_20_16</td>
<td>Hornapark, Duntz Hill, Lifton WD_35_03_08</td>
<td>2</td>
<td><strong>Access</strong>&lt;br&gt;The site is relatively remote from the centre of the village, but safe pedestrian access is possible. <strong>Landscape and Ecology</strong>&lt;br&gt;The site is surrounded by trees and hedge banks. Whilst this provides good screening, these features are sensitive. <strong>Heritage and Archaeology</strong>&lt;br&gt;Adjacent to a Listed Historic Park and Listed Building. <strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <strong>Contamination and Environmental Health</strong>&lt;br&gt;The site is next to a former quarry and possible mine workings. <strong>Other</strong>&lt;br&gt;No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>Due to the significant landscape and ecology, heritage and accessibility constraints identified the site is not considered to have potential for development at this time.</td>
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