

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.

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 Reference	Site Address	Site area (ha)	Site Information	Conclusion
<p>North Tawton - General Information</p> <p>North Tawton is located in the north of the Borough. The town has a good provision of local services, including a range of shops, doctor's surgery, sport, recreation and play facilities, businesses sites and units and a primary school. The designated primary school is North Tawton Primary. The primary school is at capacity even with the expansion to 210 places due to the committed developments at Bathway Fields and the Woollen Mill. Further development will need to provide land and financial contributions towards additional primary school provision. The designated secondary school is Okehampton College and financial contributions will be required from new development towards additional capacity and secondary transport.</p> <p>North Tawton sits within the catchment area for the River Taw. 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.</p>				
WD_13_02_08/13	Land at Yeo Lane, North Tawton	0.4	<p><u>Access</u> 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.</p> <p><u>Landscape and Ecology</u> Site slopes downwards towards the west and is visible in views from the west.</p> <p><u>Heritage and Archaeology</u> Potential archaeological remains - requires pre-application assessment and evaluation.</p> <p><u>Flood Risk, Water Quality and Drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> Site is next to Sewage Treatment Works which may reduce yield and development may give rise to odour complaints. Relevant assessments will be required.</p> <p><u>Other</u> 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 the significant constraints identified relating to access, the site is not considered to have potential for development at this time.
WD_13_05_08/13	Land at Devonshire Gardens, North Tawton	0.6	<p><u>Access</u> 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.</p> <p><u>Landscape and Ecology</u> The site slopes downwards to the north. The site is divorced from the existing built up boundary of the settlement.</p> <p><u>Heritage and Archaeology</u> 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.</p> <p><u>Flood Risk, Water Quality and Drainage</u> An area of Flood Zone 3 runs along the northern boundary and covers the access from Devonshire Gardens.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> 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.</p>	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.












Site Reference	Site Address	Site area (ha)	Site Information	Conclusion
WD_13_06_13	Land at North Tawton, above Bouchers Hill	2.4	<p><u>Access</u> 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.</p> <p><u>Landscape and Ecology</u> Strong tree presence along the frontage and access. Site is visible in wider views.</p> <p><u>Heritage and Archaeology</u> Medieval field boundaries should be retained where possible. As noted above, any alterations needed to the North Street junction with the Square are likely to have an impact on the setting of the conservation area.</p> <p><u>Flood Risk, Water Quality and Drainage</u> An area of Flood Zone 3 covers North Street leading to the site.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> 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 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.
WD_13_07_08/13	Bathway Fields, North Tawton	50	<p><u>Access</u> 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.</p> <p><u>Landscape and Ecology</u> The site covers a large area and development on all of the site would represent a doubling of the size of the town and has the potential to impact on the character of the town and wider landscape. Further investigation will be needed to understand what an appropriate scale of development might be. The site is visible in wider views and detailed landscape visual assessments will be needed. A small part of the site on the south eastern corner is on Grade 2 agricultural land and the yield may be reduced if it is considered that this area should be retained for agricultural use.</p> <p><u>Heritage and Archaeology</u> Site is immediately adjacent to a number of listed buildings and includes the Woollen Mill (site WD_13_12_13). This is an extensive development area within the setting of a Roman and pre-historic Scheduled Monument complex. This will require detailed design and evaluation work at pre-application stage. Given the close proximity of a Schedule Monument and potential associated un-designated archaeology in the proposed development site, there are concerns that development will harm the setting and therefore the significance of the heritage assets, including Cottles Barton (Grade II*). Further assessment and evaluation would be needed to consider whether this is less than substantial harm or if mitigation can reduce harm,. There is potential cumulative harm with any development on site WD_13_09_13. These constraints will reduce the developable area and yield.</p> <p><u>Flood Risk, Water Quality and Drainage</u> An area of Flood Zone 2 and 3 affects approximately a quarter of the site to the west. Development should remain to the east of the river and flood zone area.</p> <p><u>Contamination and Environmental Health</u> The western part of the site is adjacent to Taw Valley Creamery and near to Gregory's Distribution with possible noise, odour and light issues arising from the industry. Relevant assessments will be required. Any implications could be limited by keeping any development to the east of the river.</p> <p><u>Other</u> Part of the site immediately south of the Moorview estate has a resolution to grant permission for 61 units, a medical centre, allotments and some employment units, subject to a signed legal agreement. Although the site is capable of accommodating a significant amount of development, further consideration will need to be given as to what is an appropriate level of development in this location and what the implications for local infrastructure will be. The Tarka Trail crosses the western part of the site and a further public right of way crosses the eastern part of the site.</p>	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.

Site Reference	Site Address	Site area (ha)	Site Information	Conclusion
WD_13_08_13	Taw Bridge, Pine Lodge, North Tawton	0.1	<p><u>Access</u> Access is entirely within Flood Zone 3. Site is well related to the town centre.</p> <p><u>Landscape and Ecology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood Risk, Water Quality and Drainage</u> Site is entirely within Flood Zone 3 and development should be avoided in areas at risk of flooding.</p> <p><u>Contamination and Environmental Health</u> Possible odour issues arising from proximity to sewage treatment works. Relevant assessments will be required.</p> <p><u>Other</u> The site is on brownfield land with a workshop on the site.</p>	Due to the significant constraints identified relating to flood risk, the site is not considered to have potential for development.
WD_13_10_13	Taw Bridge, North Tawton	0.9	<p><u>Access</u> Vehicle access acceptable in principle. Site is on the outskirts of the town but there are pedestrian links to the town centre.</p> <p><u>Landscape and Ecology</u> 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.</p> <p><u>Heritage and Archaeology</u> Any development would need to protect the setting of the listed bridge.</p> <p><u>Flood risk, water quality and drainage</u> Site is next to Flood Zone 3 but is only marginally affected.</p> <p><u>Contamination and Environmental Health</u> 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.</p> <p><u>Other</u> 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 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.

Site Reference	Site Address	Site area (ha)	Site Information	Conclusion
WD_13_12_13	H10 Woollen Mill	1.4	<p><u>Access</u> Site relates well to the town centre.</p> <p><u>Landscape and Ecology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Heritage and Archaeology</u> Listed building and other heritage assets.</p> <p><u>Flood Risk, Water Quality and Drainage</u> The majority of the site is in Flood Zone 2 and 3.</p> <p><u>Contamination and Environmental Health</u> Site is next to a depot with possible industrial sources of noise.</p> <p><u>Other</u> 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.</p>	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
WD_13_13_14	Land south of Exeter Street	1.1	<p><u>Access</u> Vehicle access is acceptable in principle.</p> <p><u>Landscape and Ecology</u> The site is on the far east of 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.</p> <p><u>Heritage and Archaeology</u> There are historic field boundaries which should be retained within the design.</p> <p><u>Flood risk, Water Quality and Drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> A high pressure gas main runs along the northern boundary of the site which may result in viability issues. Further assessments will be required.</p> <p><u>Other</u> This is a new site which has been submitted as part of the consultation on the LAA.</p>	There are limited constraints to development subject to the necessary mitigation to cross the gas mains.
WD_13_14_14	Land at Letherens Lane	2.7	<p><u>Access</u> 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.</p> <p><u>Landscape and Ecology</u> 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.</p> <p><u>Heritage and Archaeology</u> There is some potential for pre-historic, Roman and Medieval archaeology. Relevant assessments will be required.</p> <p><u>Flood risk, Water Quality and Drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> There are possible noise issues due to the proximity to Gregory's Distribution. Relevant assessments will be required.</p> <p><u>Other</u> This is a new site which has been submitted as part of the consultation on the LAA.</p>	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.

Site Reference	Site Address	Site area (ha)	Site Information	Conclusion
WD_13_15_16	Land south of Strawberry Fields, North Tawton.	1.47	<p><u>Access</u> 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.</p> <p><u>Landscape and Ecology</u> 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).</p> <p><u>Heritage and Archaeology</u> Could affect setting of a Roman and pre-historic Scheduled Monument complex.</p> <p><u>Flood Risk, Water Quality and Drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> Implications for local infrastructure in conjunction with recently permitted development.</p>	Landscape constraints identified limit the potential for development. If this restriction can be addressed the site may yield up to 50 units.

Legend

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

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>

