Considering Sites for Development in Meeth 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
## Meeth - General Information

Meeth is a small village located in the north of the Borough. It has a limited range of local facilities within the village (Pub, regular bus service). The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.

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<tr>
<th>Site Reference</th>
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</thead>
</table>
| WD_34_01_16   | Field 2192 Giffords Hele Farm | 0.69 | Access  
An isolated site with poor access to services.  
Landscape and Ecology  
The site is visible in wider views and has the potential to have a significant adverse impact on 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  
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_34_02_16   | Land at Meeth, EX20 3EP | 1.5 | Access  
The site is well positioned for walking access to village facilities, but there is no clear safe route for pedestrians.  
Landscape and Ecology  
The site is visible in wider views and has the potential to have a significant adverse impact on character development of the whole site would significantly change 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 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 at this time. |
| WD_34_03_16   | Springfields, Station Road, Meeth | 0.5 | Access  
The site is well positioned close to the village and facilities, however, there is a lack of connecting footways to the village centre. It is unsure how satisfactory vehicular access would be achieved from this site onto the A386. Entry onto the site would require a breach to an existing hedge boundary.  
Landscape and Ecology  
The site is reasonably well contained in the local landscape.  
Heritage and Archaeology  
There are a number of Listed Buildings located close to the north of the site. Further assessment may be required as part of any pre-application process to establish whether there would be any potential adverse impact on the heritage assets.  
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  
A Mineral Consultation Zone is located to the west of the site. | Due to the significant constraints identified relating to access, the site is not considered to have potential for development at this time. |
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<tr>
<td>WD_34_04_16</td>
<td>Land west of Station Road, Meeth</td>
<td>1.6</td>
<td><strong>Access</strong>&lt;br&gt;Vehicular access may be possible onto the A386. The site is divorced from the village. There is Public Right of Way along the northern boundary of the site linking to Station Road but there is a lack of connecting footways to the village centre and the amenities.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;This is a large exposed site open to views from surrounding countryside and development of the whole site would represent a significant growth to the village which could potentially impact on the landscape and fundamentally change the character of this area.&lt;br&gt;&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;&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;The site is within a Mineral Consultation Zone.</td>
<td><strong>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.</strong></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 Milton Abbot Parish
(including Milton Abbot and Chillaton)

Site Information Pack

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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>
<td>WD_42_07_08/13</td>
<td>Land west of 1 Springfield Cottages, Chillaton</td>
<td>0.8</td>
<td><strong>Access</strong>&lt;br&gt;Access is via a narrow lane which is likely to be unsuitable for an increase in traffic movements.&lt;br&gt;Site is not well related to the village centre and would continue to spread development away from the centre of the village.&lt;br&gt;Landscape and Ecology&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;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 the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_42_08_13</td>
<td>Land east of Marlow Crescent, Chillaton</td>
<td>1.4</td>
<td><strong>Access</strong>&lt;br&gt;Access involves crossing third party land but there is an agreement in place for this land to be used as access. If this is achievable then highways access is acceptable in principle.&lt;br&gt;Site is reasonably well related to the village centre.&lt;br&gt;Landscape and Ecology&lt;br&gt;The site is set back from the road and any development would therefore have to sit behind the row of houses in Marlow Crescent. This could impact on the amenity of properties and would result in a pattern on development which is uncharacteristic of the village.&lt;br&gt;Heritage and Archaeology&lt;br&gt;Potential archaeological remains - requires pre-application assessment and evaluation.&lt;br&gt;Flood Risk, Water Quality and Drainage&lt;br&gt;About a third of the site is covered by an area of Flood Zones 2 and 3 which will reduce the yield.&lt;br&gt;Contamination and Environmental Health&lt;br&gt;A disused mine is within 200m of the site with possible heavy metals/land stability issues. Relevant assessments will be required.&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 impact on character of the village, the site is not considered to have potential for development at this time.</td>
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**Chillaton - General Comments**

Chillaton is a small village in the south of the Borough. The village has a limited range of local services, which include a pub. The designated primary school is Milton Abbot which is over 3 miles away. Contributions towards transport will be required. There is limited capacity at Milton Abbot Primary 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.
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| WD_42_09_13   | Land between Sunwaye and Marlow Crescent, Chillaton | 2.6       | **Access**<br>Vehicle access acceptable in principle.<br>Site is reasonably well related to the village centre.  
**Landscape and Ecology**<br>The frontage of the site is flat but slopes slightly downwards beyond that towards the watercourse at the rear of the site. Site is visible in surrounding views but there is an opportunity for frontage development between Marlow Crescent and Sunwaye and development could blend in with this existing form of development.  
**Heritage and Archaeology**<br>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**<br>A small part of the site is covered by an area of Flood Zones 2 and 3 which will reduce the yield.  
**Contamination and Environmental Health**<br>Site is close to sewage treatment works with possible odour issues. Relevant assessments will be required.  
**Other**<br>No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.  

**Conclusion**

The whole of the site is not suitable for development due to issues relating to impact on the landscape character. 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 10 dwellings along the western boundary of the site as frontage development.
### Milton Abbot - General Comments

Milton Abbot is a small village located in the south west of the Borough. It has a good range of local facilities within the village, including a pub, shop and primary school. There is limited capacity at the primary school and the school 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. The Primary School is slightly detached from the rest of the village but they are connected via a footpath and are within easy walking distance of each other.

<table>
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</table>
| WD_42_01_08/13 | Land adjoining Fore Street, Milton Abbot | 1.2 | Access  
Vehicle access to the eastern field acceptable in principle but the setting of the conservation area may be affected by achieving this.  
Landscape and Ecology  
The site covers quite a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the character of the village and its conservation area.  
Heritage and Archaeology  
Indication of ancient field boundaries which should be retained.  
Flood Risk, Water Quality and Drainage  
There is a watercourse running through the centre of the site 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. | The whole of the site is not suitable for development due to issues relating to presence of watercourse, the need to retain ancient field boundaries and 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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<tr>
<td>WD_42_03_08/13</td>
<td>Land adjoining Milton Abbot Primary School, Milton Abbot</td>
<td>4.7</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access is via a narrow lane which is unlikely to be suitable for traffic generating development. Site is detached from the village centre but is within walking distance of it and is next to the school.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site covers quite a large area and development on the whole site would represent a significant growth of the village away from its centre with the potential to impact on the character of the village and wider landscape. There are limited opportunities to create a smaller scale development which would be suitable in this location.&lt;br&gt;Site is within an Unconfirmed Wildlife Site.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;Site is in close proximity to a Grade II Listed Building and appropriate measures will need to be in place to ensure that harm to its setting is reduced.&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 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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| WD_42_05_08/13 | Allotment Gardens, Fore Street, Milton Abbot | 0.5 | Access  
Vehicle access acceptable in principle.  
Site is well related to the rest of the village.  
Landscape and Ecology  
The site is near to the boundary of the Tamar Valley Area of Outstanding Natural Beauty (AONB) but is not visible in wider views.  
Heritage and Archaeology  
There are numerous listed buildings in the area and the site is next to the conservation area. Given the proximity of this site to the Church of St Constantine (Grade I Listed Building) and the conservation area, development has the potential to harm the wider setting of and views to and from this heritage asset, and therefore the significance of the asset. There could also be potential cumulative impact with development on other sites in the village. However, the site is very well screened, below the level of the Church and therefore not visible in such views. There may therefore be potential for development lower down the site with an access running through the allotments.  
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 existing allotments are visually part of the setting of the estate cottages and they also have social interest and should ideally be retained as part of the historic character within any wider development of the site. If they are currently redundant as allotments they could be a wildlife reserve or retained as another use of public benefit. | The whole of the site is not suitable for development due to the need to retain some allotments. In addition, the limited local primary school capacity means that only small scale development is likely to be suitable. |
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| WD_42_06_08/13 | Land adjacent Vicarage Gardens | 1.7 | Access  
Vehicle access acceptable in principle either via Vicarage Gardens or WD_42_05_08/13.  
Landscape and Ecology  
The site is located next to the Tamar Valley Area of Outstanding Natural Beauty (AONB) northern boundary. The development of this site would result in a loss of the rural setting that acts as a buffer to the AONB and its setting. The impact on the AONB setting means that development would be significantly constrained by the need to provide a strong green buffer to the west and south of the site.  
The site covers quite a large area and development on the whole site would represent a significant growth of the village with the potential to impact on the character of the village, heritage assets and the AONB. However, there is an opportunity for small scale development within the northern part of the site but this would require access being achieved via WD_42_05_08/13.  
Heritage and Archaeology  
Given the proximity of this site to the Church of St Constantine (Grade I Listed Building), development has the potential to harm the wider setting of and views to and from this heritage asset, and therefore the significance of the asset. There could also be potential cumulative impact with development on other sites in the village.  
Potential archaeological remains - requires pre-application assessment and evaluation.  
Flood Risk, Water Quality and Drainage  
There is a watercourse on the southern boundary which will affect yield.  
Contamination and Environmental Health  
Site is next to a sewage treatment works which may give rise to odour issues and reduce the yield. 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. | The whole of the site is not suitable for development due to the impact on the AONB and heritage assets. In addition, the limited local primary school capacity means that only small scale development is likely to be suitable. As such, it is considered there could be potential for approximately 5 dwellings in the northern part of the site. Site should be considered alongside WD_42_05_08/13. |
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| WD_42_10_13    | Land at Endsleigh House and Gardens, Milton Abbot | 2.4             | **Access**  
Vehicle access is via a narrow lane which is unlikely to be suitable for traffic generating development. Site is detached from the village and is not within walking distance of facilities.  
**Landscape and Ecology**  
The site is within the Tamar Valley Area of Outstanding Natural Beauty (AONB).  
**Heritage and Archaeology**  
Development will harm both the Grade I historic park and garden and the walls of the kitchen garden (Grade II) which are within the proposed 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**  
Site is in existing business use. | Due to the significant constraints identified relating to location, access and impact on heritage assets, the site is not considered to have potential for development at this time. |
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Considering Sites for Development in North Tawton 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.

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<td>WD_13_02_08/13</td>
<td>Land at Yeo Lane, North Tawton</td>
<td>0.4</td>
<td><strong>Access</strong>&lt;br&gt;Suitable vehicle access via Yeo Lane is unlikely to be achievable as the lane is narrow and unlikely to be suitable for an increase in traffic. Site is well related to the town centre.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Site slopes downwards towards the west and is visible in views from the west.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;Potential archaeological remains - requires pre-application assessment and evaluation.&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;Site is next to Sewage Treatment Works which may reduce yield and development may give rise to odour complaints. Relevant assessments will be required.&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 access, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_13_05_08/13</td>
<td>Land at Devonshire Gardens, North Tawton</td>
<td>0.6</td>
<td><strong>Access</strong>&lt;br&gt;Access onto the immediate adjoining highways can be achieved but careful consideration needs to be given to the ability of the North Street junction with The Square to cope with additional traffic. Any alterations at this junction are likely to have an impact on the conservation area.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site slopes downwards to the north. The site is divorced from the existing built up boundary of the settlement.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;A small part of the site leading off Essington Road is within the conservation area. As noted above, any alterations needed to the North Street junction with the Square are likely to have an impact on the setting of this conservation area.&lt;br&gt;&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;An area of Flood Zone 3 runs along the northern boundary and covers the access from Devonshire Gardens.&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;The North Tawton Environmental Trust have a lease on this site and have requested that the site is registered as an Asset of Community Value.</td>
<td>Due to the significant constraints identified relating to access at the North Street junction with the Square and subsequent impact on the conservation area, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_13_06_13</td>
<td>Land at North Tawton, above Bouchers Hill</td>
<td>2.4</td>
<td><strong>Access</strong>&lt;br&gt;Access onto the immediate adjoining highways can be achieved but careful consideration needs to be given to the ability of the North Street junction with The Square to cope with additional traffic. Any alterations at this junction are likely to have an impact on the conservation area.</td>
<td>Due to the significant constraints identified relating to access at the North Street junction with the Square or Essington Road and potential impact on the conservation area, the site is not considered to have potential for development at this time.</td>
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<td>WD_13_07_08/13</td>
<td>Batheway Fields, North Tawton</td>
<td>50</td>
<td><strong>Access</strong>&lt;br&gt;Development is acceptable in principle from a highways perspective but any significant development may generate the need for a roundabout at De Bathe Cross to accommodate the development’s traffic as well as the possible need for a roundabout at the site’s access south of the Moorview estate. Site is well located for access to the town centre and its range of services. Development of the whole site would need to consider a vehicle route that links the lower section of High Street to Fore Street.</td>
<td>The whole of the site is not suitable for development due to flood zones, adjoining industrial uses, impact on landscape character and impact on heritage assets. However, there is potential for residential and employment development on part of the site.</td>
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<tr>
<td>WD_13_08_13</td>
<td>Taw Bridge, Pine Lodge, North Tawton</td>
<td>0.1</td>
<td>Access&lt;br&gt;Access is entirely within Flood Zone 3. Site is well related to the town centre. &lt;br&gt;Landscape and Ecology&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;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;Site is entirely within Flood Zone 3 and development should be avoided in areas at risk of flooding. &lt;br&gt;Contamination and Environmental Health&lt;br&gt;Possible odour issues arising from proximity to sewage treatment works. Relevant assessments will be required. &lt;br&gt;Other&lt;br&gt;The site is on brownfield land with a workshop on the site.</td>
<td>Due to the significant constraints identified relating to flood risk, the site is not considered to have potential for development.</td>
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<td>WD_13_10_13</td>
<td>Taw Bridge, North Tawton</td>
<td>0.9</td>
<td>Access&lt;br&gt;Vehicle access acceptable in principle. &lt;br&gt;Site is on the outskirts of the town but there are pedestrian links to the town centre. &lt;br&gt;Landscape and Ecology&lt;br&gt;The site is located on the outskirts of the town where the area is largely undeveloped and has a very rural character. The site is visible in surrounding views and development could significantly alter the character of this approach into town. &lt;br&gt;Heritage and Archaeology&lt;br&gt;Any development would need to protect the setting of the listed bridge. &lt;br&gt;Flood risk, water quality and drainage&lt;br&gt;Site is next to Flood Zone 3 but is only marginally affected. &lt;br&gt;Contamination and Environmental Health&lt;br&gt;Possible noise, odour and light issues arising from nearby industry at Taw Valley Creamery. Contamination and gas monitoring issues arising from nearby historic land fill site at Bridge Farm (commercial, household and sludge waste). Any proposed development would require relevant noise, odour and light assessments and gas monitoring. &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 and impact on landscape character, the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>Site Reference</td>
<td>Site Address</td>
<td>Site area (ha)</td>
<td>Site Information</td>
<td>Conclusion</td>
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<tr>
<td>WD_13_12_13</td>
<td>H10 Woollen Mill</td>
<td>1.4</td>
<td><strong>Access</strong>&lt;br&gt;Site relates well to the town centre.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</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>Heritage and Archaeology</strong>&lt;br&gt;Listed building and other heritage assets.&lt;br&gt;&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;The majority of the site is in Flood Zone 2 and 3.&lt;br&gt;&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;Site is next to a depot with possible industrial sources of noise.&lt;br&gt;&lt;br&gt;<strong>Other</strong>&lt;br&gt;Site is allocated in the 2005 Local Plan and is a brownfield site. There is a resolution to grant permission for 62 units subject to a signed legal agreement. Heritage constraints present difficulty with respect to financial viability.</td>
<td>Significant flood risk and heritage constraints. Subject to viability the site could be considered as part of WD_13_07_08/13 and contribute to the delivery of 60 units</td>
</tr>
<tr>
<td>WD_13_13_14</td>
<td>Land south of Exeter Street</td>
<td>1.1</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access is acceptable in principle.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The site is on the far east the town where it becomes more rural in nature. The pattern of development is typically low density and the design and density of development should reflect this.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;There are historic field boundaries which should be retained within the design.&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;A high pressure gas main runs along the northern boundary of the site which may result in viability issues. Further assessments will be required.&lt;br&gt;&lt;br&gt;<strong>Other</strong>&lt;br&gt;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 subject to the necessary mitigation to cross the gas mains.</td>
</tr>
<tr>
<td>WD_13_14_14</td>
<td>Land at Letherens Lane</td>
<td>2.7</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access is acceptable in principle but would require the realignment and improvement of the junction with Yeo Lane and Fore Street. Topography will make access challenging and works will affect banks and hedgerows. This may affect viability.&lt;br&gt;&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Site slopes steeply upwards from south to north and is visible in long views into the town from the west. Any development should avoid being located on the ridge line.&lt;br&gt;&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;There is some potential for pre-historic, Roman and Medieval archaeology. Relevant assessments will be required.&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;There are possible noise issues due to the proximity to Gregory’s Distribution. Relevant assessments will be required.&lt;br&gt;&lt;br&gt;<strong>Other</strong>&lt;br&gt;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 although yield will be limited due to the need to avoid development on the ridgeline and to achieve a suitable access.</td>
</tr>
<tr>
<td>Site Reference</td>
<td>Site Address</td>
<td>Site area (ha)</td>
<td>Site Information</td>
<td>Conclusion</td>
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<tr>
<td>WD_13_15_16</td>
<td>Land south of Strawberry Fields, North Tawton.</td>
<td>1.47</td>
<td>Access</td>
<td>Landscape constraints identified limit the potential for development. If this restriction can be addressed the site may yield up to 50 units.</td>
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<td></td>
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<td></td>
<td>Significant development may generate the need for a roundabout at De Bathe Cross to accommodate the traffic. Site is well located for access to the town centre and its range of services.</td>
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<td></td>
<td>Landscape and Ecology</td>
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<td>The site is visible in wider views and has the potential to have a significant adverse impact on character. Frontage trees are important to character (some subject to TPO).</td>
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<td></td>
<td>Heritage and Archaeology</td>
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<td>Could affect setting of a Roman and pre-historic Scheduled Monument complex.</td>
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<td></td>
<td>Flood Risk, Water Quality and Drainage</td>
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<td></td>
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<td></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>
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<td></td>
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<td></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>Other</td>
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<td></td>
<td></td>
<td></td>
<td>Implications for local infrastructure in conjunction with recently permitted development.</td>
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</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
Strategic Housing & Economic Land Availability Assessment Sites

Scale = 1:6000

North Tawton

Strategic Housing & Economic Land Availability Assessment Sites
Considering Sites for Development in Northlew 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
## Northlew - General Information

Northlew 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. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.

Northlew 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.

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Site Address</th>
<th>Site area (ha)</th>
<th>Site Information</th>
<th>Conclusion</th>
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</thead>
<tbody>
<tr>
<td>WD_20_02_14</td>
<td>Land to the north of The Meadows</td>
<td>1.6</td>
<td>Access: Vehicle access could be achieved via the private parking on the Kimberlands Estate but this would need relocating. Vehicle access is technically achievable via the lane to the south of the site, but the road becomes very narrow and would need to be widened within the site itself. There are good pedestrian links between the site and village centre.</td>
<td>There are limited constraints to development subject to satisfactory access being achieved.</td>
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<td></td>
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<td></td>
<td>Access: There appears to be a private strip of land between Kimberlands and the site. Vehicle access is however technically achievable via Crowden Road but access via Kimberlands is preferred. There are good pedestrian links between the site and village centre.</td>
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<td></td>
<td>Landscape and Ecology: Site is relatively flat and is next to an Unconfirmed Wildlife Site.</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>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: 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>Other: This is a new site which has been submitted as part of the consultation on the LAA.</td>
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<tr>
<td>WD_20_03_14</td>
<td>Land to the rear of Kimberlands</td>
<td>1</td>
<td>Access: Access could be achieved via the private parking on the Kimberlands Estate but this would need relocating. Vehicle access is technically achievable via the lane to the south of the site, but the road becomes very narrow and would need to be widened within the site itself. There are good pedestrian links between the site and village centre.</td>
<td>There are limited constraints to development subject to satisfactory access being achieved.</td>
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<td></td>
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<td></td>
<td>Access: Vehicle access is not shown the site submission form. There appears to be a private strip of land between Kimberlands and the site. Vehicle access is however technically achievable via Crowden Road but access via Kimberlands is preferred. There are good pedestrian links between the site and village centre.</td>
<td></td>
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<tr>
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<td></td>
<td>Landscape and Ecology: Site is relatively flat and is next to an Unconfirmed Wildlife 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></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: 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: This is a new site which has been submitted as part of the consultation on the LAA.</td>
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<td>A public footpath runs along the northern boundary of the site.</td>
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<td>Site Reference</td>
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</tbody>
</table>
| WD_20_04_14    | Land to west of The Meadows | 0.9 | Access
The site is landlocked unless access can be achieved via WD_20_03_14. However, both sites are in the same ownership and therefore this site could be considered as a later phase of development. It is therefore reliant on site WD_20_03_14 being developed first.
Landscape and Ecology
Site is relatively flat and is next to 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 is a new site which has been submitted as part of the consultation on the LAA. A public footpath runs along the southern boundary of the site. | There are some constraints to development particularly in relation to achieving access. This site would need to be considered as a second phase to WD_20_03_14 and would therefore be a longer term development option. |
| WD_20_05_13    | ED11 Station Road | 0.4 | Access
Vehicle access acceptable in principle.
The site is at the southernmost point of the village but is within walking distance of the village centre.
Landscape and Ecology
Site is slightly sloping upwards towards the south and is next to 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
The site is next to existing employment/industrial uses with possible noise issues. Relevant assessments will be required.
Other
This site has been allocated in the 2005 Local Plan for employment use. However, the site has not been confirmed as available and has not been pursued for development since its allocation in 2005 other than for use as parish allotments. It is understood that the site is now in use for this purpose. | Due to the significant constraints identified relating to the use of the site as allotments, the site is not considered to have potential for development at this time. |
| WD_20_06_16    | Land at Northlew known as Northlew Glebe | 2.3 | Access
Taken from the narrow Crowden Road, although lack of existing entrances would result in the loss of hedgerow and mature trees. The site is entirely rural in character, does not adjoin the existing settlement, and extends in an unacceptable linear fashion away from the village. Narrow lanes do not allow for safe walking or cycling route into the village.
Landscape and Ecology
Unconfirmed wildlife site designation, and adjacent at the northern end to a County 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 constraints have been identified at this stage but further assessment may be required as part of any pre-application process. | Due to the constraints identified it is not considered suitable to develop in this location. |
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 Okehampton and Okehampton Hamlets 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
### Okehampton and Okehampton Hamlets

Okehampton is the second largest town in West Devon. Situated in the north of the Borough, the town is an important service centre for many of its surrounding rural communities. Okehampton is very well located for easy access to the A30 strategic road network, connecting the town with the city of Exeter and the M5. The town has a good range of services and facilities, including a variety of town centre shops, three supermarkets, employment sites, leisure facilities, primary and secondary school provision, a community hospital and doctor's surgeries. The town is surrounded by the Okehampton Hamlets parish which contains a number of smaller hamlets. Some of the sites which have been put forward to the east of the town are within the Hamlets Parish.

Further development can be supported by the planned primary school at Chichacott Road but contributions towards land and infrastructure will be required. Any development on land to the south of the railway line will need to ensure safe walking access to the school is provided. Secondary school provision is provided at Okehampton College which is forecast to be at capacity during the plan period. The College is capable of expansion but relevant contributions towards this and secondary transport may be required. Given the proximity of Okehampton to the A30, relevant transportation assessments will require by the Highways Agency as part of any pre-application process for development proposals.

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</table>
| WD_15/23_01_08/13 | Youldens and Jopes Meadow, Old Road, Okehampton | 7.3 | Access  
Vehicle access to the site would need to be achieved via New Road which is not desirable.  
The site is within walking distance of the town centre but is via a steep hill which would make walking and cycling difficult. Footpath links would have to be provided across third party land to Old Road and/or Moyses Lane.  
Landscape and Ecology  
Tree Preservation Orders adjoin the site along its southern boundary.  
The site adjoins the Dartmoor National Park on its southern boundary and is visible in views from the Park.  
The site is visible in views from the western approach into town which is currently very rural in character and unspoilt. As such, development is likely to have a significant impact on the landscape character of the area.  
The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town. The site slopes steeply upwards to the north and some extensive engineering is likely to affect viability.  
Heritage and Archaeology  
Potential for archaeological remains - pre-application assessment and evaluation required.  
There are concerns that development on the proposed site and all the sites immediately north of Okehampton Castle (Grade I and Scheduled Ancient Monument) would significantly harm the setting and therefore the significance of the 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  
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 in relation to its location, access and impact on landscape character and heritage, the site is not considered to have potential for development at this time. |
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</thead>
</table>
| WD_15/23_03_13/16 | Land south of Moorcroft Close and Monkey Puzzle | 6.2 | Access  
Vehicle access acceptable in principle.  
Site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
Landscape and Ecology  
Beyond the ridgeline, the site is very visible in views from the Dartmoor National Park. However, development between Fatherford Road and Moorcroft Close could form a logical extension and end to the existing building line along the southern side of Exeter Road and could blend in with existing development. Development beyond the building line would be more prominent in views and is likely to have a significant impact on landscape character in views from the Park.  
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  
The site is within 250m of Exeter Road landfill site with possible contamination/gas monitoring 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. | The whole of the site is not suitable for development due to issues relating to impact of development in views from the National Park. However, there are limited constraints to development on part of the site and it is therefore considered there could be potential for approximately 50 dwellings between Fatherford Road and Moorcroft Close but development should not extend beyond the existing building line. |
<table>
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<tr>
<th>Site Reference</th>
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<th>Site area (ha)</th>
<th>Site Information</th>
<th>Conclusion</th>
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</thead>
<tbody>
<tr>
<td>WD_15_02_08/13</td>
<td>Part Okehampton Glebe,</td>
<td>2</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle.&lt;br&gt;Although relatively close to the town centre, access is via a relatively steep hill which would make walking and cycling difficult. The site would also generate additional traffic through Market Street where there are already issues with air quality and congestion. Potential impact of additional traffic on Market Street could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.</td>
<td>Due to the significant constraints identified in relation to impact on landscape character and heritage, the site it is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td></td>
<td>Okehampton</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;Tree Preservation Orders in and around the site. The site adjoins an Unconfirmed Wildlife Site. The site is visible in long views from the east and development is likely to have a significant impact on landscape character. Possible medieval settlement within the site - requires pre-application assessment and evaluation. Site is in close proximity to the church which is a listed building and is adjacent to conservation area. Given the proximity of the proposed site to three Grade II heritage assets, there are concerns that development may potentially harm the setting and therefore significance of the assets. Design of development would need to respect parkland setting of listed buildings.&lt;br&gt;Flood risk, water quality and drainage&lt;br&gt;The north-western part of the site is in Flood Zone 2 and 3 which will affect the yield.</td>
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<td><strong>Heritage and Archaeology</strong>&lt;br&gt;There are concerns that development on the proposed site and all the sites immediately north of Okehampton Castle (Grade I and Scheduled Ancient Monument) would significantly harm the setting and therefore the significance of the heritage asset. Even sports pitches could have some impact on the setting of the Castle.&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.</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></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>
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<tr>
<td>WD_15_03_08/13</td>
<td>Old Road, below Okehampton</td>
<td>5.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access from High Street acceptable in principle but yield may be limited due to the nature of the roads serving the site. The site covers a wide area, stretching from Moyses Meadow to the junction of Old Road with new Road (B3260). Access will need to be provided via Old Road but the entrance/exit onto New Road is closed at its western junction. Re-opening this junction would require a realignment of the junction with four points of access. This means that all traffic flow would have to be directed down High Street and through the town centre unless the restriction can be lifted. This would increase pressure on an already constrained junction. Access for coaches to get to sports pitches in this location could present a problem. The site is remote from the town but there could be opportunities to develop pedestrian or cycle linkages to the town centre. The site is close to bus routes along New Road. Part of the site is relatively close to the town centre but access is via a steep hill which would make walking and cycling difficult.</td>
<td>The whole of the site is not suitable for development due to issues relating to impact of development on highways and heritage assets. However, there may be potential for some development to be accommodated on the field(s) closest to Moyses Meadow.</td>
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<td></td>
<td>Show field</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;The westernmost point of the site adjoins the Dartmoor National Park. This area is very visible in views both from the Dartmoor National Park and western approach into town and there is potential for development to have a significant impact on landscape character. <strong>Heritage and Archaeology</strong>&lt;br&gt;There are concerns that development on the proposed site and all the sites immediately north of Okehampton Castle (Grade I and Scheduled Ancient Monument) would significantly harm the setting and therefore the significance of the heritage asset. Even sports pitches could have some impact on the setting of the Castle.</td>
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<td><strong>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.</strong>&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.</td>
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<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>
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<tr>
<td>WD_15_06_08/13</td>
<td>Oakfield, Upcott Hill, Okehampton</td>
<td>0.8</td>
<td>Access: Access for additional development would be unacceptable as this is a heavily used stretch of road within a 60mph limit, is on a steep gradient and there are no safe footways. The site would also generate additional traffic through Market Street where there are already issues with air quality and congestion. Potential impact of additional traffic on Market Street could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. The site is within walking distance of the town centre but access is via a relatively steep hill which would make walking and cycling difficult. There is no dedicated pedestrian access beyond the entrance to Heron’s Brook.</td>
<td>Due to the significant constraints identified relating to access the site is not considered to have potential for development.</td>
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<tr>
<td>WD_15_22_08/14</td>
<td>Rondor and Gunns, Yard, North Street</td>
<td>0.4</td>
<td>Access: Vehicle access acceptable in principle but likely to be more suitable for residential or office (B1) development rather than industrial/commercial uses. Site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre. The site is very close to the town centre and has excellent potential for walking or cycling. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. Landscape and Ecology: A small part of the site is developed, but the majority is undeveloped with the presence of some large trees. There are several Tree Preservation Orders which run along the eastern boundary and through the centre of the site. The selective retention of trees would be preferable which may reduce potential yield. Heritage: 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: The site lies in close proximity to the east Okement river. Access and egress to and from the site could be affected by flood zones 2 and 3. There are variable ground conditions on the site which may make the use of soakaways difficult. Further consideration will need to be given to the attenuation of surface water and the controlled discharge of water to the river. Contamination and Environmental Health: Development would be in close proximity to surrounding residential units which may impact on amenity of neighbours. There are potential contamination issues due to former industrial uses on part of the site. 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>There are some constraints to development particularly proximity to near by residents and impact on amenity. A linear form of development of residential and/or B1 uses would be most appropriate. There may be viability issues which may affect when the site can be delivered.</td>
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<td>WD_15_26_08/14</td>
<td>Darkey Lane</td>
<td>1.1</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access from High Street acceptable in principle but yield may be limited due to the nature of the roads serving the site. There could be opportunities to develop pedestrian or cycle linkages to the town centre. The site is close to bus routes along New Road. Part of the site is relatively close to the town centre but access is via a steep hill which would make walking and cycling difficult.</td>
<td>There are some constraints to development relating to impact on neighbouring properties and the wider landscape but appropriate buffers/screening could help to overcome this.</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;The site adjoins an Unconfirmed Wildlife Site. There is a level change between the site and High Street and the site slopes upwards from east to west. The site lies in close proximity to existing properties on its eastern boundary. Because of the level change, development on this site could adversely impact on the amenity of these properties through overlooking/overshadowing. An appropriate buffer or screening should be included as part of any design. The site also lies close to the top of the ridgeline and can be seen in long views from the east of the town. Any development would need to be sensitively designed and of an appropriate height to ensure that it could blend in with surrounding development and not rise above the level of the existing tree line. Development would however be of a similar form to existing surrounding development form which is also built on the hillside.</td>
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<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><strong>Flood risk, water quality and drainage</strong>&lt;br&gt;The site is in Flood Zone 1 but gradients are quite steep in this area and surface water run off could be an issue. Further assessments will be required as part of any pre-application process.</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 and may affect viability.</td>
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<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>
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<td>WD_15_30_08/13</td>
<td>Land to the south of Upper Crooked Meadow, Okehampton, Devon</td>
<td>1.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access would be required via Upper Crooked Meadow but this would require a breaching of the hedge and a new road being built between two houses. This is likely to have an unacceptable impact on the amenity of neighbouring properties. Site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre. The site is relatively close to the town centre providing the opportunity for walking and cycling. The site would generate additional traffic through the town centre Market Street junction where there are already issues with air quality and congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.</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><strong>Landscape and Ecology</strong>&lt;br&gt;The site is sloping towards the north and development towards the ridgeline would be visible in views from the Dartmoor National Park.</td>
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<td><strong>Heritage and Archaeology</strong>&lt;br&gt;Potential for archaeological remains. Pre-application assessment and evaluation required.</td>
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<td><strong>Flood risk, water quality and drainage</strong>&lt;br&gt;The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</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 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_15_41_13</td>
<td>Upcott House, Upcott Hill, Okehampton</td>
<td>0.8</td>
<td>Access for additional development would be unacceptable as this is a heavily used stretch of road within a 60mph limit, is on a steep gradient and there are no safe footways. The site would also generate additional traffic through Market Street where there are already issues with air quality and congestion. Potential impact of additional traffic on Market Street could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. The site is within walking distance of the town centre but access is via a relatively steep hill which would make walking and cycling difficult. There is no dedicated pedestrian access beyond the entrance to Heron’s Brook. 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 Upcott House is a heritage asset and is prominent in views from the road entrance into the town. 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 potential air quality management issues along Market Street and additional development on this site would generate increased traffic along this route. 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 access the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_15_42_13</td>
<td>15 Exeter Road, Okehampton</td>
<td>0.4</td>
<td>Access Vehicle access acceptable in principle. Site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. Landscape and Ecology Tree Preservation Order on its northern boundary. 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 a recently expired permission for 13 dwellings on the site.</td>
<td>There are limited constraints to development. As such, it is considered there could be potential for approximately 13 dwellings on the site.</td>
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<td>WD_15_43_13/16</td>
<td>H3 Wonnacotts</td>
<td>1.2</td>
<td>Access: The site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre, although would generate additional traffic through the town centre Market Street junction where congestion exists. Landscape and Ecology: Part of the site is heavily wooded. Heritage and Archaeology: Medieval field boundaries on the site may need to be preserved, reducing potential yield. Flood risk, water quality and drainage: A minor watercourse is culverted through Wonnacott Road, emerging as an open channel at the head of a short cul-de-sac off North Road, behind the Fire Station. The exact route of the culvert is not known, but for part of its length it is within the rear gardens of properties. Blockages have resulted in flooding. Contamination and Environmental Health: Development would be in close proximity to surrounding residential units which may impact adversely on amenity. Site is near to the North Road Industrial Estate; and near to a landfill site. Other: The site is allocated in the 2005 Local Plan (H3) for approximately 40 dwellings. It is in multiple ownership. A footpath passes through the site. The site is partly previously developed land.</td>
<td>The site is in a sustainable location and is relatively free of constraints. The constraints that do exist, however, are likely to limit the yield. The Council would favour a comprehensive proposal including all of the parcels of land, which could yield approximately 30 units.</td>
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<tr>
<td>WD_15_44_14</td>
<td>Part North Road Industrial Estate</td>
<td>2.9</td>
<td>Access: Vehicle access is acceptable in principle via North Road. There may be an opportunity to create an access link through to WD_15_43_13. Site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre. The site is very close to the town centre and has excellent potential for walking or cycling. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. Landscape and Ecology: This is a previously developed site with a range of existing buildings and structures. There are several Tree Preservation Orders on the south eastern boundary 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: A minor watercourse is culverted through Wonnacott’s Road, emerging as an open channel at the head of a short cul-de-sac off North Road, behind the Fire Station. The exact route of the culvert is not known, but for part of its length it is within the rear gardens of properties at Wonnacott’s Road. Several blockages have occurred here and this has resulted in external flooding to gardens, the highway and adjacent land. Issues occur at several locations close to or within the site. Although the site is in Flood Zone 1 it is still in close proximity to the river. This is a brownfield site and as such achieving infiltration might be problematic. Contamination and Environmental Health: There are potential contamination and noise issues due to existing industrial uses on and adjacent to the site. Relevant assessments will be required. Other: The site has been suggested by the Town Council as part of the consultation on the LAA to allow a redevelopment of the site for residential development and the relocation of existing businesses elsewhere in the town. However, the site is currently in existing use by a number of businesses who have not formally confirmed that the site is available for redevelopment. The site is in multiple ownership and there are various constraints relating to contamination and the need for significant investment that will affect the viability. There will be further opportunity through Neighbourhood Planning projects or through an allocations process to explore the potential for development on this site. However, due to the potential viability and multiple ownership issues the site cannot be considered to have potential for development at this time.</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>WD_15_45_16</td>
<td>Mill Road Car Park and adjoining Old Mill site</td>
<td>0.6</td>
<td>Access. The site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in Okehampton, although would generate additional traffic through the town centre Market Street junction where congestion exists. Landscape and Ecology, Potential for bats to be present in old buildings. Heritage and Archaeology. Conservation Area and Listed Building. Flood risk, water quality and drainage. Part of the site is within Flood Zone 3. Contamination and Environmental Health. Potential for contamination to be present on site. Other: A footpath passes through the site. The site is previously developed land. Current use for car parking would need to be accommodated or reprovided elsewhere.</td>
<td>The site is in a sustainable location and is previously developed land. The Council would favour a comprehensive proposal including all the parcels of land. The constraints identified, notably heritage, flooding, bats and potential contamination, are likely to delay delivery of development and to affect viability. Could yield approximately 30 units.</td>
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<tr>
<td>WD_15_46_16</td>
<td>Land at Sweetlands Vicarage Road Okehampton</td>
<td>1</td>
<td>Access. Existing roads are not likely to be suitable for large scale development in their current state. The site is relatively remote from the town centre. Landscape and Ecology, The landscape character is of high quality. Heritage and Archaeology, The site lies within a Conservation Area and in close proximity to Listed Buildings. 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, heritage and accessibility constraints identified the site is not considered to have potential for development at this time.</td>
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| WD_23_01_08    | Franklyn, Stockley Hamlets, Okehampton | 1.2            | **Access**  
The Highways Agency has raised an objection to the development of this site if access comes directly from Exeter Road as it would be in very close proximity to the off slip junction for the A30. A new junction in this location would have a significant impact on both the operation and safety of this off slip. If access could be taken through site WD_23_19_13 then the Highways Agency may look more favourably at this site. Site is well located for access to key transport routes, local employment opportunities, shops and key services and facilities in the town centre.  
The site is remote from the town centre but has excellent access to the A30 and has the potential to connect into adjoining developments, making use of pedestrian/cycle facilities within, and to/from, these developments.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. |
|                |                                        |                | **Landscape and Ecology**  
There is the potential for development to be visible in views from the Dartmoor National Park but, if carefully designed, development is likely to blend in with existing development either side of the site.  
**Heritage and Archaeology**  
This is a known site of probable local importance for archaeology and will require pre-application assessment and evaluation.  
**Flood risk, water quality and drainage**  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area.  
Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
**Contamination and Environmental Health**  
The site is close to the A30 with possible noise and air quality issues. Relevant assessments will be required.  
**Other**  
The site is adjacent to an allocated site (SP22B) which is allocated for mainly employment uses.  
The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. | Although the Highways Agency has raised concerns regarding access from Exeter Road, access could be achieved through WD_23_19_13. There is a need for ongoing discussions with the Highways Agency about suitable access if development on this site is pursued. Otherwise, there are limited constraints and as such, it is considered there could be potential for a mix of employment and employment enabling uses (e.g. residential). The site should be considered alongside WD_23_19_13. |
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| WD_23_03_08/13 | Land to south of Exeter Road | 14.3 | Access  
Vehicle access acceptable in principle but access to the A30 will need to be considered. Whilst the Highways Agency has no fundamental objection to the development of this site, ideally access would need to be taken at the furthest point from the A30 as possible, to avoid any road safety implications of new junctions on local roads.  
The site is remote from the town centre but is well located for access to key transport routes and local employment opportunities. There is potential to link with adjoining developments, making use of pedestrian/cycle facilities within, and to/from, these developments. Existing bus corridors pass along Exeter Road.  
There is potential for good walking and cycling connections towards the town centre but these would need to cross road and rail lines.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
Landscape and Ecology  
The proximity of this site to the Dartmoor National park and its location on the south side of Exeter Road means that there is potential for significant impact on the landscape character in the area. The Dartmoor National Park Authority has previously objected to development on this site due to adverse impact on the setting of the Park. Sites on the northern side of Exeter Road are as accessible and commercially attractive but are more acceptable in landscape terms.  
Heritage and Archaeology  
Potential for archaeological remains - requires pre-application assessment and evaluation.  
Flood risk, water quality and drainage  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health  
The site is within 250m of Exeter Road Landfill with possible contamination and gas monitoring issues. Relevant assessments would be required. There are also noise issues due to the proximity of the site to the A30 which could affect the commercial attractiveness of premises or properties  
Other  
The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. | Due to the significant constraints identified relating to landscape impact the site is not considered to have potential for development at this time. |
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| WD_23_10_13    | Land to north of Farmer Luxtons farm shop | 3.2 | Access  
Vehicle access via the existing lane to the old A30 would not be suitable. If the site were to be accessed from land to the west then vehicle access would be acceptable in principle.  
The site is remote from the town centre but is well located for access to key transport routes and local employment opportunities. There is potential to link with adjoining developments, making use of pedestrian/cycle facilities within, and to/from, these developments. Existing bus services pass along Exeter Road. There is potential for good walking and cycling connections towards the town centre but would need to cross road and rail lines.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
Landscape and Ecology  
This area is very rural in nature, characterised by small farmsteads and low density clusters of dwellings. Development of the whole site is likely to have a significant impact on Stockley Hamlets and the amenity of residents there. However, there is opportunity for smaller scale development on the southernmost point of the site. The site should be considered with WD_23_19_08 in order to enable a sufficient buffer/area of strategic landscaping to protect the amenity and character of Stockley Hamlets.  
Heritage  
Potential for archaeological remains - requires pre-application assessment and evaluation.  
Flood risk, water quality and drainage  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health  
The site is within 250m of Exeter Road Landfill with possible contamination and gas monitoring issues. Relevant assessments would be required.  
Other  
This site partly adjoins Core Strategy allocation SP22A on its north western corner. The southern parcel of the site is allocated in the Core Strategy as SP22B for mainly employment uses. This part of the site is considered at WD_23_19_13. A masterplan for the area has been adopted which considers this site as part of Parcel 5. The northern part of this site was not included within the SP22B allocation for reasons of impact on amenity and character of Stockley Hamlet to the north of the site. The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. | The whole site is not considered suitable for development due to its close proximity to Stockley Hamlets and its potential for significant impact on the amenity of residents and character of the area. However, it is considered that there could be potential for development on part of the site for employment and enabling uses (e.g. residential) but that development should not extend beyond the northernmost boundary of the adjoining allocated site (WD_23_19_13). The predominant use for this site should be employment. |
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<td>WD_23_11_13</td>
<td>Land to north of Stockley</td>
<td>13</td>
<td>Access&lt;br&gt;The only current access is via the road from Glendon Cross to Alfordon Lodge which is a single lane, bordered by established Devon banks/hedgerows which is not considered suitable. An alternative access could be achieved via the allocated site SP22A (WD_23_18_13) once it is developed but this would not be available in the short term.&lt;br&gt;The site extends a long way out from the centre of the town but the westernmost field is well related to other allocations in the area. If connections can be achieved via SP22A, the site could benefit from good access to existing and future employment areas of the town as well as the A30.&lt;br&gt;However, as the adjoining sites do not have the benefit of planning permission, it is difficult to see at this stage how this could be achieved.&lt;br&gt;The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.</td>
<td>Landscape and Ecology&lt;br&gt;The site lies to the east of the Stockley Valley and slopes downwards to the north, away from the railway line. Development of the whole site would be prominent in wide views and because of the slope is unlikely to be able to blend in with existing or planned development. Whilst in the long term there may be opportunities on the lower slope within the westernmost field for some development, it is difficult to properly assess at this stage what the implications of development would be on the landscape.</td>
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<td>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.</td>
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<td>Flood risk, water quality and drainage&lt;br&gt;The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</td>
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<td>Contamination and Environmental Health&lt;br&gt;The site is within 250m of Exeter Road Landfill with possible contamination and gas monitoring issues. Relevant assessments will be required. Other&lt;br&gt;The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development.</td>
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<td>Site Reference</td>
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| WD_23_12_13    | Land to east of Stockley | 9 | **Access**  
The only current access points are via the road from Glendon Cross to Alfordon Lodge which is a single lane, bordered by established Devon banks/hedgerows or via the track leading to Stockley Hamlets. Neither access points are considered suitable. An alternative access could be achieved via WD_23_19_13 (allocated site SP22B) but this would not be available in the short-medium term.  
The site is remote from the town centre, main transport routes and is not well connected for access to services or links back to the town centre.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  

**Landscape and Ecology**  
The central east-west field boundary sits on top of the natural ridgeline then slopes downwards to the north, towards the railway line. Development would be extremely prominent in wide views, particularly on the southern parcel of the site, from Dartmoor National Park. The site extends development outwards towards the far east of the town into an area which is quite remote, largely undeveloped and rural in character. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce 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**  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  

**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 partly adjoins Core Strategy allocation SP22B on its southern boundary which is allocated for mainly employment uses.  
The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. |  
<p>| <strong>Due to the significant constraints identified relating to access, location and impact on landscape character, the site is not considered to have potential for development at this time.</strong> |</p>
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<th>Site Reference</th>
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</table>
| WD_23_13_13/16 | Land to the north of Chichacott Road, Okehampton | 18.6 | **Access**  
Vehicle access would be required either from Brightley Road on its western boundary or Chichacott Road on its eastern boundary. Neither roads are likely to be suitable for large scale development in their current state.  
The site is remote from the town centre and the quarry creates a significant break between the site and town centre. There are no existing bus routes past the site and the remoteness limits the potential for access by walking and cycling.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
**Landscape and Ecology**  
The site extends a long way out of town, particularly in the area around Barton Barn Farm. The majority of this area is exposed and very rural in nature. The site covers a large area and development could have a significant impact on the landscape character of the area. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.  
**Heritage and Archaeology**  
The site includes part of the Okehampton Roman Fort Scheduled Ancient Monument (SAM) which is nationally important. There are also other archaeological sites of local importance. There are strong concerns that the proposed development site will harm the Roman Fort. Associated un-designated archaeology may exist in the remaining part of the site and any development will harm the setting, and therefore the significance of the heritage asset. There is potential cumulative harm with any development on site WD_23_18_13, which abuts the Roman Fort and is allocated for development.  
**Flood risk, water quality and drainage**  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
**Contamination and Environmental Health**  
The site is partly within the Mineral Consultation Area and directly next to the operational quarry. Development could constrain working of the existing quarry (whose output is more significant following closure of Meldon) and would prevent potential future expansion of the quarry. There are also likely to be noise issues arising from close proximity to the quarry. Relevant assessments will be required.  
**Other**  
The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. | Due to the significant constraints identified relating to access, location and impact on landscape character and the operational working of the quarry, the site is not considered to have potential for development. |
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<th>Site Reference</th>
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</table>
| WD_23_14_13/16 | Land to the south of Chichacott Road, Okehampton | 3.3 | Access  
Vehicle access would need to be achieved via Chichacott Road which is not suitable to accommodate large scale development. The site is remote from the town centre, main transport routes and is not well connected for access to services.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
Landscape and Ecology  
The area within which the site is located has a very rural character and development is likely to have a significant impact on the character of this area.  
Heritage and Archaeology  
There are a number of listed buildings in the hamlet of Chichacott to the east of the site, the settings of which could be adversely affected by development in this location.  
Flood risk, water quality and drainage  
There is an area of the site within Flood Zone 3 along its south western boundary which will reduce the yield.  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area.  
Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health  
The site is close to a farm with possible odour issues. Relevant assessments will be required.  
Other  
A Public Right of Way adjoins the site to the north.  
The site is sloping and there are existing structures on site.  
The site is nearby to an allocated site (SP22A) but is separated by the Stockley Valley and Barton Barn Farm.  
The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. | Due to the significant constraints identified relating to its location, access and impact on landscape character and heritage, the site is not considered to have potential for development at this time. |
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<th>Site Reference</th>
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<th>Conclusion</th>
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<tbody>
<tr>
<td>WD_23_15_13/16</td>
<td>Land to the east of Okehampton</td>
<td>23</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access from the B3362 (Crediton Road) is acceptable in principle. However, given its remoteness it would be difficult to access with both the distance and topography making walking and cycling difficult.&lt;br&gt;The site extends a long way out of town and without good links being provided through the adjoining development of SP22A this area would not be well connected for access to services.&lt;br&gt;The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Development of this site would result in significant encroachment into the surrounding countryside where it would be visible in wide views and would continue to take growth further away from the town centre. The site covers a large area and development could have a significant impact on the landscape character of the area. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;There are a number of listed buildings in the hamlet of Chichacott to the west of the site, the settings of which could be adversely affected by development in this location. Known sites of archaeological interest - requires pre-application assessment and evaluation.&lt;br&gt;<strong>Flood risk, water quality and drainage</strong>&lt;br&gt;The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.&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;The site adjoins an allocated site (SP22A) on its western boundary.&lt;br&gt;The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development.</td>
<td>Due to the significant constraints identified relating to its location and impact on landscape character and heritage, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_23_16_13</td>
<td>ED2 North</td>
<td>3.3</td>
<td>Access</td>
<td>Development on the whole of the site is not considered appropriate due to proximity to the landfill site and the aspiration to provide a parkland area. As such, it is considered that there could be potential for development on the south west of the site for approximately 50 dwellings with associated parkland/strategic landscaping.</td>
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<td>Vehicle access acceptable in principle. The site extends a long way out from the centre of the town but is well related to other allocations in the area. It is well located for access to existing and future employment areas of the town and has good access to the A30. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.</td>
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<td></td>
<td>Landscape and Ecology</td>
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<td>Site slopes downwards from the north to the south towards the valley floor. There is a level drop between the existing depot and the rest of the site to the north which means that it has better physical links with WD_23_18_13_3 than the rest of ED2 South (WD_23_17_13).</td>
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<td>Heritage and Archaeology</td>
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<td></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>Flood risk, water quality and drainage</td>
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<td>The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</td>
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<td></td>
<td>Contamination and Environmental Health</td>
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<td>The potential for development on this site is limited due to the presence of contaminated land from the nearby landfill site. Relevant assessments will be required.</td>
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<td>Other</td>
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<td>The site is included within an allocated site (ED2) (WD_23_17_13) in the 2005 Local Plan and is designated for employment uses. A masterplan for the area has been adopted which considers this site as part of Parcel 3. The masterplan also makes provision for this area to include an element of open space as part of a wider Stockley Valley Park area.</td>
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<td>WD_23_17_13</td>
<td>ED2 South</td>
<td>14.1</td>
<td>This assessment excludes the area of WD_23_16_13 which is addressed above.</td>
<td>There are limited constraints to development. As such, it is considered there could be potential for employment uses including (but not restricted to) B1, B2 and B8 and railway related facilities.</td>
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<td>Access</td>
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<td>Vehicle access acceptable in principle.</td>
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<td>The site extends a long way out from the centre of the town but is well related to other allocations in the area. It is well located for access to existing and future employment areas of the town and has good access to the A30.</td>
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<td>The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.</td>
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<td>Landscape and Ecology</td>
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<td>Parts of the site are visible from the moor and appropriate screening and landscaping will be required.</td>
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<td>Heritage and Archaeology</td>
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<td></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>Flood risk, water quality and drainage</td>
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<td>The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</td>
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<td>Contamination and Environmental Health</td>
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<td>Part of site is within 250m of a landfill site and is close to an industrial estate with possible noise issues. Relevant assessments will be required.</td>
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<td>Other</td>
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<td>This site is allocated in the 2005 Local Plan for employment uses. A masterplan for the area has been adopted which considers this site as Parcel 1 and provides more details about the design and types of uses appropriate for the site. There are some difficulties in developing the site due to the topography which may affect viability. The northern part of the site has been identified as a suitable location for a potential railway station should regular passenger services be reinstated between Okehampton and Exeter. Any development should not prevent the future delivery of rail passenger services.</td>
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<td></td>
<td>An application is currently being considered for employment development.</td>
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| WD_23_18_13_2  | SP22A Crediton Road (Parcel 2) | 15.3 | **Access**  
Vehicle access acceptable in principle from Crediton Road. The surrounding road network will be enhanced via a new link road between Exeter and Crediton Roads. This link will need to be part funded as part of the development of Parcel 2. The site is well related to other allocations in the area. There are opportunities to serve the development with effective public transport, walking and cycling links to the town centre. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
**Landscape and Ecology**  
Part of the site on its eastern boundary adjacent to the Stockley Valley is sloping which may affect the yield, otherwise the site is relatively flat with limited landscape impact.  
**Heritage and Archaeology**  
The site includes the setting of a Roman Fort Scheduled Ancient Monument (SAM) and associated road which are nationally important and may reduce yield. Design solutions are likely to be required to protect, enhance and interpret these assets. A recording of assets of lesser importance in the area will be required.  
**Flood risk, water quality and drainage**  
An area of Flood Zone 2 & 3 passes through the site along the route of the Stockley Valley and will reduce yield. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
**Contamination and Environmental Health**  
The proximity of Barton Barn Farm to the north of the site may affect yield due to odour and noise issues. A small part of the southern area of the site may also be within 250m of a landfill site. Relevant assessments will be required.  
**Other**  
This parcel is expected to provide around 375 dwellings as part of a wider allocation for approximately 900 dwellings in the 2011 Core Strategy. A masterplan for the area has been adopted which provides more details about the design and types of uses appropriate for the site, including a primary school and neighbourhood retailing. There is currently a live application for development on this parcel for up to 375 dwellings and a site for a primary school. | There are limited constraints to development. |
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<tr>
<td>WD_23_18_13/16_3_4</td>
<td>SP22A Crediton Road (Parcel 3)</td>
<td>Parcel 3 8.22</td>
<td>Access: Vehicle access acceptable in principle. Vehicle access to the site will be enhanced via a new link road between Exeter and Crediton Roads. This link is required as part of the development. The site is well related to other allocations in the area. There are opportunities to serve the development with effective public transport, walking and cycling links to the town centre. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. Landscape and Ecology: Part of the site to the west of the Stockley Valley is bordered by a strong tree boundary which should be maintained and may reduce 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: An area of Flood Zone 2 &amp; 3 passes through the site along the route of the Stockley Valley and will reduce yield. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required. Contamination and Environmental Health: A small part of the southern area of the site may also be within 250m of a landfill site. Relevant assessments will be required. Other: This parcel is expected to provide around 225 dwellings as part of a wider allocation for approximately 900 dwellings in the 2011 Core Strategy. A masterplan for the area has been adopted which provides more details about the design and types of uses appropriate for the site. The masterplan also makes provision for this area to include an element of open space as part of a wider Stockley Valley Park area.</td>
<td>There are limited constraints to development.</td>
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<td>Site Reference</td>
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| WD_23_16_13/16_3_4 | SP22A Crediton Road (Parcel 4) | 11.2 | Access
There are significant issues which have been identified post-allocation in relation to achieving suitable vehicle access to the site. Major groundworks would be required and a large proportion of the site would be required to create the necessary visibility splays. This will have a significant impact on the yield and may affect the overall deliverability of the site. There may be opportunities for this Parcel to link with the wider allocation. However, this would require crossing the Stockley Valley which would impact on the viability of the development. The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required. | Due to the significant constraints identified relating to access and viability, the site is not considered to have potential for development at this time. |
<p>| <strong>Landscape and Ecology</strong> | | | Part of the site to the west of the Stockley Valley is steeply sloping which may affect the yield. |
| <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> | | | An area of Flood Zone 2 &amp; 3 passes through the site along the route of the Stockley Valley and will reduce yield. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required. |
| <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> | | | This parcel is expected to provide around 150 dwellings as part of a wider allocation for approximately 900 dwellings in the 2011 Core Strategy. A masterplan for the area has been adopted which provides more details about the design and types of uses appropriate for the site. However, due to the constraints that have been identified post-allocation in relation to access and viability, the overall deliverability of the site is questionable and further assessment will be required. |</p>
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<tr>
<td>WD_23_19_13</td>
<td>SP22B Stockley Hamlets</td>
<td>10.7</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access acceptable in principle. This would need to be achieved via WD_23_17_13 rather than the lane which is part of the Devonshire Heartlands Way.&lt;br&gt;The site is well related to other allocations in the area. It is well located for access to existing and future employment areas of the town and has good access to the A30.&lt;br&gt;The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;There is a dense area of woodland that runs along the western boundary.&lt;br&gt;The site is visually prominent in views from the Dartmoor National Park. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.&lt;br&gt;The site is in close proximity to the Stockley Hamlet and development has the potential to impact on the amenity of properties in the area. Careful design and screening may be required which may reduce yield.&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;The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;Part of the site may be within 250m of a landfill site and relevant assessments will be required.&lt;br&gt;<strong>Other</strong>&lt;br&gt;The site is allocated in the 2011 Core Strategy for predominantly employment uses. A masterplan for the area has been adopted which considers this site as Parcel 5 and provides more details about the design and types of uses appropriate for the site.</td>
<td>There are limited constraints to development. As such, it is considered there could be potential for employment and employment enabling uses (e.g. residential).</td>
</tr>
<tr>
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<td>Site area (ha)</td>
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<td>Conclusion</td>
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</tbody>
</table>
| WD_23_20_14   | Land to south of Lower Chichacott House | 5.8 | Access  
Vehicle access would need to be achieved via Chichacott Road which is not suitable to accommodate large scale development. The site is remote from the town centre, main transport routes and is not well connected for access to services.  
The site would generate additional traffic through the town centre Market Street junction where there are already issues with congestion. Potential impact of additional traffic could be offset by the delivery of the Town Centre Access Road and financial contributions from new development towards this may be required.  
Landscape and Ecology  
The area within which the site is located has a very rural character and development is likely to have a significant impact on the character of this area.  
Heritage and Archaeology  
There are a number of listed buildings in the hamlet of Chichacott to the east of the site, the settings of which could be adversely affected by development in this location.  
Flood risk, water quality and drainage  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health  
The site is close to a farm with possible odour issues. Relevant assessments will be required.  
Other  
The site is next to an allocated site (WD_23_18_13_4) but there are issues with the deliverability of this site which have been highlighted (see above). The cumulative impact of development in the east of the town on landscape character will need further investigation to determine whether this area is a suitable location for additional large scale development. | Due to the significant constraints identified relating to its location, access and impact on landscape character and heritage, 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 Sampford Courtenay 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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Site Information Packs March 2017
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<th>Site area (ha)</th>
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</thead>
<tbody>
<tr>
<td>WD_12_01_13</td>
<td>Part Cricket Farm, Sampford Courtenay</td>
<td>3.3</td>
<td>Access: 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 detached from village centre.</td>
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<td></td>
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<td></td>
<td>Landscape and Ecology: The site covers a large area and development on all of the site would represent a significant growth for the village with the potential to impact on the character of the village and wider landscape. The site is flat but visible in long views and because of its detachment from the existing settlement, development would not easily blend in with existing development in the area.</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: A small part of the north eastern corner of the site is in Flood Zone 3 and there is a pond on site which will both reduce the yield.</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></td>
<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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</table>

**Conclusion**

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>
</table>
| WD_12_03_13  | Land east of Sampford Courtenay village, Sampford Courtenay | 3 | Access  
Due to level differences between the road and the site a suitable vehicle access may be difficult to achieve. There is limited visibility onto the road.  
The western part of the site is well related to the village centre but suitable pedestrian links may be difficult to achieve.  
Landscape and Ecology  
The site covers a large area and development on all of the site would represent a significant growth for the village with the potential to impact on the character of the village and wider landscape.  
The site is well screened by a strong hedge boundary along the road frontage.  
The 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  
The site is immediately adjacent to a listed building and conservation area.  
The site is within the Prayerbook Rebellion battlefield. This is currently a non-designated asset but is equivalent to national significance and development is therefore likely to be contrary to national policy.  
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, impact on landscape character and the Prayerbook Rebellion Battlefield, the site is not considered to have potential for development at this time. |
| WD_12_04_13  | Four Acres, Sampford Courtenay | 1.7 | Access  
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.  
Landscape and Ecology  
The site covers a large area and development on all of the site would represent a significant growth for the village with the potential to impact on the character of the village and wider landscape. However, there may be some potential for frontage development which completes the building line between Brooke Close and Four Acres which could blend in more easily with existing development and limit impact on landscape character. Backland development of the site should be avoided.  
Heritage and Archaeology  
Any development would need to protect the setting of the Scheduled medieval cross to the east 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  
A water pipe runs along the frontage of the site which would need moving. This may increase costs but is unlikely to make the scheme unviable. | The whole of the site is not suitable for development due to impact on the character of the village and the lack of facilities in the village to support a large-scale development. However, there are limited constraints to development along the frontage of the site providing that the water pipe can be relocated without impacting on viability. As such, it is considered there could be potential for approximately 5 dwellings. |
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 Sourton Parish

Site Information Pack

This pack contains:

A Site Information Table
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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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### SOURTÓN - GENERAL INFORMATION

Sourtón 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 village hall. Because of the lack of facilities in Sourtón, any development is likely to lead to an increase in use of the private car. The designated primary school is Bridestowe which is some distance away and financial contributions towards primary school transport will be required from any new development. There is some capacity at the primary school but 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.

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</table>
| WD_25_01_14    | Land adjacent to Highwayman Inn | 0.3 | Access  
Vehicle access is acceptable in principle.  
Landscape and Ecology  
The site is opposite the boundary of the Dartmoor National Park and would be visible in views. However, development of the site would be small scale in the form of infill development between existing houses and the pub. 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  
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. |
|                |              |                |                  | There are limited constraints to development subject to there being no over-riding adverse impact on Dartmoor National Park. |
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Considering Sites for Development in Spreyton 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
### Spreyton - General Information

Spreyton 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. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.

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</table>
| WD_27_03_14/16 | Land opposite Cross Meadow | 0.6 | Access
Vehicle access is acceptable in principle. The site is well related to the centre of Spreyton. Potential links to footpath network. Close to bus stop. Potential requirement for new pavement.
Landscape and Ecology
The site is relatively flat and development would replicate existing buildings on the opposite side of the road at Cross Meadow.
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. | The site has limited constraints, and offers the potential to strengthen the entrance into the village from the south. Size and scale are sensible, albeit an arbitrary field boundary would need to be created. |
| WD_27_04_16 | Land opposite Chapel Park, Spreyton, EX17 5AB (nearest). | 0.29 | Access
Can be achieved on the road going north from the village centre, although the site is not well related to the village there is a footpath link on the opposite side of the road.
Landscape and Ecology
The site is the furthest from the village centre of those submitted, although development here would have limited landscape impact.
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. | Although there are limited constraints relating to this site, it is the least preferable of those submitted within the village. |
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<tbody>
<tr>
<td>WD_27_05_13/16</td>
<td>Land to the West of Coffyns Farmhouse, Spreyton EX17 5AQ (nearest).</td>
<td>0.6</td>
<td>Access: Close the village centre, although no secure pavement or footpath currently exists, there is an opportunity to make a footpath provision within the site. Landscape and Ecology: Adjacent to area of TPO trees to the south. 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>There are limited constraints to development subject to there being no over-riding adverse impact on Dartmoor National Park.</td>
</tr>
<tr>
<td>WD_27_06_16</td>
<td>Land North of Spreyton Wood road, Spreyton EX17 5DY (nearest), Parcel A.</td>
<td>0.7</td>
<td>Access: To be made onto Spreyton Wood, with good visibility this should be easily secured. The site is flat and well related to the village. Landscape and Ecology: Adjacent to a locally prominent area of TPO woodland. 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>Limited constraints make this site suitable for development. This site offers the potential to form a strong edge of settlement alongside site 27_03, although the scale of housing across the two sites needs to be appropriate to the settlement. The entire site will be too large to bring forward, but a reduced scale may be appropriate.</td>
</tr>
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Considering Sites for Development in Tavistock 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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For more information

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Site Information Packs March 2017
## Tavistock - General Comments

Tavistock is the largest town in West Devon. As a local market town, Tavistock plays an important role in supporting both its local residents and the communities of its surrounding rural areas. The town has a good range of services and facilities, including a variety of town centre shops, various supermarkets, employment sites, leisure facilities, primary and secondary school provision, a community hospital and doctor's surgeries.

Some further development (in addition to existing allocations for up to 750 homes) could be supported by the planned primary school at Callington Road. There is limited capacity at Whitchurch Primary School but the site is capable of expansion. Financial contributions towards primary school facilities and land may be required from any new development. There are limited options to expand other primary schools in the town. Tavistock College has some capacity to support development but financial contributions towards facilities and land may be required from any new development.

Tavistock 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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</table>
| WD_45_01_08/13 | New Launceston Road, Tavistock | 5.9 | Access  
Vehicle access acceptable in principle.  
The site is relatively remote from the town centre but is on existing bus routes and has reasonably good vehicular access towards the A386. Topography may make walking and cycling to the site difficult but there is potential to link to the route along the former railway line (viaduct walk). A footway has recently been introduced along New Launceston Road which provides safe pedestrian access for the most direct route to the community hospital, Tavistock Community Primary School and Tavistock College.  
Landscape and Ecology  
Relatively flat site. Far reaching views, particularly towards the south of the site. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.  
Heritage and Archaeology  
Potential for archaeological remains - pre-application assessment and evaluation required. There are potential issues on the setting of the toll house (listed building) and a concern that over intensification of the area could harm its setting. An appropriate layout and design alongside the retention of existing hedgerows could help to overcome any potential negative effects.  
Flood Risk, Water Quality and Drainage  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
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 public footpath crosses the site. There is an unimplemented permission on part of the site for a garden nursery. | There are limited constraints to development. However, due to potential landscape and heritage issues the yield may be reduced. The site could be considered alongside WD_45_05_08/13 |
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<th>Landscape and Ecology</th>
<th>Heritage and Archaeology</th>
<th>Flood Risk, Water Quality and Drainage</th>
<th>Contamination and Environmental Health</th>
<th>Other</th>
<th>Conclusion</th>
</tr>
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<tbody>
<tr>
<td>WD_45_02_08/13</td>
<td>Land adjacent to Fernside, Crease Lane, Tavistock</td>
<td>2.7</td>
<td>The site is remote from the town centre and has poor vehicular access along a narrow lane. The junction of Crease Lane with Callington Road is inadequate to take further traffic generating development. There is good pedestrian access to the town centre along the former railway line (viaduct walk).</td>
<td>Site is steeply sloping to the north and has far reaching views. This area of town is quite rural and development here could alter its character.</td>
<td>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</td>
<td>The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</td>
<td>Site is within 100m of a disused quarry with possible contamination issues. Relevant assessments would be required.</td>
<td>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 significant constraints relating to access and landscape impact the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_45_03_08/13</td>
<td>Neathem Brock, Kilworthy Road, Tavistock</td>
<td>4.3</td>
<td>Vehicle access would need to be achieved via Trelawny Road which is very constrained and inadequate to accommodate significant additional development. The road takes the form of a narrow lane and is bordered by established Devon banks and mature trees. Site is a good distance from the town centre. However, there are no dedicated pedestrian links and access to the town centre via Drake Road is via a steep hill which would make walking and cycling difficult.</td>
<td>Site is steeply sloping in parts and would be visible in surrounding views. The area has a strong rural character and development has the potential to impact significantly on landscape character. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.</td>
<td>The site is in close proximity to the World Heritage Site and development would be seen in views from the town with potential harm to the setting of the World Heritage Site. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site.</td>
<td>The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</td>
<td>Site is within 100m of a disused quarry with possible contamination issues. Relevant assessments would be required.</td>
<td>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 significant constraints identified in relation to access and potential impacts on landscape, the site is not considered to have potential for development at this time.</td>
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</table>
| WD_45_04_08/13/16 | Land at Redmoor Close, Butcher Park Hill, Tavistock | 5.7 | **Access**  
Vehicle access acceptable in principle but is likely to affect the banks in order to achieve it.  
Site is quite distant from the town centre. Whilst pedestrian links are available nearby, access to the site from the town centre is via a steep hill which would make walking and cycling difficult.  
The site is on an existing bus route.  
**Landscape and Ecology**  
Site is fairly flat but is elevated above the level of the town. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.  
The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town. This entrance into Tavistock provides a very important ‘gateway’, establishing a strong landscape setting from the northern approach into town.  
The site is bordered by strong Devon banks which are covered by Tree Preservation Orders. Part of the site is within an Unconfirmed Wildlife Site.  
**Heritage and Archaeology**  
This area is an important gateway into the town and is important in how people experience the entrance into the World Heritage Site. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site. Potential archaeological remains - requires pre-application assessment and evaluation.  
**Flood Risk, Water Quality and Drainage**  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
**Contamination and Environmental Health**  
The site is within 100m of a disused quarry with possible contamination issues. Relevant assessment would be required.  
Although the site adjoins a Mineral Consultation Area, the associated quarry is dormant and only permitted to be worked by hand. Residential development nearby would therefore not constrain future working of the quarry.  
**Other**  
Site has an extant planning permission for 50 holiday lodges (granted on appeal). | Due to significant constraints relating to its location, impact on landscape character and impact on gateway entrance into the town, the site is not considered to have potential for development at this time. |
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| WD_45_05_08/13    | Strawberry Fields, Mill Hill, Tavistock | 3.7            | **Access**  
Vehicle access acceptable in principle. Access could be achieved via the existing road with an improved junction or via site WD_45_01_08/13. The site is relatively remote from the town centre but is on existing bus routes and has reasonably good vehicular access towards the A386. Topography makes walking and cycling to the site difficult but there is potential to link to the route along the former railway line (viaduct walk). A footway has recently been introduced along New Launceston Road which provides safe pedestrian access for the most direct route to the community hospital, Tavistock College and Tavistock Community Primary School.  
**Landscape and Ecology**  
Site is reasonably flat. However, there are far reaching views, particularly towards the south of the site. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.  
**Heritage and Archaeology**  
Potential archaeological remains - requires pre-application assessment and evaluation. There are potential issues on the setting of the toll house (listed building) and a concern that over intensification of the area could harm its setting.  
**Flood Risk, Water Quality and Drainage**  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
**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 public footpath crosses the site. | There are limited constraints to development. However, due to potential landscape and heritage issues the yield may be reduced. The site should be considered alongside WD_45_05_08/13. Development of WD_45_05_08/13 would need to come forward ahead of or alongside this site. |
| WD_45_06_08/13    | Kelly College Site A, Parkwood Road, Tavistock | 1.3            | **Access**  
Vehicle access could be achieved from Plymouth Road but would be subject to relevant flood risk assessments. Site is well located and within a level walking distance of the town centre and a range of key facilities. Good pedestrian links.  
**Landscape and Ecology**  
The site is situated prominently on a gateway entrance into the town and development could significantly affect the landscape character of this area.  
**Heritage and Archaeology**  
This area is a very significant gateway into the town and the World Heritage Site and is important in how people experience the World Heritage Site. The setting of the World Heritage Site and Kelly College (Grade II) listed buildings would mean that any development would require careful design, including the retention of open space (parkland/grounds). 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**  
Flood Zones 2 and 3 cover the entire access and approximately a third of the site area which will reduce the yield.  
**Contamination and Environmental Health**  
There are air quality management issues along Dolvin Road and development could increase issues in this area as a result of travelling into Tavistock from this direction. Site is also next to a school with possible noise issues. Relevant assessments will be required.  
**Other**  
This is a level site which is currently in use as pitches. Development would result in a loss of this facility in this location. | Due to significant constraints relating to flood risk, air quality, impact on landscape and heritage assets and loss of playing pitches, the site is not considered to have potential for development at this time. |
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| WD_45_07_08/13 | Land west of Plymouth Road, Tavistock | 1.8 | This section refers to the land outside of the SP23B allocation only.  
Access:  
Vehicle access would need to be achieved via site WD_45_72_13.  
Site is well related to an existing allocation for mixed use development (predominantly employment). The site extends the development further out of the town, but development should be able to achieve good links to the main supermarkets along Plymouth Road and onwards to the town centre through the allocated site.  
Landscape and Ecology:  
Site rises steeply to the south-east towards Rixhill and the boundary of the Tamar Valley Area of Outstanding Natural Beauty (AONB), although the majority of the site sits below the ridgeline and cannot be seen in views from the AONB. There are opportunities for development on the lower slopes to blend in with existing and planned development, mirroring the residential developments on the opposite side of the A386.  
There are Tree Preservation Orders on the eastern and western boundaries of the site and within the site itself.  
Any development should sit below the ridgeline with sufficient landscape buffers to ensure that there is limited impact on the character of Brook Lane and the setting of the AONB.  
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:  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health:  
The site is adjacent to a disused tin mine with possible contamination/land stability issues. Relevant assessments will be required.  
Other:  
The site is located next to an allocated site for predominantly employment development (SP23B) in the adopted Core Strategy. A masterplan for the area has been adopted which provides more details about the design and types of uses appropriate for the site. There will be further opportunity through a Neighbourhood Planning project or an allocations process to explore the potential for development on this site. | There are limited constraints to development. It is considered there could be potential for employment and employment enabling development (e.g. residential). The type and yield of any potential employment enabling uses will be driven by the viability of the site to deliver employment uses. |
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| WD_45_10_08/13 | Land at Sandy Park, Tavistock | 42.1 | Access  
Vehicle access would need to be achieved via Trelawny Road which is very constrained and inadequate to accommodate significant additional development. The road takes the form of a narrow lane and is bordered by established Devon banks and mature trees. The site is remote from the town centre. There are no dedicated pedestrian links and access to the town centre via Drake Road is via a steep hill which would make walking and cycling difficult.  
Landscape and Ecology  
The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town. The site covers a large area which would represent significant additional growth. Because of its location, it is also visible in surrounding views with the potential for significant impact on landscape character. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.  
There are Tree Preservation Orders in the south of the site and on the north eastern boundary. Site is steeply sloping in parts.  
Site is next to 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  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health  
The site is close to an existing dog kennels and within 200m of a disused quarry. 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. | Due to significant constraints relating to its location, access and impact on landscape character, the site is not considered to have potential for development at this time. |
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| WD_45_12_08/13 | Land off St Andrews Road, Tavistock | 0.9 | Access  
Vehicle access acceptable in principle but will need to be achieved via St Andrews Road which requires crossing a watercourse and may affect viability. Site is well related to key services in Whitchurch and there are good pedestrian and public transport links to the centre of town. Whilst the site is relatively remote from the town centre it is on existing bus routes and has relatively good access towards the A386.  
Landscape and Ecology  
Site is surrounded by Tree Preservation Orders and slopes north to south. The site has a strong landscape character and the crossing of the stream via a bridge and development on the slopes of the site could fundamentally alter the setting of the area. Any development would need to be carefully designed to mitigate for impact on the landscape and the amenity of adjacent properties. This will reduce the yield.  
Site is close to Dartmoor National Park boundary and adjacent to Whitchurch Common.  
Heritage and Archaeology  
Potential archaeological remains - requires pre-application assessment and evaluation. Site is adjacent to a conservation area and listed building but there are no overriding heritage issues.  
Flood Risk, Water Quality and Drainage  
Development may cause flooding issues lower down the stream due to the sloping nature of the site and surface water run-off issues. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
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 some constraints to development but the site is considered to have some potential for a small amount of development where a scheme can demonstrate that all of the negative impacts can be satisfactorily overcome. |
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| WD_45_13_08/13 | Land off Callington Road Site A, Tavistock | 9.3 | Access  
Vehicle access acceptable in principle via the adjoining allocated site (SP23A) (WD_45_71_13). Development will place further pressure on Drake's Statue but there is potential to mitigate for this through the reinstatement of the railway. The site is remote from the town centre but has potential to be developed alongside the existing allocation (SP23A), with good pedestrian and cycle access to the planned railway station, schools and along the former railway line (viaduct walk) or canal towpath to the town centre.  
Landscape and Ecology  
The northern part of the site sits on the ridgeline. This area is very visible in surrounding views and development should be avoided. The site also borders the Tamar Valley Area of Outstanding Natural Beauty (AONB) to the south and an appropriate buffer would be required. Both of these constraints will reduce the yield.  
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  
The south of the site is adjacent to Crowndale Mine with possible contamination and stability issues. Relevant assessments will be required.  
Other  
The site is next to the allocated site SP23A (WD_45_71_13). Development to the south of the site could form a logical extension to the allocation but would require the development of SP23A first.  
The cumulative impact of development in the west of the town on landscape and traffic issues at Callington Road/Drake's Statue will need further investigation to determine whether this area is a suitable location for additional development. Without further assessment, an upper limit of 115 has been applied as this level of development is likely to be able to be accommodated within the planned junction improvements along Callington Road and Plymouth Road. | The whole of the site is not suitable for development due to the need to avoid development along the ridgeline and the need to provide a suitable buffer to the AONB. However, it is considered there could be potential for development within the central area of the site. Development relies on the successful implementation of SP23A (WD_45_71_13). |
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| WD_45_14_08/13   | Land off Callington Road Site B, Tavistock | 7.9            | **Access**  
Site could be accessed either from Callington Road or from the adjoining allocated site (SP23A) (WD_45_71_13). Development will place further pressure on Drake's Statue but there is potential to mitigate for this through the reinstatement of the railway. The site is remote from the town centre but has potential to be developed alongside the existing allocation (SP23A), with good pedestrian and cycle access to the planned railway station, schools and along the former railway line (viaduct walk) or canal towpath to the town centre.  
**Landscape and Ecology**  
This entrance into Tavistock provides a very important 'gateway', establishing a strong landscape setting from the western approach into town. Although part of this site adjoins the allocated site SP23A (WD_45_71_13) the road frontage is separated by a small number of bungalows and this may make it difficult for development to blend in with the existing edge of the town. Extensive screening/landscaping is likely to be required to limit impact on the gateway entrance and landscape character which will reduce yield. Development within this site would create a pattern of ribbon development along Callington Road which would create a prominent and linear extension to the edge of the town.  
The eastern boundary of the site sits on a ridgeline and any development or access achieved within this area via the allocated site SP23A (WD_45_71_13) is likely to be highly visible in the wider landscape and views from the Dartmoor National Park. This could have a significant impact on the landscape setting and would adversely impact the amenity of the existing properties to the north east of the site.  
**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**  
The cumulative impact of development in the west of the town on landscape and traffic issues at Callington Road/Drake's Statue will need further investigation to determine whether this area is a suitable location for additional development. | **Due to significant constraints relating to impact on landscape character and gateway entrance into the town, the site is not considered to have potential for development at this time.**                                                                                                                                 |
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| WD_45_41_08/13  | Land north of Anderton Lane, Whitchurch, Tavistock | 5.8            | **Access**  
Vehicle access acceptable in principle but necessary highway improvements would be required and would be subject to drainage and flood risk constraints being overcome. Site is well related to key services in Whitchurch and there are good pedestrian and public transport links to the centre of town. The site is remote from the town centre but is close to existing bus and cycle routes.  
**Landscape and Ecology**  
The site is surrounded on three sides by development and in that sense development would create a logical infill of development. However, the site has a strong landscape character and plays an important role in the landscape setting of the area. Although development could blend in with existing development, it would create a physical connection between Tavistock and Whitchurch. There may be potential for development on the northwest part of the site but a strong nature corridor/strategic landscaping through the centre of the site would be important to address landscape and flooding concerns. This will reduce the yield.  
**Heritage and Archaeology**  
Potential archaeological remains - requires pre-application assessment and evaluation.  
**Flood Risk, Water Quality and Drainage**  
Part of the southernmost field including the access is within Flood Zones 2 and 3 which will reduce the yield. There are also drainage issues on the site. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
**Contamination and Environmental Health**  
Anderton Mine is nearby with possible contamination issues, particularly heavy metals. Relevant assessments will be required.  
**Other**  
A section of the site may need to be reserved for the potential future expansion of Whitchurch Primary School which will reduce the yield. | The whole of the site is not suitable for development due to the areas of flood zone and the need for strategic landscaping. However, it is considered that there could be potential for development within the northwest part of the site and strategic landscaping should be incorporated within the rest of the site. |
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| WD_45_42_08/13 | Land East and West of Violet Lane, Tavistock | 7 | Access  
Vehicle access acceptable in principle.  
Site well related to the town centre but access is via a steep hill which would make walking and cycling difficult. Regular bus services are available in the area.  
Landscape and Ecology  
The site is visible in views from the Dartmoor National Park and development on the whole site (particularly north of Violet Lane and beyond the existing building line) would have a significant impact on views from the Dartmoor National Park. However, infill development between the Cox Tor Road estate and Campion Rise could blend in with surrounding estate development and have less impact on landscape character. The yield will therefore be limited to ensure that development does not extend beyond the existing building line.  
Site is next to an Unconfirmed Wildlife Site.  
Heritage and Archaeology  
The site is visible in views from Mount House School which is a listed building. The yield may be limited to ensure that development does not adversely impact on these views and appropriate screening and landscaping 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  
The site is close to a minor former quarry 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. | The whole of the site is not suitable for development due to the potential impact on views from the Dartmoor National Park and Mount House School. However, it is considered that there could be potential for development on the westernmost part of the site between Cox Tor Road and Campion Rise. |
| WD_45_48_08/13 | Land at Wilminstone, Tavistock | 0.7 | Access  
Vehicle access to the site is within Flood Zones 2 and 3. The roads leading to the site are narrow lanes and may not be suitable for an increased level of traffic.  
The site is in a remote location away from the town centre with poor pedestrian and cycle links to nearby services and facilities.  
Landscape and Ecology  
Development could significantly alter the character of this rural and largely undeveloped area.  
The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town.  
Heritage and Archaeology  
The site is nearby the Trendle Scheduled Ancient Monument (SAM). There are concerns that development will harm the significance and therefore the setting of the SAM.  
Flood Risk, Water Quality and Drainage  
A watercourse runs alongside the site and approximately half of the site is in Flood Zones 2 and 3, including the access. This will reduce the yield.  
Contamination and Environmental Health  
The site is near to industrial units which will affect the types of uses which could go on this site.  
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 significant constraints relating to the sites location, access impact on landscape character and flood risk, the site is not considered to have potential for development at this time. |
**Site Reference** | **Site Address** | **Site area (ha)** | **Site Information** | **Conclusion**
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WD_45_52_08/13/16 | Land opposite Challonsleigh, Whitchurch | 1.7 | Access  
Access would need to be achieved via Church Hill which may not be suitable for increased levels of traffic.  
Site is well related to key services in Whitchurch but there are no dedicated pedestrian and cycle routes or public transport links directly from the site.  
Landscape and Ecology  
The site is covered by a blanket Tree Preservation Order.  
The site is very close to the boundary of the Dartmoor National Park and would be visible in views from this designated landscape. Development on this site would extend the built up area of the town very close to the boundary of the Dartmoor National Park and could alter the very rural character of this approach into the Whitchurch area of Tavistock.  
Heritage and Archaeology  
The site is within a conservation area. It is part of the Whitchurch House estate which is a Grade II listed building. Development could impact on the setting of these heritage assets.  
Flood Risk, Water Quality and Drainage  
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.  
Contamination and Environmental Health  
The site is adjacent to a disused quarry 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. | Due to significant constraints relating to location, access and impact on landscape and heritage, the site is not considered to have potential for development at this time.
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| WD_45_58_13    | Land at Brook Lane, Tavistock | 1.7            | **Access**  
Vehicle access is achievable but the suitability of Brook Lane to accommodate additional traffic arising from development will need further consideration. There is limited opportunity for safe pedestrian access to the entrance to Brook Lane but beyond this point there are good pedestrian links to the town centre. The site is in a good location for access to the town's main supermarkets and bus routes. The site is close to an existing cycle route.  
**Landscape and Ecology**  
Site is close to the boundary of the Tamar Valley Area of Outstanding Natural Beauty and development of the whole site could affect its setting. Only a small part of the site relates well to existing development. The remainder of the site is poorly related to Brook Lane and development here would significantly impact on the landscape character of the area. As only a small part is well related, it is unlikely that a viable development could be achieved.  
**Heritage and Archaeology**  
Potential archaeological remains - requires pre-application assessment and evaluation.  
**Flood Risk, Water Quality and Drainage**  
Flood Zones 2 and 3 affect the western part of the site although a smaller portion of the northern part of the site would be less affected,  
**Contamination and Environmental Health**  
Site is adjacent to East Wheal Crebor copper mine with potential contamination/stability 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.  
| Due to significant constraints relating to impact on landscape character and viability, the site is not considered to have potential for development at this time. |
|----------------|--------------|----------------|------------------|------------|
| WD_45_59_13    | Higher Wilminstone Farm, Tavistock | 3.4            | **Access**  
Vehicle access could be achieved but this would require the use of an existing private road. It is not clear whether this is available for use. The site is remote from the town and although there is a footpath link via the former railway line into Tavistock the distance from the town means that development is likely to lead to an increase in use of the private car.  
**Landscape and Ecology**  
Development could significantly alter the character of this rural and largely undeveloped area. The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town.  
**Heritage and Archaeology**  
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 a dismantled railway with potential contamination issues. It is also close to Wilminstone Farm which may give rise to odour issues. There are air quality management issues along Dolvin Road and development in this location could increase issues as a result of travelling into Tavistock from this direction. 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.  
<p>| Due to significant constraints relating to its location, access and impact on landscape character, the site is not considered to have potential for development. |</p>
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| WD_45_60_13    | Kilworthy Reservoir, Kilworthy Road, Tavistock | 0.3            | **Access**
Vehicle access would need to be achieved via Trelawny Road which is very constrained and inadequate to accommodate significant additional development. However, given the size of this site it is only able to accommodate a small amount of development. Further assessments will be required to determine whether a small amount of development could be acceptable from a highways perspective. The road takes the form of a narrow lane and is bordered by established Devon banks and mature trees.
The site is within a reasonable walking distance from the town centre. However, there are no dedicated pedestrian links and access to the town centre via Drake Road is via a steep hill which would make walking and cycling difficult.
**Landscape and Ecology**
Site is slightly sloping downwards to the south. The site is largely bordered by trees with limited visibility in surrounding 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**
The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.
**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 structure on the site. | Due to significant constraints identified in relation to access, the site it is not considered to have potential for development at this time. |
| WD_45_61_13    | Land at Hazledon Bridge, Wilminstone, Tavistock | 2.4            | **Access**
Vehicle access acceptable in principle.
The site is remote from the town and although there is a footpath link via the former railway line into Tavistock the distance from the town means that development is likely to lead to an increase in use of the private car.
**Landscape and Ecology**
Development could significantly alter the character of this rural and largely undeveloped area.
The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town. Site is within an Other Site of Wildlife Interest
Site adjoins the Dartmoor National Park boundary on two sides and development could impact on views to and from the park. Site is very heavily wooded and development would result in the loss of trees.
**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**
The site borders an area of Flood Zone 2 on its southern boundary.
**Contamination and Environmental Health**
Site is close to former tip (approx 100m) with potential contamination issues. There are also air quality management issues along Dolvin Road and development in this location could increase issues as a result of travelling into Tavistock from this direction. 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 significant constraints identified in relation to location and landscape impact, the site is not considered to have potential for development. |
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<td>Land at Arimore, Taviton Farm, Tavistock</td>
<td>5.4</td>
<td>Access: There is no suitable vehicle access to the site. Even if the access were to be via the private lane (not included in the site), that access is too narrow and the junction is inadequate to serve the level of development proposed. Site well related to the town centre but access is via a steep hill which would make walking and cycling difficult. Regular bus services are available in the area. Landscape and Ecology: The site adjoins Dartmoor National Park on its southern boundary and development will be visible in views from this designated landscape. Site is adjacent to an Unconfirmed Wildlife Site on north eastern boundary. Heritage and Archaeology: The site is visible in views from Mount House School which is a listed building. The yield may be limited to ensure that development does not adversely impact on these views and appropriate screening and landscaping will be required. 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 directly adjacent to a minor former quarry 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 significant constraints identified in relation to access and impact on the Dartmoor National Park and Mount House School, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_45_63_13</td>
<td>Kelly College Site C, Parkwood Road, Tavistock</td>
<td>2</td>
<td>Access: Highways access from the A386 acceptable in principle. Site is within a level walking distance of the town centre with safe pedestrian access along the main road. Landscape and Ecology: Site is visible from the main road and development could affect the rural character of this eastern approach into town. However, the area is well screened, with heavily wooded boundaries on three sides which could conceal the development if maintained. Heritage and Archaeology: This site is important in the setting of the Trendle Scheduled Ancient Monument (SAM). There are concerns that development will harm the significance and therefore the setting of the SAM. The site is close to a number of listed buildings within the Kelly College estate. However, the lower field is well screened from the listed buildings and is further away from the SAM. Further investigation to determine the extent of any impact on the SAM would be required. Associated undesignated archaeology may also exist in the proposed site - 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 close to a number of former quarries with possible contamination issues. There are air quality management issues along Dolvin Road and development could increase issues in this area as a result of travelling into Tavistock from this direction. Site is also next to a school with possible noise 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 due to impact on the SAM. However, subject to further investigation relating to impact on the SAM, there are more limited constraints on the southern part of the site.</td>
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<tr>
<td>WD_45_64_13</td>
<td>Land at Grenofen, Tavistock</td>
<td>6.1</td>
<td><strong>Access</strong>&lt;br&gt;The site is quite steep and it is difficult to see how a suitable access could be easily achieved.&lt;br&gt;The site is very remote from the town. Although it is on existing bus routes and near to a cycle route the site is distant from the town which means that development is likely to lead to an increase in use of the private car.  &lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;Development would be very visible in this rural entrance into Tavistock. It is close to the boundary of the Dartmoor National Park and development would be visible in views from the Park. Development would be particularly noticeable as the site is detached from the settlement and there would be a significant gap in the building line. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield.&lt;br&gt;The site is physically detached from the existing edge of the built town and because of this lacks a natural connectivity to the rest of the town. Over half the site is in an Unconfirmed Wildlife Site.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;Possible industrial remains on site - requires pre-application assessment and evaluation.&lt;br&gt;<strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;Approximately a third of the site is within Flood Zone 2 which will reduce the yield.&lt;br&gt;The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.&lt;br&gt;<strong>Contamination and Environmental Health</strong>&lt;br&gt;The site is adjacent to a disused railway line and is within 250m of a disused tin mine with possible contamination/land stability 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>
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Due to significant constraints identified in relation to access, location and landscape impact, the site is not considered to have potential for development.
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<th>Site Reference</th>
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<tr>
<td>WD_45_65_08/13</td>
<td>Land off Trelawney Road/ Kilworthy Road, Tavistock</td>
<td>1.4</td>
<td>Access: This site straddles two sides of Kilworthy Road. Access would need to be achieved via Trelawney Road which is very constrained and inadequate to accommodate significant additional development. The road takes the form of a narrow lane and is bordered by established Devon banks and mature trees. The site is within a reasonable walking distance from the town centre. However, there are no dedicated pedestrian links and access to the town centre via Drake Road is via a steep hill which would make walking and cycling difficult. Landscape and Ecology: The site is steeply sloping in parts. The area is elevated above the level of the town and development would be visible in wider views. Appropriate screening/landscaping would be required to limit impact on landscape character which will reduce yield. Heritage and Archaeology: The site is in close proximity to the World Heritage Site and development would be seen in views from the town with potential harm to the setting of the World Heritage Site. 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: The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required. 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 significant constraints identified in relation to access and landscape impact, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_45_67_08/13</td>
<td>Kelly College Site B, Parkwood Road, Tavistock</td>
<td>1.6</td>
<td>Access: Vehicle and pedestrian access is made difficult by the need to cross the watercourse either via College Avenue (which is a constrained residential road within the World Heritage Site) or via site WD_45_06_08/13 (access in Flood Zone 3). Landscape and Ecology: Site is densely vegetated and development would result in the loss of tress. The site is within an Unconfirmed Wildlife Site. Heritage and Archaeology: The site is immediately next to the World Heritage Site and Kelly College (Grade II) listed buildings. 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: There are air quality management issues along Dolvin Road and development could increase issues in this area. Site is adjacent to dismantled railway with potential contamination issues and next to school sports ground and tennis courts with possible noise 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 significant constraints identified in relation to access, impact on ecology and impact on heritage assets, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_45_68_13</td>
<td>East Crowndale Farm, Tavistock</td>
<td>8.3</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access is achievable but the suitability of Brook Lane to accommodate significant additional traffic arising from development will need further consideration. There is limited opportunity for safe pedestrian access to the entrance to Brook Lane but beyond this point there are good pedestrian links to the town centre. The site is in a good location for access to the town's main supermarkets and bus routes. The site is close to an existing cycle route.</td>
<td>Due to significant constraints identified in relation to potential impact on the AONB and landscape character, 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 covers a large area and development of this scale would be out of keeping with the existing character of the area which is characterised by low density development and rural farmsteads. As such, development could significantly alter the landscape character of this area. The majority of the site is within the Tamar Valley Area of Outstanding Natural Beauty (AONB) and may trigger the tests for assessing major development in the AONB. The area of the site outside the AONB will need to also consider the impact of the development on the setting of the AONB.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;There are mining remains in the area - requires 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 200m from Crowndale Sewage Treatment Works giving rise to possible odour issues. The site is adjacent to the former East Wheal Crebor copper mine with potential contamination/stability 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>&lt;br&gt;<strong>Due to significant constraints identified in relation to potential impact on the AONB and landscape character, the site is not considered to have potential for development at this time.</strong></td>
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<td>WD_45_69_13</td>
<td>Brook Farm, Tavistock</td>
<td>1</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access is achievable but the suitability of Brook Lane to accommodate additional traffic arising from development will need further consideration. There is limited opportunity for safe pedestrian access to the entrance to Brook Lane but beyond this point there are good pedestrian links to the town centre. The site is in a good location for access to the town's main supermarkets and bus routes. The site is close to an existing cycle route.</td>
<td>&lt;br&gt;<strong>Landscape and Ecology</strong>&lt;br&gt;The area is very rural in nature, characterised by low density development and rural farmsteads. However, there are natural field boundaries which contain this site and which provide natural edges to development in this area. An appropriate density and design of development would be required to ensure that development blended in sensitively with the surrounding form and character of Brook Lane.&lt;br&gt;There are tree Preservation Orders on the road frontage.&lt;br&gt;The site is close to the boundary of the Tamar Valley Area of Outstanding Natural Beauty (AONB) but there is natural screening which means that development is not likely to affect its setting. This screening should be reinforced to limit any impact and may reduce the yield.&lt;br&gt;<strong>Heritage and Archaeology</strong>&lt;br&gt;Potential for archaeological remains - requires pre-application assessment and information.&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;The site is adjacent to the former East Wheal Crebor copper mine with potential contamination/stability issues.&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>
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| WD_45_70_13    | Old Works Site, Stannary Bridge Road, Tavistock | 0.3            | Access  
Highways access acceptable in principle  
Site is well located and within a level walking distance of the town centre and a range of key facilities.  
Landscape and ecology  
Site is surrounded by mature trees.  
Heritage and Archaeology  
The site is of international importance and the former foundry is integral to the World Heritage Site. Site is also within a conservation area. Any development proposal would need to have regard to the World Heritage Site Management Plan and the Outstanding Universal Value of the Site as well as the Tavistock Conservation Area Management Plan.  
Flood Risk, Water Quality and Drainage  
Site is wholly within Flood Zones 2 and 3 and development should be avoided in areas at risk of flooding. However, where development is necessary (such as for the protection of heritage assets), development could take place as long as the area was made safe without increasing the risk of flooding elsewhere.  
Contamination and Environmental Health  
Former industrial site with possible contamination issues. Relevant assessments will be required.  
Other  
This is a vacant, brownfield site with buildings on it which may be suitable for conversion. | There are significant constraints identified relating to flood risk and impact on heritage assets. However, the site is previously developed and a redevelopment of the site could take place if a viable scheme can be achieved. |
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<tr>
<td>WD_45_71_13</td>
<td>SP23A Land at Callington Road</td>
<td>37.6</td>
<td>Access: Highways access acceptable in principle subject to various off-site junction improvements being implemented. Development will place further pressure on Drake's Statue but there is potential to mitigate for this through the reinstatement of the railway. The site is remote from the town centre but there is good potential for walking and cycle routes along the former railway line or canal towpath to the town centre and access to the planned railway station and schools. <strong>Landscape and Ecology:</strong> The site is steeply sloping in parts and there is a high ridgeline which should be avoided due to its prominence in wide views. This reduces the potential yield on the site. Part of the site borders a County Wildlife Site. The site adjoins the Tamar Valley Area of Outstanding Natural Beauty on its southern boundary. <strong>Heritage and Archaeology:</strong> The former railway line is a designated conservation area. Crowndale Farm (a listed building) is adjacent to the south-eastern boundary of the site and requires an appropriate buffer to ensure its setting is not affected. Development will need to have regard to the setting of Tavistock Canal (part of the World Heritage Site) and Crowndale Mine (part of the setting of the World Heritage Site) which are nearby. An appropriate buffer is required to overcome any impact on the Outstanding Universal Value of 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. Archaeological recording of assets of lesser importance elsewhere within the area. <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> The southern area of the site is affected by the Crowndale Mine which requires a 250m exclusion zone. Site is close to the Sewage Treatment Works with possible air quality/odour issues. Possible contamination issues from the railway line. Relevant assessments will be required. <strong>Other:</strong> This site is allocated for approximately 750 dwellings in the 2011 Core Strategy. A masterplan for the area has been adopted which provides more details about the design and types of uses appropriate for the site which include a shop, primary school and railway station. There is a current 'live' application for up to 750 dwellings and associated facilities on the whole of the site. The site straddles a former railway line which is set to be reinstated as part of the development.</td>
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Although there are numerous constraints, mitigation measures are in place to overcome these. Some of these measures are likely to reduce the yield of development on the site. As such, it is considered there could be potential for approximately 635 dwellings and associated facilities (e.g. play areas, shop, primary school, railway station).
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<td>WD_45_72_13</td>
<td>SP23B Land at Plymouth Road</td>
<td>13</td>
<td><strong>Access</strong>&lt;br&gt;Vehicle access can be achieved via the A386 junction with the Tiddy Brook estate but the existing roundabout will need remodelling to accommodate development on this site.&lt;br&gt;Site is well located and within a level walking distance of the town centre, main supermarkets and a range of key facilities. Frequent bus services are available from the A386.</td>
<td>There are limited constraints to development. It is considered there could be potential for employment and employment enabling development (e.g. residential). The type and yield of any potential employment enabling uses will be driven by the viability of the site to deliver employment uses.</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;Site rises steeply to the east towards Rixhill and the boundary of the Tamar Valley Area of Outstanding Natural Beauty (AONB), although the majority of the site sits below the ridgeline and cannot be seen in views from the AONB. There are opportunities for development on the lower slopes to blend in with existing and planned development, mirroring the residential developments on the opposite side of the A386. There is a Tree Preservation Order on all external and internal hedge boundaries of the site. Condition of these boundaries is currently poor.</td>
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<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><strong>Flood Risk, Water Quality and Drainage</strong>&lt;br&gt;The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the Borough Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</td>
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<td><strong>Contamination and Environmental Health</strong>&lt;br&gt;Site is adjacent to a disused tin mine with possible contamination/land stability issues. Relevant assessments will be required.</td>
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<td><strong>Other</strong>&lt;br&gt;The majority of the site is allocated for predominantly employment development (SP23B) in the adopted Core Strategy. A masterplan for the area has been adopted which considers this site and provides more details about the design and types of uses appropriate for the site. Public footpath crosses the site to the south.</td>
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<td>WD_45_73_13</td>
<td>ED4 Pixon Lane</td>
<td>1.4</td>
<td><strong>Access</strong>&lt;br&gt;There are two parts of the site, separated by Pixon Lane. These are both accessed independently and vehicle access to both is acceptable in principle. Site is within a level walking distance of the town centre with safe pedestrian access via the Meadows (park).</td>
<td>There are limited constraints to development. However, whilst in operation as a cattle market the site should only be considered for development which is compatible with this use. There could be potential in the future for continued market related uses, employment and employment enabling development (e.g. residential).</td>
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<td><strong>Landscape and Ecology</strong>&lt;br&gt;The sites are both brownfield with existing buildings on them. Subject to appropriate design there is therefore unlikely to be any potential for negative effects on the landscape.</td>
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<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><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><strong>Contamination and Environmental Health</strong>&lt;br&gt;The site is adjacent to a former railway line and coal storage depot with possible contamination issues. Relevant assessments will be required.</td>
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<td><strong>Other</strong>&lt;br&gt;The site is currently in use as a cattle market and associated parking but is only in use for this purpose for part of the week. Any redevelopment of the site would be subject to the relocation of the cattle market to a suitable location.</td>
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<tr>
<td>WD_45_74_14</td>
<td>Land north of Callington Road, Tavistock</td>
<td>11.8</td>
<td>Access&lt;br&gt;There are three potential access points: Crease Lane, Orchard Close and Callington Road.&lt;br&gt;The junction of Crease Lane with Callington Road is inadequate to take further traffic generating development therefore access from Crease Lane would not be acceptable.&lt;br&gt;Vehicle access from Orchard Close is inadequate to take further traffic generating development.&lt;br&gt;If it were to be possible to form a suitable access to this site from Callington Road, its location on the inside of the bend would require significant highway works and alterations to hedgerows. Whilst this would be acceptable in principle from a highways safety perspective, it would result in an unacceptable impact on the gateway into the town due to the extensive removal of hedgebanks required.&lt;br&gt;Development will place further pressure on Drake's Statue but there is potential to mitigate for this through the reinstatement of the railway.&lt;br&gt;The site is remote from the town centre and it may be difficult to achieve pedestrian access to the town centre along the former railway line. However, pedestrian links via Callington Road are available.&lt;br&gt;Landscape and Ecology&lt;br&gt;The site covers a reasonably large area and development on the whole site is likely to have a significant impact on the landscape character of the area.&lt;br&gt;This entrance into Tavistock also provides a very important ‘gateway’, establishing a strong landscape setting from the western approach into town.&lt;br&gt;Relatively flat site. Far reaching views from the west.&lt;br&gt;Site is next to an Unconfirmed Wildlife Site.&lt;br&gt;Tree Preservation Order on the corner of Orchard Close.&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;There is a watercourse which crosses the site to the west of Orchard Close and possible associated drainage issues which may affect the yield.&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;The cumulative impact of development in the west of the town on landscape and traffic issues at Callington Road/Drake's Statue will need further investigation to determine whether this area is a suitable location for additional development.</td>
<td>Due to significant constraints identified in relation to access and impact on gateway entrance into the town, the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_45_75_16</td>
<td>Land to north of Everest, New Launceston Road, Tavistock, PL19 8LH</td>
<td>3.23</td>
<td>Access&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;Landscape and Ecology&lt;br&gt;Encroaching into rural landscape, but no identified Biodiversity constraints.&lt;br&gt;Heritage and Archaeology&lt;br&gt;Scheduled Ancient Monuments to west.&lt;br&gt;Flood risk, water quality and drainage&lt;br&gt;Localised drainage concern.&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>Due to the significant landscape constraints identified the site is not considered to have potential for development at this time.</td>
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<tr>
<td>WD_45_76_16</td>
<td>Riverside Car Park, Pixon Lane, Tavistock</td>
<td>0.46</td>
<td>Access: No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. 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: In conservation area and adjacent to World Heritage Site. Flood risk, water quality and drainage: Potential for run off into zone 2 and zone 3. Contamination and Environmental Health: Possibility of contamination due to previous uses. 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 heritage constraints identified the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_45_77_16</td>
<td>Land off the old Exeter Road, Tavistock.</td>
<td>1.43</td>
<td>Access: Isolated from services. Landscape and Ecology: An extension into open countryside that would be visible from Dartmoor National Park. Heritage and Archaeology: Adjacent to and visible from conservation area and potentially within the setting of a Listed Building. 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 heritage constraints identified the site is not considered to have potential for development at this time.</td>
</tr>
<tr>
<td>WD_45_78_16</td>
<td>Former Kelly College Preparatory School, Parkwood Road, Tavistock, PL19 0JS</td>
<td>4.16</td>
<td>Access: Isolated from services. Landscape and Ecology: Development in open countryside that would be visible from Dartmoor National Park. Heritage and Archaeology: Adjacent to and visible from conservation area and within setting of Listed Building. 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 could be classed as previously developed land and buildings on site have potential for re-use.</td>
<td>Significant landscape and heritage constraints but given pdl status and existing buildings on site there may be some potential for development of up to 120 units.</td>
</tr>
</tbody>
</table>
Legend

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

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