

Appendix 5.3.4.7

North Tawton Neighbourhood Plan Site Assessment Matrices.

Each site considered for allocation within the North Tawton Neighbourhood Plan has been subject to an assessment against the SEA criteria used within the Plymouth and South West Devon Joint Local Plan. By using the same assessment criteria as the JLP it can be demonstrated that all reasonable alternatives have been considered before the identification of preferred sites, and that a consistent approach has been used to identify development sites.

Site: Land at Yeo Lane:	Assessment criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref WD_13_02_08/13	0	0	+	0	0	0	0	0	0	0	0	+	0	0	+	0	0
<p>Additional Commentary: Additional Commentary: The land at Yeo Lane has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 0.4 hectares, and is able to accommodate 12 dwellings; 12 dwellings would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. There is also the assumption that any new development will be designed and constructed in accordance with the Neighbourhood Plan policies and accompanying design statement and therefore would be supportive of objective 12 & 15. This assessment has also been carried out with knowledge of the potential for archaeological remains at the site which should any development take place would be subject to a full archaeological assessment. This site is not within a flood risk zone, although North Tawton does have high flood risk areas, therefore a development at Yeo Lane may have a positive impact in negating the need to develop at risk sites, although a SUDS scheme would be recommended at the site to avoid additional surface water run-off impacting on other areas of the town. The site is a green field site but is not of high grade agricultural status and is of limited landscape or visual interest, which was not identified as an amenity view during the Neighbourhood Plan consultation process. An Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement of wildlife corridors or stepping stones (e.g. the watercourse, hedgerows & trees within the site). The site is on the edge of the settlement and is projecting into surrounding countryside and therefore is subject to a landscape assessment. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school & natural space, although it is further to a LEAP. However there is no pavement for the length of Yeo Lane but safe walking is provided between the end of Yeo Lane and the local facilities within the town. The site has a frontage thought to be capable of safely accommodating a new access road junction and associated visibility onto a road which is suitable and within a 30mph speed limit. Site is not limited by steep slopes or unstable ground conditions such as poor porosity and there is a public sewer network in the vicinity of the site to which it will be possible to connect.</p>																	

The major limiting factor of this site is its proximity to a “bad neighbour” (e.g. source of smell or noise nuisance) adjacent to the site, in this case the sewage works, the degree of potential impact will need to be assessed before planning could be granted.

Site: The Depot Site – South West Water: Ref:	Assessment criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref WD_13_05_08/13	0	0	+	0	0	0	0	0	0	+	0	+	?	+	+	0	0

Additional Commentary: The South West Water Depot site has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 0.6 hectares, and is able to accommodate 14 dwellings and would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. There is also the assumption that any new development will be designed and constructed in accordance with the Neighbourhood Plan policies and accompanying design statement and therefore would be supportive of objective 12 & 15. Part of the site is designated a local green space as community growing and is therefore supportive of objective 10. This site is within flood risk zone 3 on the Northern Boundary and across the access route to the site via Devonshire Gardens, therefore it will need to pass Sequential Test and alleviate flood risk at the sites access. The site is a previously used site and so minimises resource use, including greenfield land, supporting objective 14. An Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement of wildlife corridors or stepping stones (e.g. the watercourse, hedgerows & trees within the site), with sensitive design to retain such features. The site is on the edge of the settlement and is projecting into surrounding countryside and therefore is subject to a landscape assessment. Development on this site could have potential impact on a European Protected Species and therefore expert advice and surveys would need to conclude development is not incompatible with the presence of such species. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school & natural space, although it is further to a LEAP. The site is potentially accessed by an extension of an existing residential estate road for vehicular access. There are no listed buildings, Conservation Area or known historic / archaeological features on or adjacent to the site. The site is not limited by steep slopes / unstable ground conditions such as poor porosity and there is a public sewer network in the vicinity of

the site to which it will be possible to connect to. There is no known contaminated land / “bad neighbour” (e.g. source of smell, dust or noise nuisance) /or hazardous installation which would affect this site.

Site: Land at Letherens Lane:	Assessment criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref WD_13_14_14	-	0	+	0	0	0	0	0	-	--	-	--	-	-	0	0	0

Additional Commentary: The land at Letherens Lane has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 2.7 hectares, and is able to accommodate more than 12 dwellings; 12 dwellings would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. Objective 1 has been given a -- due to the site’s location being in close proximity to the Gregorys Haulage centre and thus the impact of noise & light pollution to any

potential properties cannot be underestimated. Due to the incredibly steep and difficult terrain of the site, any development for housing would have vast impacts on the local environment and need for large earth works, terracing and changes to the natural environment of the sites, including a great deal of surface water run-off, these are in opposition to objectives 9,10,11,12,13 & 14. This assessment has also been carried out with knowledge of the potential for archaeological remains at the site which should any development take place would be subject to a full archaeological assessment. This site is not within a flood risk zone, although North Tawton does have high flood risk areas, and this would provide additional surface water run-off impacting on other areas of the town. The site is a green field site but is not of high grade agricultural status but was identified as particularly prominent in key public views into or out of the settlement through the Neighbourhood Plan consultation. An Ecological survey would be required and any scheme design will need to secure appropriate retention and enhancement of wildlife corridors or stepping stones (e.g. the hedgerows & trees within the site). The site is on the edge of the settlement and is projecting into surrounding countryside and therefore is subject to a landscape assessment. Development on this site could have potential impact on a European Protected Species (e.g. disturbance) evidenced by a local bat survey and therefore expert advice and surveys would need to conclude development is not incompatible with the presence of such species. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school & natural space, although it is further to a LEAP. There is a Public Right of Way adjacent to this site and the site access would be onto a section of unclassified road with a speed limit of over 30mph. The major limiting factor of this site is its topography and lack of vehicular access, both making this site unfeasible for development without major environmental and infrastructure impacts.

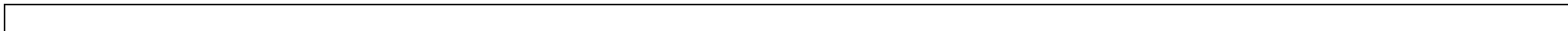
Site: Exeter Street – South of North Tawton	Assessment criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref WD_13_13_14	0	0	+	0	0	0	0	0	0	0	0	+	+	-	+	0	0

Additional Commentary: The land at Exeter Street has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 1.1 hectare, and is able to accommodate 33 dwellings; but with a site capacity of 15 dwellings which would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. There is also the assumption that any new development will be designed and constructed in accordance with the Neighbourhood Plan policies and accompanying design statement and therefore would be supportive of objective 12 & 15. Reflective of the local area of Exeter Street a development would have to be low density to respond to this vernacular. This site is not within a flood risk zone, although North Tawton does have high flood risk areas, therefore a development here may have a positive impact in negating the need to develop at risk sites, although a SUDS scheme would be recommended at the site to avoid additional surface water run-off impacting on other areas of the town in support of objective 13. The site is a green field site but is of limited landscape or visual interest, which was not identified as an amenity view during the Neighbourhood Plan consultation process, however this is therefore not supportive of objective 14. An Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement of wildlife. The site is on the edge of the settlement boundary, but the site has four existing dwellings to the East & the settlement boundary to the West (with two dwellings adjacent to the site boundary), with the road to the North, and open countryside only to the South. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school, LEAP & natural space. However there is no pavement from the site until the Primary School but safe walking is provided between the school and the local facilities within the town. The site has a frontage thought to be capable of safely accommodating a new access road junction and associated visibility onto a road which is suitable and within a 30mph (or less) speed limit. The site is not limited by steep slopes / unstable ground conditions such as poor porosity and there is a public sewer network in the vicinity of the site to which it will be possible to connect. However the high pressure gas main runs along the Northern boundary which will need to be considered in terms of site safety.

Land South of Strawberry Fields	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref WD_13_15_16	0	0	+	0	0	0	0	0	-	0	0	+	+	0	+	0	0

Additional Commentary: The Millwoods' site (land South of Strawberry Fields) has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 1.47 hectare, but excluding the current pumping station and SUDs scheme would reduce the plot size to 0.8 hectares and is able to accommodate 20 dwellings; which would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. There is also the assumption that any new development will be designed and constructed in accordance with the Neighbourhood Plan policies and accompanying design statement and therefore would be supportive of objective 12 & 15. This site is not within a flood risk zone, although North Tawton does have high flood risk areas, therefore a development here may have a positive impact in negating the need to develop at risk sites, although a SUDs scheme would be recommended at the site to avoid additional surface water run-off impacting on other areas of the town in support of objective 13. The site is a green field site but is of limited landscape or visual interest, which was not identified as an amenity view during the Neighbourhood Plan consultation process. An Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement of wildlife, this will be a higher density of development in reflection of development in this area, therefore it is not supportive of objective 9. The settlement boundary abuts the site to the West & North, with the road to the West. This would assist in creating a clear demarcation of the settlement boundary, creating a landscape balance of dwellings at the entry to the town. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school, LEAP & natural space. Careful consideration will have to be given to safely accommodating a new access road junction; along with associated visibility onto a suitable road. The site is sloping but is not thought to be limited by steep slopes / unstable ground conditions such as poor porosity and there is a public sewer network in the vicinity of the site to which it will be possible to connect.

Site: Woollen Mill Site	Assessment criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref WD_13_12_13	+	0	+	0	0	+	+	+	0	0	++	+	-	++	+	0	0
<p>Additional Commentary: The Woollen Mill site has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 1.4 hectare and is able to accommodate 42 dwellings; (however a historically expired planning permission was granted for 62 dwellings) which would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. The improvement to the site from a hazardous and derelict site is supportive of objective 1, along with the size of the site being compatible with a mixed use approach. There is a hydropower potential at the site and therefore it's development is supportive of objective 7. A development will improve the townscape as it will improve the visual amenity of the area and enhance the heritage asset and is therefore supportive of objective 11. There is also the assumption that any new development will be designed and constructed in accordance with the Neighbourhood Plan policies and accompanying design statement and therefore would be supportive of objective 12 & 15. This site is within a flood risk zone 2 & 3 and therefore is not supportive of objective 1. The site is a brown field site and will remediate a contaminated site in support of objective 14. An Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement of wildlife due to its river front location. The development would be within the settlement boundary. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school & natural space. A new access road junction and along with associated visibility onto a road which is suitable and within a 30mph (or less) speed limit is thought to be achievable. The site is not sloping or limited by steep slopes / unstable ground / conditions such as poor porosity and there is a public sewer network in the vicinity of the site to which it will be possible to connect.</p>																	



Site: Field behind the Devonshire House surgery	Assessment criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SHLAA ref none	0	0	+	0	0	0	0	0	-	0	0	+	?	-	+	0	0

Additional Commentary: The Field behind the Devonshire House surgery site has been assessed using the Joint Local Plan assessment matrix and the scoring has been based on a number of assumptions. These assumptions include that the plot size is 1.2 hectare and is able to accommodate 36 dwellings; which would trigger the provision of affordable housing within the development and thus improving the mix and availability of housing stock to meet the diverse needs of the community under objective 3. An Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement of wildlife, therefore is not supportive of objective 9. There is also the assumption that any new development will be designed and constructed in accordance with the Neighbourhood Plan policies and accompanying design statement and therefore would be supportive of objective 12 & 15. This site is within flood risk zone 3 on the Northern Boundary and access route to the site via Devonshire Gardens, therefore it will need to pass a Sequential Test and alleviate flood risk on the sites access. The site is a green field site but is of limited landscape or visual interest, which was not identified as an amenity view during the Neighbourhood Plan consultation process, therefore is not supportive of objective 14. The site is within the settlement boundary and development would assist in creating a clear demarcation of the settlement boundary through infill. The site is in reasonable proximity to local facilities and services, including bus stops, local convenience stores, primary school, LEAP & natural space. Careful consideration will have to be given to safely accommodating a new access road junction and along with associated visibility onto a road which is suitable onto Essington or North Street. The site is sloping but is not thought to be limited by steep slopes / unstable ground / conditions such as poor porosity and there is a public sewer network in the vicinity of the site to which it will be possible to connect.

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The matrix will record the findings of the assessment by using the following:

Score Significance

++	++ Major positive effects to achievement of the IA objective
+	+ Minor positive effects to achievement of the IA objective
0	0 No effect (either positive or negative) to achievement of the IA objective
-	- Minor negative effect to achievement of the IA objective
--	-- Major negative effect to achievement of the IA objective
?	? Impact on the IA objective is uncertain