

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 has been considered in each settlement. A conclusion about each site's potential for development has been recorded in the following ways:



ACCEPTED SITES

Sites which are allocated or have planning permission and are deliverable within the next 5 years.



POTENTIAL MEDIUM TERM (6-15 YEARS) SITES

Sites with limited constraints and/or constraints which can be overcome but which are not currently in the planning system. The principle of development on these sites is not yet established through an adopted Development Plan or Neighbourhood Plan.



POTENTIAL MEDIUM TERM (6-15 YEARS) SITES – AVAILABILITY UNCONFIRMED

Sites with limited constraints and/or constraints which can be overcome but which are not currently in the planning system and their availability is unconfirmed. The principle of development on these sites is not yet established through an adopted Development Plan or Neighbourhood Plan.



WINDFALL SITES

Sites which are not allocated for development but where the principle of development is likely to be granted consent on the basis of existing and emerging policy.



REJECTED SITES

Sites which have significant constraints which cannot be overcome or are likely to make development unviable and sites which are in unsuitable locations.

For all accepted sites, potential medium term sites and windfall sites, an indication of the site's overall capacity as well as an assessment of its potential has been recorded.

- **Site Capacity** – this means how much development could be delivered on the site taking into account physical constraints (e.g. flood zones) but not taking into account policy considerations (i.e. what level of development is appropriate for the settlement)) or infrastructure constraints (i.e. what could be realistically and reasonably accommodated in the settlement).
- **Site Potential** – this means how much development could be delivered on the site taking into account physical constraints (e.g. flood zones) and policy considerations (i.e. what level of development is appropriate for the settlement) or infrastructure constraints (i.e. what could be realistically and reasonably accommodated in the settlement).

Site Maps

These maps show all of the sites which have been considered as part of this exercise. They also show all of the sites which are already allocated in adopted plans.

Constraint Maps

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

Map Abbreviations

| | |
|------|-------------------------------------|
| AONB | Area of Outstanding Natural Beauty |
| AWI | Area of Wildlife Interest |
| CWS | County Wildlife Site |
| DNP | Dartmoor National Park |
| MCZ | Mineral Consultation Zone |
| OSWI | Other Site of Wildlife Interest |
| PROW | Public Rights of Way |
| SAC | Special Areas of Conservation |
| SPA | Special Protection Area |
| SSSI | Site of Special Scientific Interest |
| TPO | Tree Preservation Order |
| UWS | Unconfirmed Wildlife Site |
| WHS | World Heritage Site |

For more information

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| Site Reference | Site Address | Site area (ha) | Site Information | Conclusion | Site Capacity | Site Potential | Years 1-5 | Years 6-15 |
|--|--------------------------------|----------------|---|--|---------------|----------------|-----------|------------|
| North Tawton - General Information North Tawton is one of West Devon's local centres and 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 Batheway 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. 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. At the time of publishing this report, future levels of growth have been proposed as part of the preparation of Our Plan. These proposed levels have been informed by this Land Availability Assessment and other evidence which is being collected in relation to the sustainability of individual settlements and their infrastructure capacity. In North Tawton, there is a proposed minimum planned requirement for 60 new homes and an area of employment opportunity. The site potential is therefore based on the most up to date information available at this time and may be subject to change. It may also be the case that as part of a future Neighbourhood Planning process, or Site Allocations Development Plan Document, that higher levels of development could be accommodated if as part of a comprehensive scheme, suitable upgrades to local infrastructure can be achieved. As such, where more than one site has been identified as either an accepted site, potential medium term site and/or windfall site, this may add up to a level of development which is greater than can realistically and reasonably be accommodated in the settlement. It will be the role of a future Neighbourhood Planning process, or future Allocations Development Plan Document to determine appropriate strategies and options for growth in the settlement. | | | | | | | | |
| General consultation comments Local resident considers a few smaller developments are better than one large one. New development should be supported by sufficient parking. There is a wish to see brownfield sites considered before greenfields. The North Tawton Neighbourhood Planning Group carried out their own assessment of the sites and asked the community for their views at a public meeting in the town during June 2014. The results of these are recorded against each site below. The information provided to the NP group was prior to the publication of the Site Information Packs and as such some of the sites have since been removed from the assessment as they were below the threshold set out in the methodology. | | | | | | | | |
| WD_13_02_08/13 | Land at Yeo Lane, North Tawton | 0.4 | <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. <u>Landscape and Ecology</u> Site slopes downwards towards the west and is visible in views from the west. <u>Heritage and Archaeology</u> Potential archaeological remains - requires pre-application assessment and evaluation. <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. <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. <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. <u>Summary of consultation responses</u> The Neighbourhood Planning Group note the site's proximity to the sewage works and existing residential development to the south west. Providing that there were no health and safety issues relating to the sewage works, support could be given to the proposal. <u>WDBC Response to consultation</u> The Council notes the comments from the Neighbourhood Planning Group. There will be further opportunity through the Neighbourhood Planning project or an allocations process to explore the potential for development on this site. | Due to the significant constraints identified relating to access, the site is not considered to have potential for development at this time. | 0 | 0 | - | - |

| Site Reference | Site Address | Site area (ha) | Site Information | Conclusion | Site Capacity | Site Potential | Years 1-5 | Years 6-15 |
|----------------|--|----------------|---|--|---------------|----------------|-----------|------------|
| 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> <p><u>Summary of consultation responses</u> The agent confirms that due to a material change in circumstance, the site has now been reduced to 0.6ha and is entirely brownfield. The Neighbourhood Planning Group are concerned that the development of this site would have a negative impact on the Conservation Area in that increased traffic would exacerbate existing issues at the junction with the Square and Market Street. The group were mindful of the cumulative development from other sites in this area on the junction. However, in view of the NPPF presumption in favour of sustainable development, it is considered that one property in the south eastern part of the site (the larger site originally considered) would be sustainable and that this could be supported providing that access to the site was not via North Street.</p> <p><u>WDBC Response to consultation</u> The Council notes the comments from the Neighbourhood Planning Group. There will be further opportunity through the Neighbourhood Planning project or an allocations process to explore the potential for development on this site. However, due to the constraints identified in relation to access via the North Street junction, it is not considered that the site has potential for development at this time.</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. | 0 | 0 | - | - |

| Site Reference | Site Address | Site area (ha) | Site Information | Conclusion | Site Capacity | Site Potential | Years 1-5 | Years 6-15 |
|----------------|---|----------------|---|---|---------------|----------------|-----------|------------|
| 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> <p><u>Summary of consultation responses</u> The Neighbourhood Planning Group raised concern that the scale of development would have a negative impact on the landscape and the additional traffic would only exacerbate existing issues at the junction with the Square and North Street. There are concerns that improvements to this junction to accommodate the development would have a negative impact on the Conservation Area. The group were mindful of the cumulative development from other sites in this area on the junction. However, in view of the NPPF presumption in favour of sustainable development, it is considered that one property would be sustainable on this site and that this could be supported providing that there was no damage to the Devon bank. Support for this site from residents wishing to self build. Site is being offered for self-build with high eco/energy efficiency credentials.</p> <p><u>WDDB Response to consultation</u> The Council notes the comments of the Neighbourhood Planning Group. There will be further opportunity through Neighbourhood Planning project or an allocations process to explore the potential for development on this site.</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. | 0 | 0 | - | - |

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|----------------|-------------------------------|----------------|---|---|---------------|----------------------------|-----------|------------|
| WD_13_07_08/13 | Batheway 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> <p><u>Summary of consultation responses</u> The Neighbourhood Planning Group thought this site was too large for the town and would result in a 50% increase in the size of the town. This would result in a negative impact on the Conservation Area and character of the Parish as a whole as well as having a detrimental impact on the historically sensitive landscape.</p> <p><u>WDBC Response to consultation</u> The Council notes the comments from the Neighbourhood Planning Group. There will be further opportunity through the Neighbourhood Planning project or an allocations process to explore the potential for development on this site. The developable area of the site could potentially accommodate around 600 dwellings, 10ha of employment land and associated facilities/ infrastructure but this would represent a significant expansion of the town. There are opportunities for smaller scale development within the site which may be more appropriate. Around 60 units could be considered in this plan period, with the potential for a larger site to be explored either through the Neighbourhood Plan or beyond 15 years as part of a longer term plan for the town. Because of the constraints noted, any development should remain east of the river. Any development should include a comprehensive redevelopment of the Woollen Mill (site WD_13_12_13).</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. | 1500 | 600 & 10ha employment land | - | 60 & 1ha |

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|----------------|--------------------------------------|----------------|--|--|---------------|----------------|-----------|------------|
| 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> <p><u>Summary of consultation responses</u> The Neighbourhood Planning Group consider that, subject to their being no flooding issues, the site might be appropriate for one dwelling but the site could not be supported for an "estate" development due to the character of development in the area and the dangers for pedestrians crossing Taw Bridge.</p> <p><u>WDBC Response to consultation</u> The Council notes the comments from the Neighbourhood Planning Group. In terms of flood risk, the site is within Flood Zones 2 and 3 which means that it is at risk from flooding. This constraint would need to be addressed through a Sequential Test which steers new development to areas with the lowest probability of flooding. The Sequential Test requires that any sites which have been identified as being in flood risk are assessed to identify firstly whether the development of the site is necessary (i.e. that there are no other sites in areas of lesser flood risk which could accommodate the identified housing need) and, secondly, if no other suitable sites are available, whether appropriate mitigation measures can be put in place to make the development safe from flood risk.</p> | Due to the significant constraints identified relating to flood risk, the site is not considered to have potential for development at this time. | 0 | 0 | - | - |
| 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> <p><u>Summary of consultation responses</u> The Neighbourhood Planning group did not assess this site as they understood it had been withdrawn.</p> <p><u>WDBC Response to consultation</u> The Council notes the comments.</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. | 0 | 0 | - | - |

| Site Reference | Site Address | Site area (ha) | Site Information | Conclusion | Site Capacity | Site Potential | Years 1-5 | Years 6-15 |
|----------------|-----------------------------|----------------|---|--|---------------|----------------|-----------|------------|
| WD_13_12_13 | H10 Woollen Mill | 1.4 | <p><u>Access</u> Highways access acceptable in principle. 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> The site includes a listed building and other heritage assets which require sensitive conversion alongside a comprehensive redevelopment of the whole site.</p> <p><u>Flood Risk, Water Quality and Drainage</u> The majority of the site is in Flood Zone 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.</p> <p><u>Contamination and Environmental Health</u> Site is next to a depot with possible noise issues from the industry. Relevant noise assessments will be required. Issues of viability due to the various constraints.</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. However, due to the costs of sensitive conversion and addressing flood risk, achieving a viable scheme is difficult.</p> <p><u>Summary of consultation responses</u> No responses received.</p> | There are significant constraints identified relating to flood risk and impact on heritage assets. There is a resolution to grant permission for dwellings on the site (subject to signed legal agreements) which demonstrates how the constraints can be overcome, however there are difficulties in delivering a viable development. To improve viability, this site could be considered as part of WD_13_07_08/13 | 42 | 42 | - | 42 |
| 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 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. | 33 | 15 | - | 15 |

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|----------------|------------------------|----------------|---|---|---------------|----------------|-----------|------------|
| 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. | 81 | 40 | - | 40 |

