

Ipplepen Neighbourhood Plan Housing & Employment Site Assessment



April 2020



*Produced by Teignplanning on behalf of
Ipplepen Parish Council*

Contents		
Chapter Heading		Page No.
1	Introduction	4
2	Housing Need & Requirements	5
	• District Housing Requirement	5
	• Parish Housing Requirement	6
3	Site Identification- Call for Sites	9
	• Collecting sites for assessment	
4	Site Assessment	12
	• Stage 1- Identifying site details and constraints	12
	• Stage 2- Housing & employment suitability assessment	25
	○ Suitability Assessment- Housing	25
	○ Suitability Assessment- Employment	26
	• Stage 3- Suitability Assessment in relation to neighbourhood plan aims & objectives	27
	○ Residential Assessment	28
	○ Employment Assessment	31
5	Preferred Site Allocation	34
	• Stage 4- Site Selection Recommendations	34
	○ Comparative assessment- Housing	35
	○ Housing Recommendation	35
	○ Employment Assessment & Recommendation	36
Appendices		
1a	Site details- Site 1: Land at Blackstone Cross	37
1b	Site details- Site 2: Land at Blackberry Hill	48
1c	Site details- Site 3: Land adjacent Buttlands Industrial Estate	57
1d	Site details- Site 4: Land at Park Hill Lodge	66
1e	Site details- Site 5: Land at Moor Road	75
1f	Site details- Site 6: Field off Dornafeld Road	86
1g	Site details-Site 7: Land at Dainton	96
1h	Site details- Site 8: Land south of Dainton	106
1i	Site details- Site 9: Land adjacent Dainton Bridge	115
1j	Site details- Site 10: Land at Bulleigh Barton Farm	125
1k	Site details- Site 11: Land off Eastwell Lane	135
2	Combined Summary Table	136

List of Tables & Figures

Table 1: List of all submitted sites in Ipplepen Parish.....	10
Table 2: Site Details	13
Table 3: Environmental Constraints	15
Table 4: Physical Constraints.....	17
Table 5: Accessibility	17
Table 6: Landscape & Visual Constraints.....	18
Table 7: Heritage Constraints.....	19
Table 8: Planning Policy Constraints.....	20
Table 9: Assessment of Availability	20
Table 10: Viability	21
Table 11: Summary of site assessment findings	23
Table 12: Employment sites below the threshold	26
Table 13: List of Ipplepen Neighbourhood Plan Aims & Objectives	28
 Figure 1: Map of all submitted sites in Ipplepen Parish	 11

1. Introduction

- 1.1. This assessment is aimed at residents and stakeholders to assist their understanding of how and why the Ipplepen neighbourhood plan steering group have identified sites for residential and employment development within the plan. It explains the principles and methods that have been applied in choosing the site to ensure the most appropriate sites to meet the aims of the plan.
- 1.2. This document is also intended to provide the supporting evidence in the allocation of a residential and employment site in the Ipplepen Neighbourhood Plan.
- 1.3 It has been based on the most-up-to-date available data at the time of writing. This document may change as a result of landowner, developer, stakeholder and/or community input through the next stage of neighbourhood plan development, namely the Pre-submission version of the plan. This consultation may raise further comment and input into the assessment which could alter a sites capacity, suitability or achievability.
- 1.4 Further site details may become evident through the site assessments currently being undertaken by the Greater Exeter Strategic Plan team and through the preparation of the Teignbridge Local Plan Review. This document should be updated during the process of Neighbourhood plan preparation and before submission to the local authority to ensure it most accurately reflects the current understanding of a sites constraints and development potential.
- 1.5 The assessment firstly sets out the district-based housing requirement and sets out how this relates to a Parish housing requirement for a minimum of 100 homes in Ipplepen and explains how and where sites have been sourced.
- 1.6 A total of eleven sites were submitted for assessment and this assessment has been broken down into four stages. Stage 1 collates the information on the capacity and constraints of all 11 sites. Stage 2 reviews this information and narrows the choice to four potential sites, serving as a high tier sift. Stage 3 has provided an overview of this information against neighbourhood plan aims and objectives. Stage 4 has provided a comparative assessment to understand which sites are the most suitable for residential and employment allocation in the Ipplepen neighbourhood plan to meet the parish housing requirement.

2. Housing Need and Requirements

District Housing Requirement

- 2.1 The Teignbridge District housing requirement is set out in the adopted Local Plan 2013-2033 at 620 dwellings across the district per year. The Local Plan has allocated sites, primarily adjacent the areas main urban areas, to meet this housing requirement up to 2033.
- 2.2 This housing requirement was determined utilising evidence from the Strategic Housing Needs Assessment and assessed and agreed at the Local Plan examination.
- 2.3 The Local Plan's strategic focus was on the allocation of sites in the most sustainable locations with the greatest level of service, employment and transport provision. These areas are identified in the plan as:
 - Newton Abbot,
 - Kingskerswell,
 - Kingsteignton,
 - Dawlish,
 - Teignmouth,
 - Bovey Tracey,
 - Chudleigh and
 - Edge of Exeter.
- 2.4 The Local Plan does not include any housing allocations for Ipplepen village or anywhere in the parish but does enable small-scale development through neighbourhood plans to meet local needs.
- 2.5 Since the adoption of the Local Plan in 2014 the Neighbourhood Planning Act 2017 introduced a requirement to review a local plan every five years to ensure plans are up to date and properly reflect changing needs of an area.
- 2.6 The Local Plan was adopted in 2014 and is already over 5 years old and as such the Teignbridge Local Plan is currently being reviewed, titled the Local Plan Review 2020-2040.
- 2.7 National Policy has recently introduced a new method for determining a districts housing requirement and that is prescribed through the Standard Method. This is a set annual housing figure established for each local authority based upon household formation and relative housing affordability. The standard method when applied to Teignbridge increases the annual housing requirement from 620 dwellings per year to 760 dwelling per year. This a minimum requirement to be met. That is over a 22% increase which must be planned for over a longer plan period (up to 2040 instead of 2033). Teignbridge District Council are therefore required to find additional housing sites through the Local Plan Review.

Parish Housing Requirement

2.9 National policy states:

Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. –NPPF. Para. 65.

2.10 The Local Plan review is currently in its early stages of development and whilst its overall housing requirement is largely known, the strategy, distribution and allocations to meet the requirement have not been set out. As such Teignbridge have not set out a housing requirement for designated neighbourhood areas at the time of writing of this report.

2.11 National policy states:

Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.- NPPF. para.66

2.12 Teignbridge District Council are unable to provide a definitive housing figure for Ipplepen due to the early stage of the local plan review. However, the district council have provided the Ipplepen neighbourhood area an indicative housing figure for the plan period up to 2040. An indicative figure of 100 dwellings has been set for the neighbourhood area and this has been established considering the following factors:

- Ipplepen has 1079 households and a population of 2469. Approximately 100 dwellings would increase the number of households by 9% and population by 9% (based on occupancy of 2.2 people per dwelling). This is considered a proportionate level of growth for a rural settlement with less than a 1% contribution to the overall district housing land supply.
- Ipplepen is the largest village in the District and has experienced very little development or population growth over the last 20 years.
- Sustainable growth is considered to help support and sustain the important local services.
- Ipplepen is relatively well located to the road network with the A381 running through the parish linking the population with Newton Abbot and Totnes which are a focus for employment and service provision.
- Local Housing Needs Assessments have demonstrated a local need for affordable housing, particularly of a rented tenure which can be best be met through the affordable housing percentage requirement on a market housing site.
- The Parish has comparatively low environmental sensitivity compared with some other parishes as it does not stand within a European protected

wildlife area such as Special Area of Conservation or Special Protection Area.

- The current balance of house size and type is weighted toward larger, more expensive properties and additional development can assist in rebalancing this mix to provide opportunities for first time buyers and downsizers.
- There are a number of available sites which have been submitted in the parish providing a sustainable choice in meeting development needs.

2.13 The above provides the justification for the indicative housing figure provided for the neighbourhood area. A definitive housing figure will be established upon setting out the spatial strategy for the local plan review and when all submitted sites in the district have been assessed for the developability and deliverability under the Housing, Economic Land Availability Assessment process.

2.14 This definitive housing figure is unlikely to change dramatically when established through a strategic policy in the local plan review. Once a definitive number is established this will be the minimum requirement to be met within the parish of Ipplepen. This requirement can be met through local plan allocations or through sites identified through the neighbourhood plan.

2.15 National Guidance states:

The scope of neighbourhood plans is up to the neighbourhood planning body. Where strategic policies set out a housing requirement figure for a designated neighbourhood area, the neighbourhood planning body does not have to make specific provision for housing, or seek to allocate sites to accommodate the requirement (which may have already been done through the strategic policies or through non-strategic policies produced by the local planning authority). The strategic policies will, however, have established the scale of housing expected to take place in the neighbourhood area.- PPG Paragraph: 104 Reference ID: 41-104-20190509

2.16 The Ipplepen Neighbourhood plan is therefore not required to meet the indicative housing figure. However if the neighbourhood plan does not seek to meet this requirement then the local plan review will seek to find its own allocation sites within the parish.

2.17 Ipplepen Parish Council believe, as do many of the residents talked with through the preparation of this plan, that it should be the local community which gets to choose where development goes in their local area. It is this belief which has driven the preparation of this neighbourhood plan and why it has sought to take control of the housing allocation process for the parish of Ipplepen and meet the housing requirement head-on.

2.18 Taking control of the allocation process and establishing where development(s) of 100 homes should go has a number of benefits to the local community including:

- Provide 30 affordable homes with a local connection requirement
- At least 5 custom and self-build plots

- Ensure net gain for biodiversity- with special regard to important species
- Promote smaller dwellings to provide downsizing opportunities for the elderly as well as cheaper housing types for young people
- Control the design, layout and landscaping
- Provide greater opportunity for movement within the village and improved connections to the A381
- Reduced pressure from unplanned development and safeguard less suitable sites from inappropriate development.

3. Site identification- Call for Sites

- 3.1 National policy requires policy-making authorities to have an understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment. NPPF. Para.67
- 3.2 Planning guidance states this assessment should:
- Identify sites and broad locations for potential development
 - Assess their development potential and
 - Assess their suitability for development and the likelihood of development coming forward (availability and achievability)
- 3.3 Guidance also states that neighbourhood plan may use the same method but that any assessment should be proportionate to the nature of the plan. Existing site assessments prepared by Teignbridge can be used as starting point. *Paragraph: 003 Reference ID: 3-003-20190722*

Collecting sites for assessment

- 3.4 The current Local Plan 2013-2033 was informed by the Strategic Housing Land Availability Assessment (SHLAA) 2009 (updated 2012). The replacement is the Housing Economic Land Availability Assessment (HELAA). This is being undertaken separately by the Greater Exeter Strategic Plan (GESP) for strategic allocations (over 500 dwellings outside Exeter) and for the Teignbridge Local Plan Review to inform all other allocations.
- 3.5 The first stage of this assessment is the identification of sites for potential development and this is undertaken through a 'Call for Sites' process. This is just a request to landowners to submit their sites for assessment for their development potential with a view to possible allocation within a development plan.
- 3.6 The Greater Exeter Strategic Plan (GESP) undertook a Call for Sites exercise in July 2017, specifically seeking sites to accommodate over 500 dwellings. This identified six sites in the parish of Ipplepen.
- 3.7 The Teignbridge Local Plan Review undertook a Call for Sites exercise between May-July 2018. This identified six sites in the parish of Ipplepen.
- 3.8 The Ipplepen Neighbourhood Plan requested additional sites for consideration in the local area through an exhibition at the summer Fete in July 2019. This resulted in an additional smaller site which contributed to the wider area of two adjoining submitted sites.
- 3.9 Three adjoining field parcels around Blackstone Cross have been combined for the purposes of this assessment providing a total of 11 sites for assessment.
- 3.10 A map of all the submitted site is presented in Figure 1 and a list of all the submitted sites and their source are provided in Table 1 below.

Site Number	Site Name/location	Gross Area (hectares)	Source
1	Blackstone Cross- Blackstone Rd/Clampitt Lane/Conniford Lane- Site A	6.1 ha	GESP
	Site B		Teignbridge
	Site C		Local/Parish
2	Blackberry Hill, Orley Road	0.75 ha	Teignbridge
3	Adjacent Buttlard's Industrial Estate	0.6 ha	Teignbridge
4	Adjacent Park Hill Lodge, Moor Road	0.3 ha	Teignbridge
5	Land off Moor Road	6.38 ha	GESP
6	Field off Dornafeld Road	1.57 ha	GESP
7	Land at Dainton	9.29 ha	GESP
8	Land South of Dainton	4.8 ha	Teignbridge
9	Adjacent Dainton Bridge	0.29 ha	Teignbridge
10	Bulleigh Barton Farm on the south east parish boundary with	104 ha	GESP
11	Land off Eastwell Lane	2.92 ha	GESP

Table 1: List of all submitted sites in Ipplepen Parish

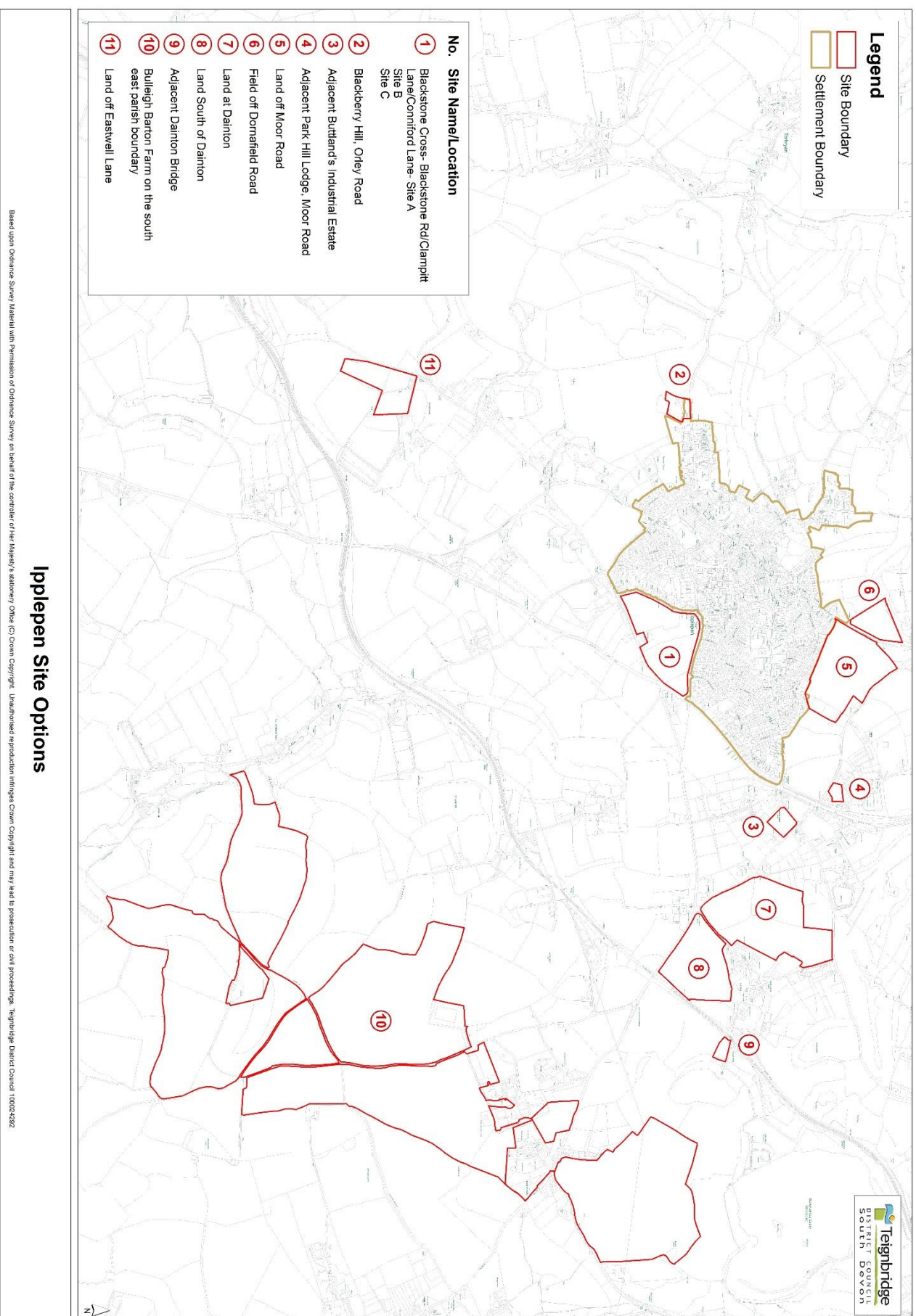


Figure 1: Map of all submitted sites in Ipplepen Parish

4. Site Assessment

- 4.1 After the sites have been gathered through the Call for Sites process they require assessment for their development potential. This process would usually be heavily informed by the work of GESP or Teignbridge Local Plan but neither plans have undertaken or published their up-to-date site assessments.
- 4.2 As such the Ipplepen neighbourhood plan is required to provide evidence of the capacity, suitability, availability and deliverability of various sites before a preferred allocation option is chosen.
- 4.3 This information may require updating during neighbourhood plan preparation as the GESP and Teignbridge local plan reviews progress and their Housing, Economic, Land Availability Assessments are published.
- 4.4 The Ipplepen Neighbourhood Plan Site Assessment has undertaken a two stage assessment process to understand the development potential and suitability of the 11 sites and how closely development of those sites would meet the aims and objectives of the neighbourhood plan. The third part of the assessment analyses the results from part 1 and part 2 and makes recommendations as to the most suitable and deliverable sites to be allocated to meet the ambitions of the local community and fulfil the parish-based housing requirement.

Stage 1: Identifying site details and constraints

- 4.5 Stage 1 has undertaken a review of the 11 submitted sites utilising the Locality template (see <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>). It breaks down the assessment into site details, information on environmental, physical, landscape and visual, heritage and planning policy constraints, in addition to an assessment of availability, viability.
- 4.6 How and what has been explored through these categories is listed in tables 2- 10 below.

Site Details	
Site reference/name	This provides an Ipplepen specific site reference from 1 to 11 and a name for the site
Site Address/Location	This provides a location by street, closest road or nearby property allowing the site to be identified.
Gross Site Area	This is the total area of the site within the boundary line, measured in hecatres.
SHLAA Reference	If a site was previously assessed through the 2009 or 2012 Teignbridge Strategic Housing Land Availability Assessment then its reference is included here.
Existing Land Use	What type of use the land is currently used for such as agricultural or residential.
Land Use being considered	The assessment has primarily considered all sites for residential development with additional

Site Details		
		consideration for potential employment development.
Estimated Development site Capacity	Gross	The gross site capacity has been calculated based on a density of 30 dwellings per hectares with no deductions.
	Net	<p>The net site capacity has been calculated utilising the GESP formula for site deductions to account for infrastructure and open space.</p> <p>The formula is:</p> <ul style="list-style-type: none"> • Sites up to a gross area of 0.4 ha have no deductions • Sites over 0.4 ha and up to 2 ha have a 20% area deduction • Sites with a gross area above 2ha have a 40% area deduction. <p>No further deductions were made to the site area such as for topography or buffer zones.</p>
Site Identification method/Source		This highlights whether the site was submitted as part of the GESP, Teignbridge Local Plan or Ipplepen Call for Sites processes.
Planning History		Identifies whether there has been a planning application on the site within the last 10 years.
Neighbouring Uses		The land use and/or type of development adjacent to and in close proximity to the site have been identified here.

Table 2: Site Details

Environmental Constraints	
Statutory Environmental Designations	<p>These were identified through the Devon Biodiversity Records Centre Ipplepen Wildlife map and through the Teignbridge mapping data. The statutory sites include national parks, SSSI's, AONB and local nature reserves.</p> <p>Sites have been identified by a red Yes if they stand within or adjacent to one of these designations or green No if they do not.</p>
Non-Statutory Environmental Designations	<p>These were identified through the Devon Biodiversity Records Centre Ipplepen Wildlife map and through the Teignbridge mapping data. The non- statutory sites include local wildlife sites (county wildlife sites etc.), public open space, Green Infrastructure and nature improvement areas.</p>

Environmental Constraints	
	Sites have been identified by an orange Yes if the stand within or adjacent to one of these designation or green no if they do not.
Risk of river flooding	<p>A sites vulnerability to potential river flooding is measured by Flood Zones 1, 2 and 3 with one being the least likely to flood. These flood zones have been sourced from flood-map-for-planning.service.gov.uk and confirmed against Teignbridge mapping data currently held on record.</p> <p>Sites not within a flood zone or within flood zone 3 are identified by a green No Risk or Low Risk</p> <p>Sites within flood zone 2 have been identified by an orange Medium Risk</p> <p>Sites within flood zone 3 have been identified by a red High Risk.</p>
Risk of surface water flooding	<p>A sites risk to surface water flooding is measured as high, medium, low and very low. This data has been sourced from: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p> <p>Sites with less than 15% of their surface affected by medium or high risk surface water flooding are identified by a green 'No Risk' or 'Low Risk'. Sites with a greater area affected are identified by 'Medium Risk' in orange.</p>
Best and most versatile agricultural land	<p>Agricultural land is banded into Grades depending on its quality with Grade 1 being the best quality and Grade 5 the least. Best and most versatile agricultural land is classed as Grade 1, 2 and 3a.</p> <p>Data was sourced from environment.data.gov.uk which does not stipulate what the subgrade of grade 3 agricultural land is. Teignbridge also does not hold this data. As such no distinction has been made between grade 3a and 3b.</p> <p>Sites which include grades 1, 2 or 3 agricultural land have been identified with an orange Yes.</p>
Habitats to support priority species	<p>Priority species are defined as those appearing on one or more biodiversity lists for each UK country. They list species highlighted as being of conservation concern.</p> <p>The assessment has drawn upon the ecology comments, provided for the Teignbridge HELAA to identify whether a site contains habitats with the potential to support priority species.</p>

Environmental Constraints	
	Sites which contain habitats with the potential to support habitat species have been identified by an orange Yes .
Air Quality Management Areas (AQMA)	<p>Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.</p> <p>The location of these areas has been sourced from: https://www.teignbridge.gov.uk/environmental-health-and-wellbeing/climate-change/air-quality/</p> <p>Sites within or adjacent an AQMA have been identified with an orange Yes or identified by a green No where an AQMA does not relate to the site.</p>

Table 3: Environmental Constraints

Physical Constraints	
Topography	<p>An assessment of sites topography examined through site visits and Teignbridge topographical contour mapping data.</p> <p>Flat or relatively flat sites have been identified in green and sloping sites in orange.</p>
Vehicle access	<p>Vehicle access examines whether the site has an existing vehicular (including farm vehicle) access. Assessment has been made through site visits and County Highways comments on some HELAA sites.</p> <p>Sites with an existing access have been identified by a green Yes and those without, a red No.</p>
Pedestrian and Cycle Access	<p>Footpaths and cycle routes have been sourced from Devon County Council mapping data at: http://map.devon.gov.uk/dccviewer/</p> <p>Sites with or in very close proximity to a pedestrian footpath or cycle path have been identified by a green Yes. Those which don't have been identified by an orange No.</p>
Tree Preservation Orders (TPO)	<p>A protective order to protect trees of amenity value from cutting, lopping, topping, uprooting, damage and destruction without prior written consent from the local authority.</p> <p>Trees protected from Tree Preservation Orders have been sourced from Teignbridge records.</p> <p>Sites with TPO's within their boundaries have been identified with an orange Yes. Sites with no TPO's are identified with a green No.</p>

Physical Constraints	
Ancient or Veteran Trees	<p>A tree has been identified as ancient or veteran if it has been identified by Teignbridge or on the Woodland Trust Ancient Tree Inventory (https://ati.woodlandtrust.org.uk/tree-search). An ancient or veteran tree has been identified because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value.</p> <p>Sites with known veteran or ancient trees within or adjacent their boundaries have been identified with an orange Yes. Those without have been identified by a green No.</p>
Significant Trees	<p>Significant trees are those which are not formally identified above but are considered to have some amenity and/or biodiversity value. This judgement is based upon site visits and review of aerial mapping.</p> <p>Sites with trees considered significant within or adjacent their boundaries have been identified with an orange Yes. Those without have been identified by a green No.</p>
Public Rights of way (PRoW)	<p>A public right of way is a right by which the public can pass along linear routes over land at all times. These may form footpaths, bridleways, cycle paths or just marked routes. These have been sourced from County data at: http://map.devon.gov.uk/dccviewer/</p> <p>Sites with PRoW crossing the site have been identified with an orange Yes and those which don't identified by a green No.</p>
Ground contamination	<p>A sites susceptibility to ground contamination has been examined through Teignbridge data on hazardous installations alongside site visits to examine any existing or previous uses on or in close proximity to site which has the potential to cause ground contamination.</p> <p>Sites likely to be affected by ground contamination have been identified by an orange Yes and those unlikely with a green No.</p>
Utilities infrastructure	<p>Site visits and Teignbridge mapping data on power lines and gas pipelines were used to identify any utility infrastructure on site or on its boundaries.</p> <p>Sites with utilities crossing the site have been identified with an orange Yes and those which do not, identified by a green No.</p>
Loss of social, amenity or community value	<p>Previous consultation comments during neighbourhood plan and parish plan preparation were used to assess</p>

Physical Constraints	
	<p>whether a site is used by the community and has value to the community.</p> <p>Sites which are used by the community and hold value have been identified by an orange Yes and those without by a green No.</p>

Table 4: Physical Constraints

Accessibility	
<p><i>Walking distance has been measured in metres from the approximate nearest site access to the relative service using Google Maps with the shortest option recorded.</i></p> <p><i>400 metres is an approximate 5 minute walk. Sites within a short walking distance were identified in green, those within a reasonable walking distance were identified in orange and those outside a reasonable walking distance identified in red.</i></p>	
Local Shop	Measurements were taken from the site to either Ipplepen Co-op or the petrol station on the A381, whichever was closest.
Bus Stop	The measurement to the nearest bus stop was taken.
Train Station	The measurement to Newton Abbot Train station was taken
Primary School	The measurement was taken to Ipplepen primary school gate as the only primary school in the parish.
Secondary School	The measurement to the closest two secondary schools of Coombeshead Academy & Newton Abbot College has been taken.
Health Centre	The measurement was taken to the road entrance of Ipplepen Health Centre.
Ipplepen Recreation Ground	The measurement was taken to the road entrance of Ipplepen Recreation Ground.
Cycle Route	No cycle routes intersect the parish so no measurements were taken.

Table 5: Accessibility

Landscape & Visual Constraints	
Landscape Sensitivity	<p>The Teignbridge Landscape Character Assessment was reviewed for the valued features characteristic of the open inland plateau character area type. The type of valued feature on the site combined with the sites topography and location were evaluated to determine the sites landscape sensitivity.</p> <p>Sites with low landscape sensitivity are identified in green, medium sensitivity in orange and high sensitivity in red.</p>

Landscape & Visual Constraints	
Visual Sensitivity	<p>The sites topography, alongside its visual prominence from public viewing points and its degree of enclosure were assessed through site visits and aerial mapping to understand a sites visual sensitivity.</p> <p>Sites with low visual sensitivity are identified in green, medium sensitivity in orange and high sensitivity in red.</p>

Table 6: Landscape & Visual Constraints

Heritage Constraints	
Harm to a designated heritage asset or its setting	<p>Designated heritage assets include Scheduled Monuments, Listed Buildings and Conservation Areas. These have been sourced from the Teignbridge Conservation Area Appraisal and Teignbridge mapping data.</p> <p>The assessment of potential impact and/or harm to a designated heritage asset has had regard to:</p> <ul style="list-style-type: none"> • The proximity to and the setting of designated heritage assets to a site, alongside • local topography and • landscaping, • Teignbridge Heritage officer's comments on sites through the HELAA process. <p>Sites considered to directly impact on a designated heritage asset are identified as 'Direct Impact' in red. Sites with some impact identified as 'Some Impact' in orange and those with 'Limited or No Impact' identified in green.</p>
Harm to an undesignated heritage asset or its setting	<p>Undesignated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.</p> <p>The assessment of potential impact and/or harm to a undesignated heritage asset has had regard to:</p> <ul style="list-style-type: none"> • The proximity to known archeological remains • Any previous archeological investigations on or near the site • Devon County archeologist's comments on sites through the HELAA process. <p>Sites considered to directly impact on a undesignated heritage asset are identified as 'Direct Impact' in red.</p>

	Sites with some potential impact identified as ‘ Some Impact ’ in orange and those with ‘ Limited or No Impact ’ identified in green.
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Table 7: Heritage Constraints

Planning Policy Constraints	
Greenbelt	<p>Greenbelt is a land use designation to restrict development on the edge of urban areas to prevent urban sprawl and settlement coalescence.</p> <p>Devon has no greenbelt and this has been identified in green.</p>
Existing or emerging local plan allocations	<p>Ipplepen parish has no allocations within the adopted local plan 2013-2033 and no emerging local plan allocations have been published. This is highlighted in green.</p>
Relevant planning policies	<p>Policies within the Devon Minerals Plan and the adopted Teignbridge Local Plan 2013-2033 have been considered for their impact upon the principle of development on a site.</p>
Previous development of site	<p>Site visits and aerial photography have informed the assessment on whether a site is greenfield and undeveloped, previously developed (brownfield) or a mixture of both. The relevant exclusions to the definition of previously developed sites has been considered.</p> <p>Greenfield sites have been identified in red, previously developed sites in green and a mixture of the two identified in orange.</p>
Proximity to existing built-up area	<p>The built up area references the concentration of built development, this is largely a judgement based on aerial mapping and ordnance survey maps. The parish has more than one cluster of built development.</p> <p>Sites within the built up area are identified in green. Those adjacent are identified in orange and those outside and unconnected to the built up area identified in red.</p>
Proximity to existing settlement boundary	<p>The settlement boundary is a line on a map around the edge of the built form of Ipplepen which is used in planning to define the limits of a settlement and where the countryside begins.</p> <p>Sites within the settlement boundary are identified in green. Those adjacent are identified in orange and those outside and unconnected to the boundary are identified in red.</p>

Planning Policy Constraints	
Settlement Coalescence	<p>Site capacity and proximity to nearby settlements were examined for the sites potential to merge two villages/hamlets.</p> <p>Sites considered to result in coalescence are identified in an orange Yes and where it would not with a green No.</p>
Change to settlement character	<p>Site capacity, proximity and topography to nearby settlements were examined for the sites potential to change the character of the nearby settlement.</p> <p>Sites considered to result in a change to settlement character are identified in an orange Yes and where it would not with a green No.</p>

Table 8: Planning Policy Constraints

Assessment of Availability	
Available for development?	<p>All sites have been submitted through one of the three call for sites requests with all sites identified as available for residential development.</p> <p>Sites were also assessed for their availability for employment development.</p> <p>Available residential and employment sites are identified with a green Yes and those unavailable with a red No.</p>
Legal and/or ownership problems	<p>Information has been sourced from original site submissions largely indicating whether the site is in single or multiple ownerships.</p> <p>Sites which include legal or ownership problems are identified by a red Yes. Those without are identified with a green No.</p>
Timeframe for development	<p>Timeframe for development has been determined with reference to the original submission.</p> <p>Timeframes include 0-5 years, 6-10 years, 11-15 years</p>

Table 9: Assessment of Availability

Viability	
Abnormal costs	<p>Through the examination of the above constraints any abnormal costs have been identified such as extensive highway and footpath improvements. These requirements have largely been derived from the ecology, archeology</p>

	<p>and highways comments from the GESPP and Local Plan HELAA.</p> <p>Sites with abnormal costs which could affect viability have been identified by a red Yes and those without a green No.</p>
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Table 10: Viability

- 4.7 The above have been utilised to understand the factors affecting a sites suitability availability, achievability. The full assessment for each site is available in appendix 1. These assessments do not determine whether a site should be allocated within the Neighbourhood Plan.
- 4.8 A viability assessment is required to be undertaken on any sites which require additional infrastructure to make the development achievable. A viability assessment will explore the financial viability of a site considering its constraints, capacity, infrastructure requirements and land values.
- 4.9 Table 11 below summarises the main findings of the locality template site assessments by site.

Site Number	Site Name/location	Summary of findings
1	Blackstone Cross-Blackstone Rd/Clampitt Lane/Conniford Lane- Site A	Net capacity- 110 dwellings- Greenfield No statutory environmental designation Within Landscape Connectivity Zone Grade 2 and 3 agricultural land Access achievable in principle Undulating to a central elevated point
	Site B	No contamination, one potential significant tree
	Site C	Adj. Ipplepen village and within walking distance of shop, school and health centre Medium landscape & visual sensitivity Potential archaeology impacts- views to the Conservation Area
2	Blackberry Hill, Orley Road	Net capacity- 18 dwellings- Greenfield Relatively flat No statutory environmental designation Within Landscape Connectivity Zone Adj. CWS Grade 3 agricultural land Access achievable No contamination, no significant trees Adj. Ipplepen village and within walking distance of shop, school and health centre Low landscape & visual sensitivity Potential archaeology impacts
3	Adjacent Buttlund's	Net capacity- 14 dwellings- Greenfield- flat No statutory environmental designation Within Landscape Connectivity Zone

Site Number	Site Name/location	Summary of findings
	Industrial Estate	Grade 2 and 3 agricultural land Access achievable No contamination, no significant trees Adj. Buttlands Industrial Estate but not within safe walking distance of most village services. Low landscape & visual sensitivity Archaeology impacts unlikely due to previous surveys
4	Adjacent Park Hill Lodge, Moor Road	Net capacity- 9 dwellings- greenfield- sloping No statutory environmental designation Within Landscape Connectivity Zone Grade 2 and 3 agricultural land Access achievable No contamination, no significant trees Not within reasonable safe walking distance of most village services Low landscape & visual sensitivity Potential archaeology impacts
5	Land off Moor Road	Net capacity- 115 dwellings- greenfield- northward rising slope holding an elevated position over Ippepen village. No statutory environmental designation Adj. CSW No contamination, Grade 2 and 3 agricultural land Access achievable in principle Woodland adj. boundary Adj. Ippepen village but currently no safe walking route to most village services. High landscape & visual sensitivity Potential archaeology impacts
6	Field off Dornafeld Road	Net capacity- 38 dwellings- greenfield- northward rising slope holding an elevated position over Ippepen village. No statutory environmental designation Adj. UCWS No contamination- Grade 2 agricultural land Access achievable in principle Woodland adj. boundary Adj. Ippepen village but currently no safe walking route to most village services. High landscape & visual sensitivity Potential archaeology impacts
7	Land at Dainton	Net capacity- 161 dwellings- greenfield- relatively flat site No statutory or non-statutory environmental designations No contamination, Grade 2 and 3 agricultural land Access achievable in principle PRoW runs through the site Distant from Ippepen village, far from most services with no safe walking route. High landscape & visual sensitivity

Site Number	Site Name/location	Summary of findings
		Potential impacts on setting of nearby listed buildings- Potential archaeology impacts
8	Land South of Dainton	Net capacity- 156 dwellings- greenfield- significant elevation on south western slope. No statutory environmental designation Adj. UCWS Access achievable in principle Distant from Ipplepen village, far from most services with no safe walking route. High landscape & visual sensitivity Potential impacts on setting of nearby listed buildings- Potential archaeology impacts
9	Adjacent Dainton Bridge	Net capacity- 9 dwellings- greenfield- relatively flat No statutory environmental designation Adj. UCWS Access achievable but vehicle height limited by railway bridge. Distant from Ipplepen village, far from most services with no safe walking route. Low landscape & visual sensitivity Potential archaeology impacts
10	Bulleigh Barton Farm on the south east parish boundary with	Net capacity- 1044 dwellings- greenfield- mixed topography with flat areas and steeply sloping fields. No statutory or non-statutory environmental designations Adj. UCWS No contamination, Grade 2 and 3 agricultural land Access achievable in principle. PRoW runs through the site. Gas pipeline runs through the site. Distant from Ipplepen village, far from most services with no safe walking route. High landscape & visual sensitivity Potential impacts on setting of nearby listed buildings- Potential archaeology impacts
11	Land off Eastwell Lane	Net capacity- 54 dwellings- greenfield- relatively flat No statutory environmental designation Access achievable in principle. Distant from Ipplepen village, far from most services with no safe walking route. High landscape & low visual sensitivity Potential archaeology impacts and impact on the setting to the approach to Great Ambrook.

Table 11: Summary of site assessment findings

4.10 The full assessment for the 11 submitted sites are available in appendix 1 and a combined summary table in appendix 2.

4.11 Factors common to all sites

- No sites stands within or adjacent a statutory designation but all sites are affected by the South Hams Special Area of Conservation Landscape Connectivity Zone for the European protected Greater Horseshoe Bat.
- No site is affected by flood zone and no site has more than 15% of its site affected by surface water flooding.
- No site stands within in grade 1 agricultural land which is the highest category of best and most versatile agricultural land. All sites are covered by the second and/or third highest at grades 2 and 3. The sub category of grade 3 agricultural land is not known. All sites are therefore considered to be of the best and most versatile agricultural land.
- All sites are considered to have the presence of habitats with the potential for priority species and/or wildlife rich habitats.
- No site stands within an air quality management area.
- All sites have the potential for a vehicular access.
- No site has a TPO within its boundaries.
- The train station, secondary school and cycle routes are all outside reasonable walking distances for all sites.
- All sites have the potential to have an impact on unearthed archeology.
- The current local plan does not allocate a use for any other the proposed sites.
- All sites are greenfield, undeveloped and in some agricultural use.
- No site is considered to result in the merging of settlements.
- All sites are available for development.

Stage 2: Suitability Assessment– Housing

4.12 In line with the Locality Site Assessment toolkit the above details have been reviewed and sites assessed for any factors which may exclude the land from further consideration for a housing allocation in the neighbourhood plan. The first sift of the 11 sites aims to remove any sites for housing where the principle of development is likely to stand contrary to national policy. The factors determining the suitability of sites for the first sift are limited to the following:

- **Stand within or adjacent a statutory environmental designation such as a SSSI or Special Area of Conservation.** These sites are afforded significant protection through legislation and national policy states development should not normally be permitted which could adversely impact on these. Therefore sites without this constraint should take precedence over sites with the designation.
- **Flood Zone adversely affects site development.** National policy directs development away from areas with the greatest risk of flooding and directs development to areas with the lowest flood risk.
- **Would create isolated homes in the countryside.** National policy requires planning policies and decision to avoid the development of isolated homes in the countryside. It does not define the term within the NPPF. Therefore, for the purposes of this assessment and ensure clarity, the term isolated homes in the countryside has been defined as ‘the creation of dwellings which are physically separate or remote from a village with a settlement boundary’. Settlement boundaries denote the concentration of existing services, facilities, housing and recreational facilities. Locations in close proximity to settlement boundaries are in-principle considered for more sustainable locations for residential development. Therefore sites which do not stand within or adjacent to the existing settlement boundary have been removed from consideration.

4.13 None of the 11 potential sites stand within or adjacent a statutory environmental designation or affected by flooding.

4.14 Ipplepen village is the only village with a settlement boundary in the parish and the village provides a role as the primary service and residential hub of the parish. 4 of the 11 sites stand adjacent to the Ipplepen settlement boundary which are:

- Site 1- Blackberry Hill Site
- Site 2- Blackstone Cross Site
- Site 5- Land off Moor Road
- Site 6- Land off Dornafeld Road

4.15 These sites have undergone further assessment of their suitability for housing allocations when examined in relation to the neighbourhood plans aims and objectives in Stage 3 below.

4.16 The four sites which stand adjacent the Ipplepen settlement boundary have been identified as **Suitable in green** in the concluding parts of the assessment. The remaining sites (sites 3, 4, 7 to 11) which do not stand adjacent the Ipplepen boundary have been identified **in red as unsuitable** for residential development.

- 4.17 Sites 3 and 4 and 7 to 11 have been removed from further consideration as housing allocation sites due to their distance from the concentration of accessible services in Ipplepen village and the resulting creation of isolated homes in the countryside.

Stage 2: Suitability Assessment- Employment

- 4.18 Additional consideration has been given to the potential suitability of sites for small-scale employment provision. Factors which have excluded a site from further consideration for small-scale employment provision include the following:

- **Stand within or adjacent a statutory environmental designation such as a SSSI or Special Area of Conservation.** These sites are afforded significant protection through legislation and national policy states development should not normally be permitted which could adversely impact on these. Therefore sites without this constraint should take precedence over sites with the designation.
- **Flood Zone adversely affects site development.** National policy directs development away from areas with the greatest risk of flooding and directs development to areas with the lowest flood risk.
- **Development of the entire site would not constitute small-scale employment.** The Local plan encourages the development of small-scale employment development in rural areas but seeks to focus most employment provision in areas with the greatest residential population and best transport connections. Ipplepen has not been identified for employment growth in the current local plan. Neither the local plan nor the NPPF define the floor area or site size limit for 'small-scale employment' and is largely a case-by-case judgement. Therefore, for the purposes of this assessment and to ensure clarity, the term small-scale employment has been defined as development on sites of 1 hectare or under. Whilst employment development adjacent to existing development clusters and centres of population is favorable, it is not a determining factor for the Stage 2 assessment. This is supported by NPPF paragraph 84 which states: *"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport."*

- 4.19 Four of the 11 potential employment sites stand below the site size threshold of 1ha to qualifying as sites suitable to provide small-scale employment provision as noted in table 12 below.

Site No.	Site Name	Gross site size
2	Blackberry Hill, Orley Road	0.75 ha
3	Adjacent Buttland's Industrial Estate	0.6 ha
4	Adjacent Park Hill Lodge, Moor Road	0.3 ha
9	Adjacent Dainton Bridge	0.29 ha

Table 12: Employment sites below the threshold

- 4.20 The above qualifying sites have undergone further assessment of their suitability for small-scale employment when examined in relation to the neighbourhood plans aims and objectives in Stage 3 below.

- 4.21 The four sites which stand below the site threshold have been identified as **Suitable in green** in the concluding parts of the assessment. The remaining sites (sites 1, 5, 6, 7, 8, 10 and 11) which have a site area over 1 hectare have been identified in **red as unsuitable** for small-scale employment development.
- 4.22 Sites 1, 5, 6, 7, 8, 10 and 11 have been removed from further consideration as employment allocation sites due to their capacity leading to a larger scale of employment development than considered appropriate for a rural parish.

Stage 3: Suitability Assessment in relation neighbourhood plan aims and objectives

- 4.23 Stage 3 has reviewed the merits in the differences of each qualifying stage 2 site with the overall ambitions of the local community expressed through the Neighbourhood Plan's aims and objectives. It has examined the factors affecting a sites suitability, sustainably and viability to accommodate the parish housing requirement and its ability to fulfil the desire for local employment provision.
- 4.24 The Ipplepen Neighbourhood plan objectives which have been reflected upon for the summaries are listed in table 13 below.

	Aim	Objective
Accessibility	Aim 1: Improve the accessibility of Ipplepen for all users	1a: Ensure new development does not have a detrimental effect on access or highway safety
		1b: Improve access to and from the village centre
		1c: Identify potential safeguards & improvements to the local road system
		1d: Improve pedestrian footways
		1e: Maintain and improve access to green spaces & public rights of way throughout the parish
Parking & Highways	Aim 2: Ensure new developments meet future vehicular parking needs	2a: Ensure any new development includes sufficient off-street parking and visitor parking
		2b: Maintain existing off-street parking provision
		2c: Identify any potential sites for additional off-street parking
		2d: Review existing public facilities with regard to the sustainability of parking provision
Character & Appearance	Aim 3: Safeguard and Enhance the Character of the Countryside and villages within the Parish	3a: Ensure regard is had to the Conservation Area Character Appraisal
		3b: Control Development on agricultural land and open countryside
		3c: Safeguard and enhance the character and appearance of Ipplepen and the villages of Wrigwell, Dainton, Combefishacre and Red Post
		3d: Ensure new developments enhance existing character through design and materials
Community Resou	Aim 4: Preserve & Enhance Existing	4a: Identify and list local facilities which serve the community
		4b: Improve existing facilities in preference to replacement

	Aim	Objective
	Community Facilities	4c: Identify any potential for re-siting of facilities for improved use/access
		4d: Identify and seek to meet future needs
New Developments	Aim 5: Influence future developments and tailor new sites to meet local need	5a: Facilitate an up to date housing needs survey
		5b: Review the settlement boundary for Ipplepen
		5c: Identify areas suitable for development
		5d: Propose site(s) to meet needs
		5e: Ensure developments include infrastructure for fibre internet connectivity
Employment	Aim 6: Support new sustainable employment opportunities	6a: Support development which creates new employment opportunities for the community
		6b: Ensure any development has no detrimental effect on the amenities, parking or traffic flow problems
		6c: Support the expansion of existing industrial and employment sites in preference to new locations

Table 13: List of Ipplepen Neighbourhood Plan Aims & Objectives

- 4.25 A summary of each qualifying sites attributes and its potential contribution to Ipplepen neighbourhood plan's objectives is provided below.

Residential Assessment

Site 1- Blackstone Cross Site

- 4.26 The Blackstone Cross site stands on the edge of the built form of Ipplepen and as such stands in close proximity to Ipplepen village services, facilities and open space. Site inclusion within the settlement boundary would result in a significant extension in terms of area enclosed by the boundary. However this triangular shaped site is bounded on two sides by the existing settlement boundary and a southerly extension is considered a natural extension.
- 4.27 The site has an undulating character but rises to an elevated point creating some intervisibility with public roads and vantage points, views of St Andrews church in the Conservation Area and provides a visual connection with the hills of Dartmoor to the west. This creates an area susceptible to landscape change but this change will be read in the context of the closely positioned built form of Ipplepen village. These factors create an area with medium landscape and visual sensitivity. These impacts will need careful consideration in the design, siting, layout and landscaping of development in order to achieve aim 3 and objectives 3a and 3c and limit the impact on the character of the settlement. The sites gradient is not considered to prevent viable development of the site.
- 4.28 The site stands a short distance from the existing village footpath network but the site will require some additional footpath provision on its boundaries to connect to

existing footpaths. Site capacity and the proximity to existing footpaths should not adversely affect site viability. Improved footpath connections would serve to meet aim 1 and objectives 1b, 1d and 1e.

- 4.29 The site does not stand near a County Wildlife Site but does contain habitats for priority species and potentially significant trees in hedgerows and an assessment of the impacts of development on these will be required.
- 4.30 Vehicular access to this site is achievable but development of this site would lead to an intensification in the use of the adjacent vehicular access around Park Cottage with the A381. This was identified through a previous SHLAA assessment on individual land parcel A of Site 1. Access improvements will be required to ensure highway safety and meet aim 1 and objectives 1a and 1c. Site capacity and available adjacent land within the site is initially considered adequate to improve the A381 junction through a viable development but further investigation of viability will be required.
- 4.31 **The net site capacity of 110 dwellings would fully accommodate the parish housing requirement. The site is currently under three ownerships but all landowners have presented their land as available. Achievability will largely depend on the sites ability to viably deliver the highway and junction improvements.**

Site 2- Blackberry Hill Site

- 4.32 The Blackberry Hill site stands on the edge of the built form of Ipplepen and as such stands in close proximity to Ipplepen village services, facilities and open space. Site inclusion within the settlement boundary would result in a marginal westward extension when assessed in the context of objective 5b. The sites location adjacent the built form of the village and its boundary vegetation largely enclose the site from wider landscape views in and combined with the sites limited capacity would not change the character of the settlement. This site is considered to meet Aim 3 and objective 3c and objective 3b.
- 4.33 The site stands a short distance from where the village footpath terminates and a small extension is likely to be required. Site capacity and the limited length of the required extension should not adversely affect site viability. Improved footpath connections would serve to meet aim 1 and objectives 1b, 1d and 1e.
- 4.34 The Church Hills County Wildlife Site stands on the opposing side of the road and an assessment of development impacts on this CWS and priority species and habitats on site will be required. No significant trees were identified on site. The site is currently in single ownership, is relatively flat and no abnormal costs are known.
- 4.35 **The limited site capacity (net) at a maximum of 18 dwellings would not accommodate the parish housing requirement and an additional site would also be required. The site is available for residential development and there are no known factors adversely affecting viability and achievability of the site.**

Sites 5: Land off Moor Road & Site 6- Land off Moor Road

- 4.36 Both Moor road (site 5) and Dornafeld Road (site 6) sites stand adjacent one another with both sharing the same northerly elevated position over Ipplepen village and they share many of the same constraints.
- 4.37 Both sites stand on the edge of the built form of Ipplepen and as such stand in relative close proximity to Ipplepen village services, facilities and open spaces, but accessibility is currently limited to walking on roadways.
- 4.38 The southern boundary of site 5 and the southern corner of site 6 stand a short distance from where the village footpath terminates and a small extension is likely to be required. Site capacity and the limited length of the required extension should not adversely affect site viability, individually or combined. Improved footpath connections would serve to meet aim 1 and objectives 1b, 1d and 1e. However further highway upgrades to rural lanes and access to the A381 are also expected which is likely to adversely affect site viability and achievability. The site capacity of Site 6 at 38 dwellings is not considered to be of sufficient capacity to viably deliver the necessary infrastructure and highway improvements and Site 6 is not considered achievable as a stand-alone site. Site 5 also requires significant highway improvements but this site has a larger net capacity at 115 dwellings. The increased capacity leads to a higher likelihood of achieving a viable development and this could further be improved through the combined development of sites 5 and 6. Viability could be achieved but further investigation to demonstrate achievability would be required for Site 5 or a combination of sites 5 and 6. Without these improvements the site is expected to stand contrary to objective 1a of the Ipplepen neighbourhood plan.
- 4.39 The sites elevated position over the village of Ipplepen and their visual prominence provide an agricultural backdrop to the village and both sites 5 and 6 are considered to be of high landscape and visual sensitivity which could not be adequately mitigated. Development of either of these sites would stand contrary to aim 3 of the Ipplepen neighbourhood plan to enhance the character of the countryside and the villages within.
- 4.40 The Ross Park County Wildlife Site stands on the opposing side of the road to Site 5 and a woodland to the north of site 6. An assessment of development impacts on this CWS, the woodland and priority species and habitats on site will be required. Some Trees under Preservation orders stand adjacent the south east corner of site 6 and care needs to be given to ensure no adverse effects on these.
- 4.41 **Site 5- Moor Road- The net site capacity of 115 dwellings would fully accommodate the parish housing requirement. The site is available for residential development. Achievability will largely depend on the sites ability to viably deliver the highway and junction improvements.**

- 4.42 **Site 6- Dornafield Road- The limited net site capacity of 38 dwellings would not accommodate the parish housing requirement and an additional site would also be required. The site is available for residential development but is unlikely to be able to deliver a viable development considering capacity and scope of the infrastructure requirements as a stand-alone site.**

Employment Assessment

- 4.43 The Ipplepen Neighbourhood plan includes Aim 6: Support new sustainable employment opportunities. As such this assessment has also explored the potential suitability of a site for employment development to be allocated in the neighbourhood plan. Below examines the four sites which stand below 1ha threshold for small-scale employment in relation to the aims and objectives of the neighbourhood plan but in particular Aim 6 and objectives 6a, 6b and 6c.

Site 2: Blackberry Hill Site

- 4.44 Development of this site for employment has the potential to increase heavy goods traffic accessing the narrow historic route through Ipplepen village or the surrounding rural roads. Development of this site for employment is likely to lead to detrimental effects on traffic flow in and around the village, contrary to objective 6b and objective 1a and 1b.
- 4.45 Employment development directly adjacent a number of residential properties would also need to carefully consider the amenity of those residents.
- 4.46 The Church Hills County Wildlife Site stands on the opposing side of the road. An assessment of development impacts on this UCWS and priority species and habitats on site will be required.
- 4.47 The sites close proximity to existing services and utilities of Ipplepen would not adversely affect viability and there are no other known factors adversely affecting the achievability of this site for employment development.
- 4.48 Development of this site for employment would stand contrary to objective 6c to support expansion of existing sites over new locations.
- 4.49 **The site has not been submitted as a potential employment site and is therefore currently unavailable for this purpose.**

Site 3: Land Adj. Buttland's Industrial Estate

- 4.50 Site 3 stands directly adjacent the Buttlands Industrial Estate which is an existing cluster of employment development a short distance from the A381 and on the opposing side to Ipplepen village. The location of the site would be considered an expansion of existing employment in line with objective 6c to support expansion of existing sites over new locations.
- 4.51 The site is considered to have low landscape and visual sensitivity.

- 4.52 A residential property stands adjacent the site and development would need to carefully consider the amenity of the residents.
- 4.53 The sites close proximity to existing services and utilities of Ipplepen would not adversely affect viability and there are no other known factors adversely affecting the achievability of this site for employment development.
- 4.54 **The site has been submitted as a potential residential and/or employment site and is therefore currently available for this purpose.**

Site 4: Land Adj. Park Hill Lodge, Moor Road

- 4.55 Site 4 stands in close proximity to Ross Park Touring caravan site to the north east and, the petrol station, storage facility and Lapthorne Industrial Estate on the opposing side of the A381. This site is a relatively short distance from an existing employment cluster. The location could be considered an expansion of an existing employment area in line with objective 6c. It should be noted however that the site has a poor physical relationship with the cluster of employment which is predominately on the other side of the A381.
- 4.56 The site is considered to have low landscape and visual sensitivity and is largely enclosed from wider views. Development of the site is unlikely to impact on aim 3 to safeguard and enhance the character of the countryside and villages within it.
- 4.57 A residential property stands adjacent the site and development would need to carefully consider the amenity of the residents.
- 4.58 The sites close proximity to existing services and utilities and to the A381 would not adversely affect viability. The sloping nature and limited capacity of the site may require extensive ground works to create a gradient suitable for employment development which is likely to render the site unachievable for this purpose.
- 4.60 **The site has not been submitted as a potential employment site and is therefore currently unavailable for this purpose.**

Site 9: Land Adj. Dainton Bridge

- 4.61 The site is considered to have low landscape and visual sensitivity and is largely enclosed from wider views but is physically detached from other developments creating isolated employment. The sites location far from existing employment provision would serve to meet objective 6c.
- 4.62 A residential property stands adjacent the site and development would need to carefully consider the amenity of the residents.
- 4.63 The Miltor Mator Orchard Unconfirmed Wildlife Site stands on the opposing side of the road. An assessment of development impacts on this UCWS and priority species and habitats on site will be required.
- 4.64 The site is accessed via rural lane which winds through Dainton and under a low railway bridge where it terminates a few hundred metres after the site. The sites

location, far from the A381 and accessed via a residential area is likely to result in increased heavy goods vehicles. These vehicles would also be restricted in height due to adjacent railway bridge tunnel. These factors could have an adverse impact on highway safety contrary to objective 1a and combined with limited site capacity would not result in an achievable employment site.

4.65 The site has not been submitted as a potential employment site and is therefore currently unavailable for this purpose.

5. Preferred Site Allocation

Stage 4- Site Selection Recommendations

- 5.1 The Ipplepen Neighbourhood plan is seeking to fulfil the parish housing requirement of a minimum of 100 dwellings up to the end of the plan period of 2040 and provide some local employment provision.
- 5.2 The chosen housing site(s) should be able to accommodate the housing requirement either in full as a stand-alone site or in conjunction with others. Sites located closer to existing services, facilities and transport options are considered more sustainable sites for residential development and are preferred over sites more distant. The chosen site is expected to contribute to the achievement of the neighbourhood plans aims and objectives. Sites which make the greatest contribution balanced with their relative impacts are preferred over sites which do not.
- 5.3 The employment site should be small-scale (under 1 hectare). The site should create new employment opportunities for the community, have no detrimental effect on amenities, parking or traffic flow. There is also a preference development to result in the expansion of an existing employment site rather than the creation of a new location.

Comparative Assessment- Housing

- 5.4 Out of the 11 sites submitted for potential residential allocation in the Ipplepen neighbourhood plan only four of those sites stood adjacent to the Ipplepen settlement boundary and reached further assessment in stage 3.
- 5.5 The sites with the closest and most accessible relationship to the settlement boundary are sites 1: Blackstone Cross and Site 2: Blackberry Hill. These sites stand the shortest walking distance from the concentration of local services such as the Co-op, health centre and primary school. Both of these sites will require some footpath improvements to ensure those services are accessible by foot.
- 5.6 **Sites 1 and 2 have the greater levels of accessibility by foot to local services and facilities.**
- 5.7 Out of the four stage 3 sites, only site 2: Blackberry Hill is considered to have low landscape and visual sensitivity. Site 5: Moor Road and Site 6: Dornafeld Road both are considered to have high landscape and visual sensitivity due to their elevated position. Mitigations to ameliorate these significant landscape impacts are unlikely to be achievable. The remaining site 2 at Blackstone Cross is considered to be of medium landscape and visual sensitivity due to its elevated central section providing views characteristic to the wider landscape. The site has a close relationship with the existing built form of the village and this would reduce its landscape impacts alongside, appropriate landscaping, design, siting and layout of the development and incorporation of views.
- 5.8 **Site 1 has the least impact on landscape character. Site 2 is considered to have an impact on the landscape but this can be mitigated to an acceptable level**

unlike sites 5 and 6 which would have a significant adverse effect of landscape and settlement character.

- 5.9 Three of the four sites require extensive highways and footpath improvements to make them achievable in highway safety terms due to their peripheral village locations, capacity and site access via narrow rural lanes. The extent of these improvements will vary depending on location and proximity to Ipplepen and the A381 but site viability is likely to be adversely affected. Site 6: Dornafeld Road with a net capacity of 38 dwellings stands the greatest distance from the A381, meaning improvements to the rural lanes extend the farthest and are likely the most costly. The sites capacity is high unlikely to viably provide these required improvements. Site 2: Blackstone Cross and Site 5: Moor Road also require extensive highway improvements to upgrade adjacent rural lanes, provide footpaths and implement an improved junction with the A381 but have a much greater capacity to off-set the costs. A viability assessment has not been undertaken and further investigation could reveal that neither site could achieve a viable development which includes the necessary highway improvements.
- 5.10 **Site 1 has a limited capacity and a close relationship with the village of Ipplepen and its highway requirements are likely to be proportionate and viable. The viability of site 1 and 5 will require further investigation to confirm their achievability. There is the potential for sites 5 and 6 to be developed together to improve viability.**
- 5.11 All four stage 3 sites are considered to have habitats to support the likely presence of priority species. This will require further investigation but is not a determining factor as this is shared by all sites. **Site 2: Blackberry Hill and Site 5: Moor Road both stand adjacent a County Wildlife and site 6 stands adjacent a woodland. This makes these sites potentially more environmentally/ecological sensitive than site 1: Blackstone Cross.**

Housing Recommendation

- 5.12 The Ipplepen Neighbourhood plan is seeking a site or sites to accommodate a minimum of 100 homes. The site should be situated in the most accessible, sustainable location which safeguards and enhances the character of the countryside and villages within it and does not have a detrimental effect on highway safety.
- 5.13 The site which can best accommodate those ambitions is **Site 1: Blackstone Cross** which can accommodate the requirement whilst having a lesser impact on the character of the landscape and village than other stage 3 sites. The site has a good relationship with the existing built form of Ipplepen and development has the ability to integrate with the existing village through good connections, design, layout and landscaping.
- 5.14 **Site 2: Blackberry Hill** also shares these strengths but does not have the capacity to accommodate the parish housing requirement. Consideration should be given to the additional allocation of Site 2 if the neighbourhood plan seeks to meet additional housing demand beyond the 100 dwellings.

- 5.15 Site viability still requires exploring to ensure achievability of the required highways improvements but this is equally the case for site 5, which is of equally suitable capacity.

Employment Assessment and Recommendation

- 5.16 Out of the 11 sites assessed for potential employment allocation in the Ipplepen neighbourhood plan only four of those sites qualified as small-scale and reached further assessment in stage 3. However only one site was identified as available for employment development in addition to residential and that was site 3: Buttlands Industrial Estate.
- 5.17 The lack of available sites for employment negates the need for a comparative assessment of the sites for this purpose. However an overview of the land adjacent Buttlands Industrial Estate for its suitability for employment allocation in the neighbourhood plan has been provided below.
- 5.18 Site 3 is the only site which stands directly adjacent an existing industrial estate and site development would be considered an extension to existing employment rather than creating a new isolated location. The proximity to existing employment, combined with its limited distance from the A381, reduces the distance heavy good vehicles are required to travel on adjacent rural roads.
- 5.19 The site is flat and developable and has low landscape and visual sensitivity. The site stands adjacent a residential property and regard would be required to the resident's amenity. However this is judged in conjunction with existing nearby employment provision.
- 5.20 The site has potential for archeology remains of significance buried under the earth but the landowner advises that geophysical surveys have already been undertaken on the site with no significant finds made.
- 5.21 **The site is considered suitable, available, achievable for employment development with minor constraints which can be mitigated within the scope of a viable employment development. This site is both the only available employment option and also the most suitable choice and should be considered for employment allocation in the Ipplepen Neighbourhood Plan.**

Appendix 1a. Site Details- Site 1			
Site Reference / Name	Site 1: Land at Blackstone Cross	Site address/ location	Three contiguous field parcels enclosed by Clampitt Road, Conniford Lane, Totnes Road (A381) and Blackstone Road.
			
			
Gross Site Area (Hectares)	6.1 ha		
SHLAA/HELAA/GESP Reference (if applicable)	Si137ze- Combined - Site A- xf13bro, Site B- 9a141xo, Site c- no ref yet		
Existing land use	Agricultural		
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing/employment		
Estimated Development site capacity	Gross- 183 Dwellings (30dph) Net- 3.66 ha (60%)- 110 Dwellings (30dph)		

Appendix 1a. Site Details- Site 1	
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Site A- GESP Call for Sites- 2017 Site B- Teignbridge Local Plan Call for Sites- July 2018 Site C- Ipplepen Neighbourhood Plan Call for Sites- July 2019
Planning history (Live or previous planning applications/decisions)	Part of site A- 82/01337/OUT- Refused Part of site B- 89/02090/OUT- Refused
Neighbouring uses	Residential- Edge of Ipplepen Village on the northern boundaries Agricultural

Appendix 1a. Environmental Constraints- Site 1	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt Consultation Area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>No non-statutory environmental designations within or adjacent to the site</p>
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Not within a flood zone- No risk
Site is at risk of surface water flooding?	Small area of surface water flooding situated centrally where a depression in the land is present. Less than 15%- Low Risk

Appendix 1a. Environmental Constraints- Site 1	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Yes- The significant majority of the site is encompassed by Grade 2 agricultural land with an upper portion falling under Grade 3.
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone.</p> <p>Site contains species rich hedgerows, improved grassland and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges)/trees roost and foraging and lighting controls required.</p>
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No site does not stand within or in close proximity to an AQMA

Appendix 1a Physical Constraints- Site 1	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>A depression stands in western field</p> <p>Gentle undulation but rises to the south and then falls away toward Conniford Lane.</p>
Is there existing vehicle access to the site?	<p>Yes- Three existing farm accesses on Blackstone Road, Clampitt Road and Conniford Lane.</p> <p>Narrow lanes within the village and an incomplete footpath. Highway improvements will be required including the junction with the A381.</p>

Appendix 1a Physical Constraints- Site 1	
Is there existing pedestrian/cycle access to the site?	<p>Yes- Footpath on Clampitt Road border the north of the site and leads to the footpath network into the village centre.</p> <p>No cycle access to the site other than the roadway</p>
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	<p>Yes- Large Tree within a central hedgerow</p> <p>No known veteran or ancient trees present on site</p>
Are there any Public Rights of Way (PRoW) crossing the site?	No PROW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Yes- Low voltage powerlines run along the edge of the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value.

Appendix 1a Accessibility- Site 1		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplpen Co-op	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	550m
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>0m</p> <p>Two bus stops stand adjacent northern boundary with Clampitt Road- (177 bus)</p>

Appendix 1a Accessibility- Site 1		
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	600m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	550m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	800m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1a Landscape and Visual Constraints- Site 1	
Is the site low, medium or high sensitivity in terms of landscape?	The site comprises pastoral fields with undulating topography and open elevated views to the hills of Dartmoor and the Conservation Area and is lined with hedgerows. These are valued features of the parish landscape and would be susceptible to change from development of the site. The majority of the features could be incorporated and mitigations provided. This site is considered to have medium landscape sensitivity.

Is the site low, medium or high sensitivity in terms of visual amenity?	The site has medium visual sensitivity due its elevated position and visibility from approach roads balanced with its encirclement by the existing settlement on three of its boundaries. Its location adjacent the Ipplepen built form would lead to development being viewed in the context of the existing village.
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Appendix 1a	Heritage Constraints- Site 1
Would the development of the site cause harm to a designated heritage asset or its setting?	St Andrews Church Tower is visible from the elevated portions of the site but site stands over 500m Limited or no impact
Would the development of the site cause harm to a non-designated heritage asset or its setting?	Site area occupies a large area in a landscape known to contain a concentration of prehistoric, romano-british and later settlement. A comprehensive programme of archaeological work is required to enable the significance of any heritage asset to be understood alongside the impact of development on an asset. Some impact potential depending on survey findings, mitigation likely

Appendix 1a	Planning Policy Constraints- Site 1
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan

Appendix 1a Planning Policy Constraints- Site 1	
Are there any other relevant planning policies relating to the site?	Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- Mineral Resource Assessment may be required to establish likelihood of future limestone extraction in the area. Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Adjacent to and connected to the Ipplepen built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Adjacent to and connected to the settlement boundary of Ipplepen village
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes- Development of the site is of sufficient scale to significantly change the size and character of the existing settlement

Appendix 1a Assessment of Availability- Site 1	
Is the site available for development?	Site A- Yes Site B- Yes Site C- Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	Yes- multiple landowners
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1a	Viability- Site 1
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>What evidence is available to support this judgement?</p>	<p>Yes- highway improvements to adjacent rural lanes and creation of a new access from the village to the A381</p> <p>Previous 2009 SHLAA assessment for site parcel A considered site unviable as a stand-alone site because site capacity was not sufficient to overcome highway issues and additional land would have been required.</p> <p>Combination of all three site parcels (A, B & C) are considered to provide this additional land for the improvements.</p>

Appendix 1a	Conclusions- Site 1
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Footpath connections around the site to the nearby village footpath network would be required to provide a site accessible to village services. • Medium landscape and visual sensitivity due its edge of village location and elevated topography providing views to the hills of Dartmoor and of the Conservation Area. Development is of sufficient scale to have a significant impact on the character of Ipplepen and mitigations would be required. • Site is currently under three separate ownerships and a consortium agreement or similar would be required. • Some impact potential on archaeology. • Within Minerals Consultation Area • Greenfield
What is the estimated development capacity of the site?	110 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	6-10 years due to relatively large site capacity, required infrastructure and highways improvements and multiple ownerships.
Other key information	The site could comfortably accommodate the parish housing requirement at a density of 30 dwellings per hectare or lower.

Appendix 1a	Conclusions- Site 1
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands adjacent to the Lpplen settlement boundary and development would not create isolated homes in the countryside. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for residential development.</p> <p>All three sites have been submitted as an available option for residential development within the neighbourhood plan period. Whilst there are three owners, all wish to see the site developed and landownership issues can be resolved. The site is therefore available for residential development.</p> <p>The sites proximity to existing services and utilities would not adversely affect viability and the sites capacity is considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable. Further investigation on site viability will be required. The site is considered achievable.</p>

Appendix 1a	Conclusions- Site 1
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is potentially achievable for employment development depending of assessment of viability.</p>

Appendix 1b		Site Details- Site 2	
Site Reference / Name	Site 2- Land at Blackberry Hill	Site address/ location	Orley Road, Ipplepen, TQ12 5SA
			
Gross Site Area (Hectares)		0.75 hectares	
SHLAA/HELAA/GESP Reference (if applicable)		Cy135r6	
Existing land use		Paddock	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	

Appendix 1b Site Details- Site 2	
Estimated Development site capacity	Gross- 23 Dwellings (30dph) Net- 0.6ha (80%)- 18 Dwellings (30dph)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Teignbridge Call for Sites- June 2018
Planning history (Live or previous planning applications/decisions)	14/03430/FUL- Alterations to existing building and new stable block- Granted
Neighbouring uses	Residential and countryside/agricultural

Appendix 1b Environmental Constraints- Site 2	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt Consultation Area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>Yes- Church Hills County Wildlife site stands adjacent the site, immediately to the north which contains species-rich lowland meadow community.</p> <p>Site stands within the South West Nature Area</p>
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Not within a flood zone- No risk

Appendix 1b Environmental Constraints- Site 2	
Site is at risk of surface water flooding?	No surface water flooding recorded- No Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Grade 3 agricultural land encompasses the site
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone. Appropriate assessment maybe needed. Across the road from Church Hills County Wildlife site identified for species-rich hedges.</p> <p>Site contains species rich hedgerows, house, garden, paddock and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges) and lighting controls required.</p>
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No site does not stand within or in close proximity to an AQMA.

Appendix 1b Physical Constraints- Site 2	
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat- Slight decline towards south east corner.
Is there existing vehicle access to the site?	Yes- Farm access from Orley Road between Blackberry Hill and Vale View
Is there existing pedestrian/cycle access to the site?	<p>Yes- Footpath ceases from village approximately 100 metres from the site. A public right of way runs along the norther side of Orley Road leading to Orley Common.</p> <p>No cycle access to the site other than the roadway</p>

Appendix 1b Physical Constraints- Site 2	
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No known significant, veteran or ancient trees present on site
Are there any Public Rights of Way (PRoW) crossing the site?	No Public Rights of Way cross the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	No utilities cross the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value.

Appendix 1b Accessibility- Site 2		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplepen Co-op	<400m 400-1200m >1200m	535 metres no footpath for a short distance
Bus Stop	<400m 400-800m >800m	400m Bus stop outside the Wellington (MS2 Bus)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	340 metres Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m

Appendix 1b Accessibility- Site 2		
Health Centre	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>300m</p> <p>Ipplepen Health Centre</p>
Ipplepen Recreation Ground	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>267 metres</p>
Cycle Route	<p>>800m</p>	<p>Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.</p>

Appendix 1b Landscape and Visual Constraints- Site 2	
Is the site low, medium or high sensitivity in terms of landscape?	<p>The site contains hedgerows with trees and an elevated view of the landscape to the south which are valued features of the parish landscape. The presence of valued features to this small site are however few in number and relatively low in significance or impact. This site is considered to have low landscape sensitivity.</p>
Is the site low, medium or high sensitivity in terms of visual amenity?	<p>The site is largely enclosed by adjacent buildings and hedgerows but does slope down gently in a south westerly direction toward the rear of site which provides a more open view of the landscape beyond. Some limited long distance intervisibility along portions of rural lanes leading in/out of the village. However the site stands directly adjacent the built form of Ipplepen and development would viewed in the context of the existing village. The site does not impact on any identified views. This site is considered to have low visual sensitivity.</p>

Appendix 1b Heritage Constraints- Site 2	
Would the development of the site cause harm to a designated heritage asset or its setting?	<p>Ipplepen Conservation Area 200m east of site but limited to no intervisibility between the two.</p> <p>Limited or no impact or no requirement for mitigation</p>
Would the development of the site cause harm to a non-designated heritage asset or its setting?	<p>Area of high archaeological potential with regard to prehistoric and Roman-British activity.</p> <p>Archaeological investigation required and mitigations may be required depending on findings.</p> <p>Some impact potential depending on survey findings, mitigation likely</p>

Appendix 1b Planning Policy Constraints- Site 2	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	<p>Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- demonstration required that the limestone resource is not of economic value.</p> <p>Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment</p>
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Adjacent to and connected to the built up area of Ipplepen village

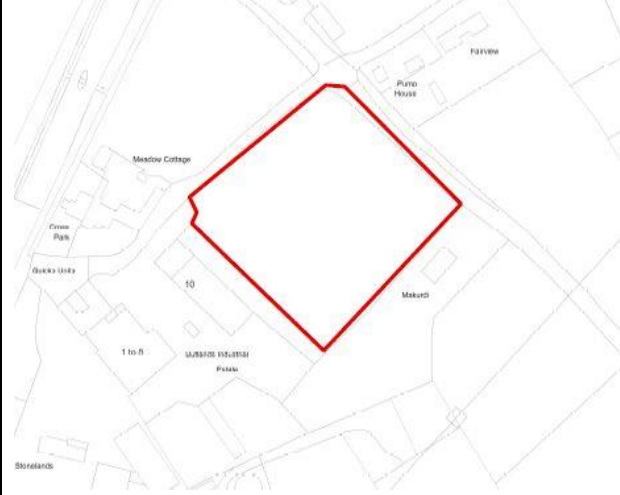

Appendix 1b Planning Policy Constraints- Site 2	
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Adjacent to and connected to the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Size is not large enough to significantly change the size and character of the existing settlement

Appendix 1b Assessment of Availability- Site 2	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No- single landownership
Is there a known time frame for availability?	0-5 years

Appendix 1b Viability- Site 2	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	No
What evidence is available to support this judgement?	

Appendix 1b Conclusions- Site 2	
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Village footpath terminates a short distance from the site and will require extending to the site entrance to provide a site which is accessible to village services. • Some impact potential on archaeology • Within Minerals Consultation Area • Greenfield site
What is the estimated development capacity of the site?	Up to 18 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	This site is not of sufficient capacity to accommodate the full extent of the parish housing requirement.

Appendix 1b	Conclusions- Site 2
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands adjacent to the Ippepen settlement boundary and development would not create isolated homes in the countryside. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites proximity to existing services and utilities would not adversely affect viability and the sites capacity is considered sufficient to viability deliver a short footpath extension to the site. The site is considered achievable.</p>
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity under 1 hectare and would constitute small-scale employment for the purposes of this assessment. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>The sites distance to existing services and utilities of Ippepen would not adversely affect viability. The site is in principle considered achievable for employment development.</p>

Appendix 1c		Site Details- Site 3	
Site Reference / Name	Site 3: Land Adj. Buttlands Industrial Estate	Site address/ location	Field situated between Marldon Road to the north east and Buttlands Industrial Estate to the south west
			
Gross Site Area (Hectares)		0.6ha	
SHLAA/HELAA/GESP Reference (if applicable)		co121wo	
Existing land use		Paddock	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Employment/Housing	
Estimated Development site capacity		Gross- 18 Dwellings (30dph) Net- 0.48 ha (80%)- 14 Dwellings (30dph)	
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)		Teignbridge Call for Sites- June 2018	
Planning history (Live or previous planning applications/decisions)		06/06123/FUL- Extension to agricultural storage- Granted 06/04893/FUL- Extension to agricultural storage- Withdrawn 03/02744/FUL- Agricultural Storage- Granted	
Neighbouring uses		Industrial Estate Residential	

Appendix 1c Environmental Constraints- Site 3	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newton Consultation Area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>No non-statutory environmental designations within or adjacent to the site</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>No surface water flooding recorded- No Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Yes- The lower two thirds of the site stand within Grade 2 agricultural land, the upper one third is encompassed by Grade 3.</p>

Appendix 1c Environmental Constraints- Site 3	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone. Appropriate Assessment maybe needed. Hedges are short and managed but loss of site may close bat flyway- retention or replacement of hedges would be needed.</p> <p>Site contains species rich hedgerows, improved grassland and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges) and lighting controls required. Brown hairstreak butterfly nearby.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1c Physical Constraints- Site 3	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- Agricultural access off the Buttlands industrial estate access road.</p> <p>Narrow lanes with no footpath. Highway improvements would be required.</p>
<p>Is there existing pedestrian/cycle access to the site?</p>	<p>No direct pedestrian access to the site without walking on the road.</p> <p>No cycle access to the site other than the roadway</p>
<p>Are there any known Tree Preservation Orders on the site?</p>	<p>No TPO's on the site</p>

Appendix 1c Physical Constraints- Site 3

Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No known significant, veteran or ancient trees present on site
Are there any Public Rights of Way (PRoW) crossing the site?	No PROW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	No utilities cross the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value.

Appendix 1c Accessibility- Site 3

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplepen Co-op	<400m 400-1200m >1200m	1000m but no footpath 200m to petrol station but no footpath
Bus Stop	<400m 400-800m >800m	120m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	1400m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	1200m Ipplepen Health Centre

Appendix 1c Accessibility- Site 3		
Ipplepen Recreation Ground	<400m 400-800m >800m	1600m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1c Landscape and Visual Constraints- Site 3	
Is the site low, medium or high sensitivity in terms of landscape?	The site is considered to have low landscape sensitivity with no identified valued features other than hedgerows and can accommodate change.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is flat and visually enclosed by hedgerows and is considered to have low visual sensitivity. The sites close proximity to the existing industrial estate would create development which would be read in the context of the existing light industrial area.

Appendix 1d Heritage Constraints- Site 3	
Would the development of the site cause harm to a designated heritage asset or its setting?	No known nearby designated heritage assets Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting?	Area of high archaeological potential with regard to prehistoric and Roman-British activity. Archaeological investigation required and mitigations may be required depending on findings. Site has been archaeologically investigated twice through geophysics- nothing found. Some impact potential depending on survey findings, mitigation likely

Appendix 1c Planning Policy Constraints- Site 3	
Is the site in the Green Belt? Yes / No / Unknown	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Site stands adjacent to the built up area which forms Buttlands Industrial Estate
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Size is not large enough to significantly change the size and character of the existing settlement

Appendix 1c Assessment of Availability- Site 3	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1c Viability- Site 3



Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?

No

What evidence is available to support this judgement?

Appendix 1c Conclusions- Site 3	
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • There are no footpath connections around or in close proximity to the site and site capacity is not sufficient to fund these extensive improvements. • The site stands distant from most village services and facilities. • Some impact potential on archaeology. • Within Minerals Consultation Area • Greenfield
What is the estimated development capacity of the site?	Net site capacity for 14 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	

Appendix 1c Conclusions- Site 3	
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ipplepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites close proximity to existing services and utilities of Buttlands industrial estate would not adversely affect viability. The sites capacity is not considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site is not considered achievable for residential development.</p>
<p>Overall Employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity under 1 hectare and would constitute small-scale employment for the purposes of this assessment. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for employment development.</p> <p>The site has been submitted as an available option for employment development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for employment development.</p> <p>The sites distance to existing services and utilities of Buttlands Industrial Estate would not adversely affect viability. This proximity to existing employment provision, close proximity to the A381 and limited constraints would not adversely impact site achievability for employment. The site is therefore considered achievable for employment development.</p>

Appendix 1d Site Details- Site 4			
Site Reference / Name	Site 4: Land at Park Hill Lodge	Site address/ location	Paddock adjacent Park Hill Lodge and Moor Road, in close proximity to Park Hill Caravan Park
			
Gross Site Area (Hectares)		0.3 ha	
SHLAA/HELAA/GESP Reference (if applicable)		None given yet	
Existing land use		Paddock	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing/Employment	
Estimated Development site capacity		Gross- 9 dwellings (30dph) Net- 0.3 ha (100%) (30dph)	
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)		Teignbridge Call for Sites- June 2018	
Planning history (Live or previous planning applications/decisions)		13/03111/FUL- Dwelling & Garage- Refused 93/01134/OUT- 3 dwellings- Refused (Appeal Ref: 1577)- Dismissed	
Neighbouring uses		Residential Farmstead & Agricultural	

Appendix 1d Environmental Constraints- Site 4	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>No non-statutory environmental designations within or adjacent to the site</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone 2 or 3- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>No surface water flooding recorded- No Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>80% of site stands with Grade 3 agricultural land, the remaining 20% within Grade 2</p>

Appendix 1d Environmental Constraints- Site 4	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone but unlikely to be part of a Greater Horseshoe bat flyway route</p> <p>Site contains species rich hedgerows, grassland and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Potential impacts which may require compensation/mitigation.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1d Physical Constraints- Site 4	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gently Sloping- Rising north western slope</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- Vehicular access off Moor Road- High speed rural lane</p>
<p>Is there existing pedestrian/cycle access to the site?</p> <p>Pedestrian? Yes / No / Unknown</p> <p>Cycle? Yes / No / Unknown</p>	<p>No cycle access to the site</p> <p>No direct pedestrian access to the site without walking on the road.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No TPO's on the site</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p>	<p>No known significant, veteran or ancient trees present on site</p>
<p>Are there any Public Rights of Way (PROW) crossing the site?</p>	<p>No PROW crosses the site</p>

Appendix 1d Physical Constraints- Site 4	
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	No utilities cross the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value if the PROW was retained.

Appendix 1d Accessibility- Site 4		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplepen Co-op	<400m 400-1200m >1200m	1100m but no footpath 100m from petrol station but crossing main road.
Bus Stop	<400m 400-800m >800m	100m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	1600m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	1400m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	1500m

Appendix 1d Accessibility- Site 4		
Cycle Route	>800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1d Landscape and Visual Constraints- Site 4	
Is the site low, medium or high sensitivity in terms of landscape?	The site capacity is relatively small and the site stands adjacent a small cluster of development including residential, agricultural buildings and a caravan park. Development would be read in the context of existing development. The site has low landscape sensitivity, has few valued features and can accommodate change.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is largely bounded on all sides by development or vegetation and is nearly entirely visually enclosed. The site has low visual sensitivity and would not impact any identified views.

Appendix 1d Heritage Constraints- Site 4	
Would the development of the site cause harm to a designated heritage asset or its setting?	No known nearby designated heritage assets Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting?	Area of high archaeological potential with regard to prehistoric and Roman-British activity. Archaeological investigation required and mitigations may be required depending on findings. Some impact potential depending on survey findings, mitigation likely

Appendix 1d Planning Policy Constraints- Site 4	
Is the site in the Green Belt?	No Green Belt in Devon



Appendix 1d Planning Policy Constraints- Site 4	
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Adjacent to and connected to the built up area around Lapthorne Industrial Estate and Caravan Park.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No- Size is not large enough to significantly change the size and character of the existing settlement

Appendix 1d Assessment of Availability- Site 4	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1d Viability- Site 4	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.</p> <p>What evidence is available to support this judgement?</p>	<p>No- limited capacity and proximity to existing employment and the A381 would largely negate the need for large scale highways improvements.</p>
Appendix 1d Conclusions- Site 4	
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Stands a relative distance from most local services and facilities and outside the Ipplepen settlement boundary • Some impact potential on archaeology • Greenfield site
What is the estimated development capacity of the site?	Net site capacity of 9 dwellings
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Stands a relative distance from most local services and facilities and outside the Ipplepen settlement boundary • Some impact potential on archaeology • Greenfield site

Appendix 1d Conclusions- Site 4	
What is the estimated development capacity of the site?	Net site capacity of 9 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	This site is not of sufficient capacity to accommodate the full extent of the parish housing requirement.
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ipplepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>No significant adverse impacts on viability have been identified and the site is considered achievable for residential development.</p>

Appendix 1d	Conclusions- Site 4
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity under 1 hectare and would constitute small-scale employment for the purposes of this assessment. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>The sites distance to existing services and utilities and proximity to the A381 would not adversely affect viability. The sloping nature and limited capacity of the site may require extensive ground works to create a gradient suitable for employment development. The site is unlikely to be achievable for employment development.</p>

Appendix 1e		Site Details- Site 5	
Site Reference / Name	Site 5: Land at Moor Road	Site address/ location	Field standing south of Moor Road and east of Dornafield Road, adjacent the north eastern edge of Ipplepen village.
			
Gross Site Area (Hectares)		6.38 ha	
SHLAA/HELAA/GESP Reference (if applicable)		kf137vz	
Existing land use		Agricultural field	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	
Estimated Development site capacity		Gross- 191 Dwellings (30dph) Net- 3.828 ha (60%)- 115 Dwellings (30dph)	
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)		GESP Call for Sites- 2017	
Planning history (Live or previous planning applications/decisions)		None	

Appendix 1e Site Details- Site 5	
Neighbouring uses	Agricultural and residential - rear of residential properties on Dornafeld Road – East and West

Appendix 1e Environmental Constraints- Site 5	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stands within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>Yes- Ross Park County Wildlife Site stands adjacent the site, immediately to the north.</p> <p>The South West Nature Area and a unconfirmed wildlife site stands in close proximity to the north west</p>
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Not within a flood zone- No risk
Site is at risk of surface water flooding?	Small strip of land flowing north to south is subject to limited surface water flooding flowing downhill. – Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Grade 2 agricultural land encompasses the lower two thirds of the site and grade 3 land on the upper one third.

Appendix 1e Environmental Constraints- Site 5	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone. Adjacent Ross Park County Wildlife site identified for species-rich hay-meadow. Species rich hedgerows, improved grassland, trees and buildings can provide habitats (including foraging, flyways & trees roosts) for priority species of bats. Various species likely to be present. Potential impacts which may require compensation/mitigation.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1e Physical Constraints- Site 5	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Undulating but with a northward rising slope</p> <p>The north eastern corner holds an elevated position over the village</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- Vehicular access available from Dornafeld Road and Moor Road. Moor Road access appears the more suitable and safer access.</p> <p>Narrow lanes and incomplete footway-highway improvements required to connect footpaths to Totnes Road and the village, alongside highway/junction improvements with the A381.</p>

Appendix 1e Physical Constraints- Site 5	
Is there existing pedestrian/cycle access to the site?	<p>No cycle access to the site</p> <p>A public right of way, Footpath Ippepen 2 runs northward to the A381 along the north western corner of the site joining Dornafeld Road.</p> <p>No direct pedestrian access to the site without walking on the road.</p>
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	<p>Yes- Woodland stands along the north eastern site boundary</p> <p>A potential veteran oak tree stands in the centre of the site and some significant trees adjoining boundaries.</p>
Are there any Public Rights of Way (PROW) crossing the site?	No PROW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Yes- Low voltage powerline criss-crosses the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value if the PROW was retained.

Appendix 1e Accessibility- Site 5		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments

Appendix 1e Accessibility- Site 5		
Local Ipplepen Co-op	<400m 400-1200m >1200m	1100m but no footpath 500m to petrol station but no footpath and crossing a main road.
Bus Stop	<400m 400-800m >800m	650m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	1500m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	1500m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	1500m
Cycle Route	>800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1e Landscape and Visual Constraints- Site 5	
Is the site low, medium or high sensitivity in terms of landscape?	The site comprises an elevated field rising north with elevated views over the village and countryside beyond. It contains hedgerows and adjacent pockets of woodland and orchard framing the top of the site and providing a valued feature to the local landscape. Development of this site would be seen largely in the context of the adjacent rural fields and can accommodate minimal change. This site is considered to have high landscape sensitivity.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site has high visual sensitivity due to its northerly elevation and open arable character adjacent the village of Ipplepen. The site provides the landscape context and backdrop of the village with high levels of intervisibility with the surrounding landscape. Site is also conspicuous from approach roads. Development is considered to adversely affect the areas landscape character.

Appendix 1e Heritage Constraints- Site 5	
Would the development of the site cause harm to a designated heritage asset or its setting?	No known nearby designated heritage assets Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting?	Site area occupies a large area in a landscape known to contain a concentration of prehistoric, romano-british and later settlement. A comprehensive programme of archaeological work is required to enable the significance of any heritage asset to be understood alongside the impact of development on an asset. Some impact potential depending on survey findings, mitigation likely

Appendix 1e Planning Policy Constraints- Site 5	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- Mineral Resource Assessment may be required to establish likelihood of future limestone extraction in the area. Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Adjacent to and connected to the built up area of Ipplepen village
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Adjacent to and connected to the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes- Development of the site is of sufficient scale to significantly change the size and character of the existing settlement of Ipplepen

Appendix 1e Assessment of Availability- Site 5	
Is the site available for development?	Yes

Appendix 1e Assessment of Availability- Site 5	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1e Viability- Site 5	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?	Yes- significant footpath improvements and highways improvements to the surrounding rural lanes accessing an improved junction with the A381. Viability could be adversely affected but further investigation is required.

Appendix 1e	Conclusions- Site 5
<p>Summary of key development constraints affecting the site</p>	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Footpath connections from the site to the nearby village footpath network would be required to provide a site accessible to village services. • Significant highway and junction improvements required including with the A381. • Some potentially significant trees in close proximity. • High landscape and visual sensitivity due to the sites elevated position over the village, presence of valued landscape features within or adjacent the site and surrounding agricultural character. Development is of sufficient scale to have a significant impact on the character of Lppelen and mitigations would be required. • Some impact potential on archaeology. • Within Minerals Consultation Area • Greenfield
<p>What is the estimated development capacity of the site?</p>	<p>Net site capacity of 115 dwellings</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>6-10 years due to required infrastructure and highways improvements.</p>
<p>Other key information</p>	<p>The site could comfortably accommodate the parish housing requirement at a density of 30 dwellings per hectare or lower.</p>

Appendix 1e	Conclusions- Site 5
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands adjacent to the Ipplepen settlement boundary and development would not create isolated homes in the countryside. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites close proximity to the existing services and utilities of Ipplepen would not adversely affect viability. Highway improvements including a junction improvement with the A381 may adversely impact on site viability and requires further investigation. The sites capacity is not considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site may not be achievable for residential development.</p>

Appendix 1e	Conclusions- Site 5
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is unlikely to be achievable for employment development.</p>

Appendix 1f		Site Details- Site 6	
Site Reference / Name	Site 6: Field off Dornafield Road	Site address/ location	East of Dornafield Road on the northern edge of Ippepen village
			
Gross Site Area (Hectares)		1.57 hectares	
SHLAA/HELAA/GESP Reference (if applicable)		Ho137ht	
Existing land use		Agricultural	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	
Estimated Development site capacity		Gross- 47 Dwellings (30dph) Net- 1.256 ha (80%)- 38 Dwellings (30dph)	
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)		GESP Call for Sites- 2017	
Planning history (Live or previous planning applications/decisions)		None	
Neighbouring uses		Countryside/ Agricultural	

Appendix 1f Environmental Constraints- Site 6

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newton Consultation Area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>Site stands within the South West Nature Area.</p> <p>Yes- Appletrees Knoll, a Unconfirmed Wildlife Site stands adjacent the north western and south eastern site boundaries.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>No surface water flooding recorded- No Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Entire site is encompassed by Grade 2 agricultural land</p>

Appendix 1f Environmental Constraints- Site 6	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone. Adjacent Appletrees Knoll Unconfirmed Wildlife site identified for improved limestone grassland. Buffer Zones should be left against northern and western boundaries.</p> <p>Species rich hedgerows and improved grassland, trees and buildings can provide habitats (including foraging, flyways & trees roosts) for priority species of bats. Various species likely to be present. Potential impacts which may require compensation/mitigation.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1f Physical Constraints- Site 6	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Gentle Slope rising northward slope</p> <p>Elevated position over the village</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- Field access off Dornafeld Road- very narrow single track rural lane leading to the site.</p> <p>Narrow lanes and incomplete footway-highway improvements required to connect footpaths to Totnes Road and the village, alongside highway/junction improvements with the A381.</p>

Appendix 1f Physical Constraints- Site 6	
Is there existing pedestrian/cycle access to the site?	<p>No pedestrian access to the village services other than via the roadway</p> <p>A public right of way, Footpath Ipplepen 2 runs northward to the A381 accessed off Dornafield Road close to the sites eastern boundary.</p> <p>No cycle access to the site other than the roadway</p>
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	<p>Yes adjacent- Woodland stands adjacent to the sites north and south west boundaries.</p> <p>Potentially adjacent- No known significant, ancient or veteran trees known on the site.</p>
Are there any Public Rights of Way (PROW) crossing the site?	No PROW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Yes- Low voltage power line crosses the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value.

Appendix 1f Accessibility- Site 6		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments

Appendix 1f Accessibility- Site 6		
Local Ipplepen Co-op	<400m 400-1200m >1200m	700m but no footpath
Bus Stop	<400m 400-800m >800m	450m East Street bus stop (177 bus)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	1000m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	900m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	1000m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1f Landscape and Visual Constraints- Site 6	
Is the site low, medium or high sensitivity in terms of landscape?	<p>The site comprises an elevated field rising north with elevated views over the village and countryside beyond. It contains hedgerows and adjacent pockets of woodland framing the top of the site and providing a valued feature to the local landscape. Development of this site would be seen largely in the context of the adjacent rural fields and can accommodate minimal change. This site is considered to have high landscape sensitivity.</p>

Is the site low, medium or high sensitivity in terms of visual amenity?	The site has high visual sensitivity due to its northerly elevation and open arable character adjacent the village of Ipplepen. The site provides the landscape context and backdrop of the village with high levels of intervisibility with the surrounding landscape. Development is considered to adversely affect the areas landscape character.
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Appendix 1f Heritage Constraints- Site 6	
Would the development of the site cause harm to a designated heritage asset or its setting?	No known nearby designated heritage assets Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting?	Site area occupies a large area in a landscape known to contain a concentration of prehistoric, romano-british and later settlement. A comprehensive programme of archaeological work is required to enable the significance of any heritage asset to be understood alongside the impact of development on an asset. Some impact potential depending on survey findings, mitigation likely

Appendix 1f Planning Policy Constraints- Site 6	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan

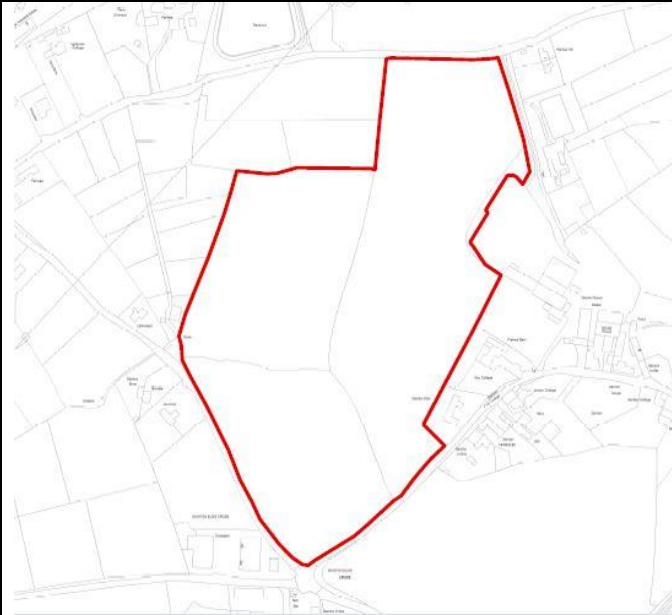

Appendix 1f Planning Policy Constraints- Site 6	
Are there any other relevant planning policies relating to the site?	Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- Mineral Resource Assessment may be required to establish likelihood of future limestone extraction in the area. Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Adjacent to and connected to the built up area of Ipplepen village
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Adjacent to and connected to the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes- Development of the site is of sufficient scale to significantly change the size and character of the existing settlement

Appendix 1f Assessment of Availability- Site 6	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1f Viability- Site 6	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>What evidence is available to support this judgement?</p>	<p>Yes- significant footpath improvements and highways improvements to the surrounding rural lanes accessing an improved junction with the A381. Site capacity is considered insufficient to viably deliver a sustainable development.</p>
Appendix 1f Conclusions- Site 6	
<p>Summary of key development constraints affecting the site</p>	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Footpath connections from the site to the nearby village footpath network would be required to provide a site accessible to village services. • Significant highway and junction improvements required including with the A381. • Some potentially significant trees in close proximity. • High landscape and visual sensitivity due to the sites elevated position over the village, presence of valued landscape features within or adjacent the site and surrounding agricultural character. Development is of sufficient scale to have a significant impact on the character of Lppelen and mitigations would be required. • Some impact potential on archaeology. • Within Minerals Consultation Area • Greenfield

Appendix 1f Conclusions- Site 6	
What is the estimated development capacity of the site?	Net capacity of 38 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	6-10 years due to required infrastructure and highways improvements.
Other key information	This site is not of sufficient capacity to accommodate the full extent of the parish housing requirement.
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands adjacent to the Ippepen settlement boundary and development would not create isolated homes in the countryside. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites close proximity to the existing services and utilities of Ippepen would not adversely affect viability. The sites capacity is not considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site is not considered achievable for residential development.</p>

Appendix 1f	Conclusions- Site 6
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is unlikely to be achievable for employment development.</p>

Appendix 1g		Site Details- Site 7	
Site Reference / Name	Site 7: Land at Dainton	Site address/ location	Three large fields to the north west of Dainton bounded on the south eastern boundary by Marldon Road
			
Gross Site Area (Hectares)		9.3 ha	
SHLAA/HELAA/GESP Reference (if applicable)		yi5yhs	
Existing land use		Agricultural	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	
Estimated Development site capacity		Gross- 279 Dwellings (30dph) Net- 5.58 ha (60%)- 161 Dwellings (30dph)	
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)		GESP Call for Sites- 2017	
Planning history (Live or previous planning applications/decisions)		None	
Neighbouring uses		Agricultural Residential- the edge of Dainton village	

Appendix 1g Environmental Constraints- Site 7	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stands within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>No non-statutory environmental designations within or adjacent to the site</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>Limited area of surface water flooding in the north western corner- less than 15%- Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Approx. 40% of site stands within Grade 2 agricultural land to the south and east. The other 60% is Grade 3, encompassing the north and west of the site.</p>

Appendix 1g Environmental Constraints- Site 7	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone with a strategic flyway centred on the adjacent railway. Appropriate Assessment maybe needed. Provision/retention of alternative would be required.</p> <p>Site contains species rich hedgerows, arable and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges)/trees roost and lighting controls required.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1g Physical Constraints- Site 7	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>The site is relatively flat</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- Agricultural access from Marldon Road</p> <p>Narrow lanes, no footpaths or street lighting. Considerable highway improvements would be required.</p>
<p>Is there existing pedestrian/cycle access to the site?</p>	<p>No pedestrian access to services other than via the roadway</p> <p>No cycle access to the site other than the roadway</p>
<p>Are there any known Tree Preservation Orders on the site?</p>	<p>No TPO's on the site</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p>	<p>Some trees scattered within hedgerows</p> <p>No known significant, veteran or ancient trees present on site</p>

Appendix 1g Physical Constraints- Site 7	
Are there any Public Rights of Way (PRoW) crossing the site?	Yes- PRoW runs through the lower centre of the site in an east/west direction linking Dainton with Marldon Road
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	No utilities cross the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value if the PROW was retained.

Appendix 1g Accessibility- Site 7		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplepen Co-op	<400m 400-1200m >1200m	1300m and no footpath 450m to petrol station but no footpath
Bus Stop	<400m 400-800m >800m	450m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	1800m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m

Appendix 1g		Accessibility- Site 7
Health Centre	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	1600m Ipplepen Health Centre
Ipplepen Recreation Ground	<p><400m</p> <p>400-800m</p> <p>>800m</p>	2000m
Cycle Route	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1g		Landscape and Visual Constraints- Site 7
Is the site low, medium or high sensitivity in terms of landscape?	The site is considered to have high landscape sensitivity. Site is a distance from the main settlement of Ipplepen and the large capacity would result in an urbanising effect on the landscape and erode the nucleated pattern of development which is valued feature of the landscape. Development would adversely affect the agricultural setting of Dainton.	
Is the site low, medium or high sensitivity in terms of visual amenity?	Whilst the is bounded by hedgerows and is relatively flat the site has high levels of intervisibility with the surrounding landscape due to its large size, PRow crossing the site, adjacent roadways and proximity to more elevated land and the village of Dainton. The site is considered to high visual sensitivity.	

Appendix 1g		Heritage Constraints- Site 7
Would the development of the site cause harm to a designated heritage asset or its setting?	<p>Two Grade II buildings stand in close proximity to the sites south eastern boundary. Dainton Farmhouse stands approximately 25 metres from Hay Cottage and 50 metres from Dainton Farmhouse.</p> <p>Some impact on the setting of Hay Cottage but mitigation possible.</p>	

Would the development of the site cause harm to a non-designated heritage asset or its setting?	<p>Site area occupies a large area in a landscape known to contain a concentration of prehistoric, romano-british and later settlement. A comprehensive programme of archaeological work is required to enable the significance of any heritage asset to be understood alongside the impact of development on an asset.</p> <p>Some impact potential depending on survey findings, mitigation likely. Significant findings may result in an objection from Devon County Historic Environment Team.</p>
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Appendix 1g Planning Policy Constraints- Site 7	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	<p>Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- Mineral Resource Assessment may be required to establish likelihood of future limestone extraction in the area.</p> <p>Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment</p>
<p>Is the site:</p> <p>Greenfield</p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Site stands outside the built up area of Dainton village
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary

Appendix 1g Planning Policy Constraints- Site 7	
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes- Development of the site is of sufficient scale to significantly change the size and character of the existing settlement



Appendix 1g Assessment of Availability- Site 7	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	15 years +

Appendix 1g Viability- Site 7	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Yes- significant footpath improvements and highways improvements to the surrounding rural lanes. Site capacity may not be sufficient to viably deliver a sustainable development.
What evidence is available to support this judgement?	

Appendix 1g	Conclusions- Site 7
<p>Summary of key development constraints affecting the site</p>	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Stands a significant distance from most local services, facilities. • Extensive footpath and highway improvements to a number of surrounding rural lanes and on opposing side of the A381 to the existing concentration of housing and services. • Some trees within hedgerows • A PRoW runs through the site • Site has high landscape and visual sensitivity due to its distance from the population centre of Lpplepen and large site capacity and high levels of intervisibility with the surrounding landscape. <p>Development is of sufficient scale to have a significant impact on the character of the landscape and the landscape setting of nearby villages, particularly Dainton.</p> <ul style="list-style-type: none"> • Some impact potential on archaeology and setting of nearby listed buildings. • Within Minerals Consultation Area • Greenfield
<p>What is the estimated development capacity of the site?</p>	<p>Net site capacity of 161 dwellings</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>15+ years- as indicated by site submitter.</p>
<p>Other key information</p>	

Appendix 1g	Conclusions- Site 7
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ipplepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development but with a timescale beyond 15 years which may fall outside of the neighbourhood plan period. The site may potentially be available for residential development during the neighbourhood plan period.</p> <p>The sites close proximity to the existing services and utilities of Dainton would not adversely affect viability. The sites capacity may not be considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site maybe achievable for residential development.</p>

Appendix 1g	Conclusions- Site 7
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is unlikely to be achievable for employment development.</p>

Appendix 1h		Site Details- Site 8	
Site Reference / Name	Site 8: Land South of Dainton Bulleigh Elms Farm Site 2	Site address/ location	Field at Dainton Elms Cross bounded by Groopers Lane, the railway line and Dainton.
 			
Gross Site Area (Hectares)		5.2ha	
SHLAA/HELAA/GESP Reference (if applicable)		tz14xny or 4b141xn2	
Existing land use		Agricultural Field	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	
Estimated Development site capacity		Gross- 156 Dwellings (30dph) Net- 3.12 ha (60%)- 94 Dwellings (30dph)	
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)		Teignbridge Call for Sites- June 2018	
Planning history (Live or previous planning applications/decisions)		None	
Neighbouring uses		Agricultural- Farmstead Residential- edge of Dainton village	

Appendix 1h Environmental Constraints- Site 8	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt Consultation Area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>Yes- Dainton Field Unconfirmed Wildlife Site stands adjacent the field and Dainton village to the north east of the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>No surface water flooding recorded- No Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Grade 2 agricultural land encompasses the site</p>

Appendix 1h Environmental Constraints- Site 8	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone and strategic flyway. Appropriate assessment maybe needed. Greater Horseshoe Bat recorded nearby. Adjacent to Dainton Field Unconfirmed Wildlife Site identified for semi-improved grassland and buffer zone should be left against relevant part of the northern boundary.</p> <p>Site contains species rich hedgerows, grassland and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges) and lighting controls required.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1h Physical Constraints- Site 8	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Significant rising elevation on south western slope</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes</p> <p>Narrow lanes with no footpath. Highway improvements would be required.</p>
<p>Is there existing pedestrian/cycle access to the site?</p>	<p>PROW leading westward stands approx. 80 metres to the north of the site.</p> <p>No direct pedestrian access to the site without walking on the road.</p> <p>No cycle access to the site other than the roadway</p>

Appendix 1h Physical Constraints- Site 8	
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No known significant, veteran or ancient trees present on site
Are there any Public Rights of Way (PROW) crossing the site?	No PROW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Yes- Site stands adjacent the mainline railway
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value if the PROW was retained.

Appendix 1h Accessibility- Site 8		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplepen Co-op	<400m 400-1200m >1200m	1700m and no footpath 650m to petrol station but no footpath
Bus Stop	<400m 400-800m >800m	700m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m

Appendix 1h		Accessibility- Site 8
Primary School	<400m 400-1200m >1200m	1700m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	1800m
Ipplepen Recreation Ground	<400m 400-800m >800m	1900m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1h		Landscape and Visual Constraints- Site 8
Is the site low, medium or high sensitivity in terms of landscape?	The site is considered to have high landscape sensitivity. Site is a distance from the main settlement of Ipplepen and the large capacity would result in an urbanising effect on the landscape and erode the nucleated pattern of development which is valued feature of the landscape. Development would adversely affect the agricultural setting of Dainton.	
Is the site low, medium or high sensitivity in terms of visual amenity?	The site's south western elevated portion stands above the village of Dainton and is visible from local roads. The site is considered to have high visual sensitivity.	

Appendix 1h		Heritage Constraints- Site 8
Would the development of the site cause harm to a designated heritage asset or its setting?	Grade II Listed building Dainton Farmhouse stands approximately 30m from the sites north western boundary Some impact on the setting of Dainton Farmhouse but mitigation possible.	

Would the development of the site cause harm to a non-designated heritage asset or its setting?	<p>Area of high archaeological potential with regard to prehistoric and Roman-British activity.</p> <p>Archaeological investigation required and mitigations may be required depending on findings.</p> <p>Some impact potential depending on survey findings, mitigation likely</p>
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Appendix 1h Planning Policy Constraints- Site 8	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- no increased constraint of resource is likely. Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
<p>Is the site:</p> <p>Greenfield</p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Site stands outside the built up area of Dainton village
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes- Development of the site is of sufficient scale to significantly change the size and character of the existing settlement

Appendix 1h Assessment of Availability- Site 8	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1h Viability- Site 8	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Yes- significant footpath improvements and highways improvements to the surrounding rural lanes. Site capacity may not be sufficient to viably deliver a sustainable development.

Appendix 1h	Conclusions- Site 8
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Some potentially significant trees on and around the site. • Stands a significant distance from local services, facilities. • Site has some sloping areas. • Site stands adjacent the railway line. • Extensive footpath and highway improvements to a number of surrounding rural lanes. Scale of improvements for a site with such a large capacity would be considerable in scope and cost. • Site has high landscape and visual sensitivity due to its distance from exiting concentrations of residential development leading to an erosion of the nucleated character of the landscape. Development is of sufficient scale to have a significant impact on the character of Dainton Village. • Some impact potential on archaeology and setting of nearby listed buildings. • Within Minerals Consultation Area • Greenfield
What is the estimated development capacity of the site?	Net site capacity of 94 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Site could accommodate the parish housing requirement with a slightly increased density above 30 dwellings per hectare.

Appendix 1h	Conclusions- Site 8
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ipplepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites close proximity to the existing services and utilities of Dainton would not adversely affect viability. The sites capacity may not be considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site maybe achievable for residential development.</p>
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is unlikely to be achievable for employment development.</p>

Appendix 1i		Site Details- Site 9	
Site Reference / Name	Site 9: Land adj. Dainton Bridge	Site address/ location	One land parcel and part of a larger field adjacent the railway to the south east of Dainton village.
 			
Gross Site Area (Hectares)		0.3ha	
SHLAA/HELAA/GESP Reference (if applicable)		4b14xn2 or tz14xny	
Existing land use		Part of an agricultural field and area of hard standing	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing/employment	
Estimated Development site capacity		Gross- 9 dwellings (30dph) Net- 0.3 ha (100%) (30dph)	
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)		Teignbridge Call for Sites- June 2018	
Planning history (Live or previous planning applications/decisions)		None	
Neighbouring uses		Residential Agricultural	

Appendix 1i Environmental Constraints- Site 9	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stand within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newton Consultation Area.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>Yes- Miltor Mator Orchard Unconfirmed Wildlife Site stands to the north east of the site</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>No surface water flooding recorded- No Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Yes- One third of site to west stands within Grade 2 agricultural land the other two thirds to the east stand within Grade 3.</p>

Appendix 1i Environmental Constraints- Site 9	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone and strategic flyway. Appropriate assessment maybe needed. Greater Horseshoe Bat recorded nearby. Adjacent to Miltor Mator Orchard Unconfirmed Wildlife Site identified calcareous grassland. Appropriate Assessment may be needed.</p> <p>Site contains species rich hedgerows, grassland, trees hardstanding and ruderal/tall herb vegetation which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges) and lighting controls required. Brown hairstreak butterfly nearby.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1i Physical Constraints- Site 9	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Severe depression in the middle of the second field, relatively flat on submitted areas.</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- Farm access via a small track off Dainton Elms Road</p> <p>Narrow lanes with no footpath. Highway improvements would be required. Low railway bridge.</p>

Appendix 1i Physical Constraints- Site 9	
Is there existing pedestrian/cycle access to the site?	<p>No pedestrian access to services other than via the roadway</p> <p>PROW Footpath Ipplepen 5 and Bridleway Ipplepen 4 converge on the lane leading to the site and through into Dainton.</p> <p>No cycle access to the site other than the roadway</p>
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No known significant, veteran or ancient trees present on site
Are there any Public Rights of Way (PROW) crossing the site?	No PROW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Site stands adjacent the mainline railway and within 50 metres of a quarry pit
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value.

Appendix 1i Accessibility- Site 9		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local Ipplepen Co-op	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>2200m</p> <p>1200m to petrol station but no footpath</p>

Appendix 1i Accessibility- Site 9		
Bus Stop	<400m 400-800m >800m	1300m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	2200m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	2400m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	2400m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1i Landscape and Visual Constraints- Site 9	
Is the site low, medium or high sensitivity in terms of landscape?	The site is relatively flat and small and stands directly adjacent the railway line. It has no valued landscape features with the exception of some boundary hedgerows and is considered to be of low landscape sensitivity.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site stands in close proximity to a public right of way which links into Dainton Village providing limited visibility. The site is however largely obscured from wider views by the railway line and more elevated land surrounding the site, making the site largely visually enclosed. This site is considered to have low visual sensitivity.

Appendix 1i Heritage Constraints- Site 9	
Would the development of the site cause harm to a designated heritage asset or its setting?	No known nearby designated heritage assets Limited or no impact or no requirement for mitigation
Would the development of the site cause harm to a non-designated heritage asset or its setting?	Area of high archaeological potential with regard to prehistoric and Roman-British activity. Archaeological investigation required and mitigations may be required depending on findings. Some impact potential depending on survey findings, mitigation likely

Appendix 1i Planning Policy Constraints- Site 9	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- demonstration required that the limestone resource is not of economic value. Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Site stands outside the built up area of Dainton village
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary

Appendix 1i Planning Policy Constraints- Site 9	
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No- Site capacity is not large enough to significantly change the size and character of the existing settlement

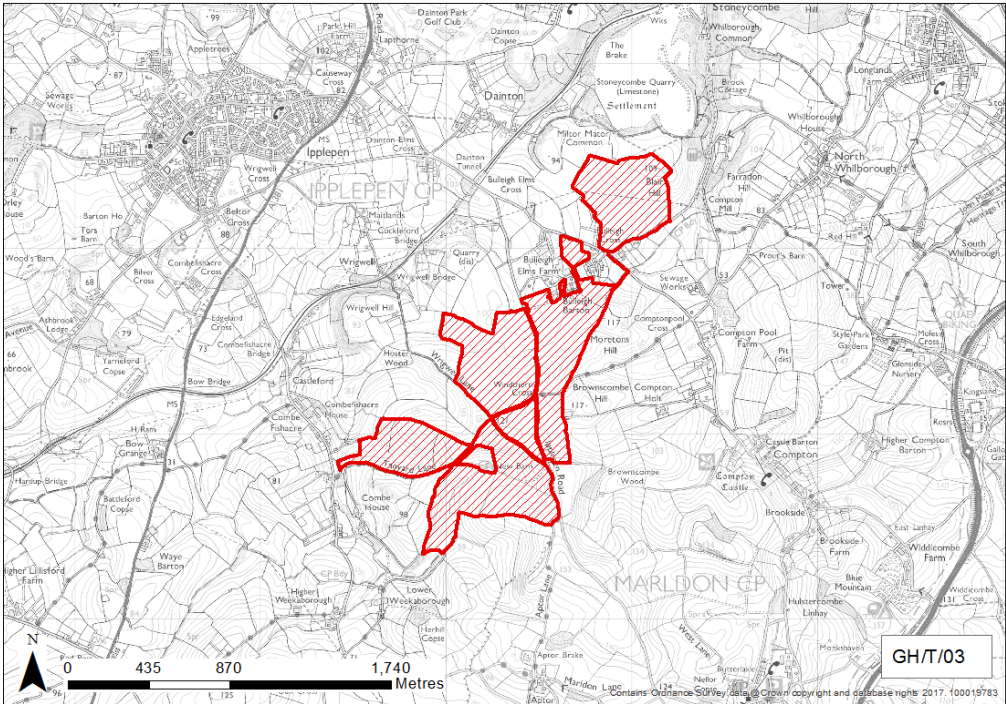
Appendix 1i Assessment of Availability- Site 9	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1i Viability- Site 9	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	Yes- significant footpath improvements and highways improvements to the surrounding rural lanes. Site capacity is considered insufficient to viably deliver a sustainable development.
What evidence is available to support this judgement?	

Appendix 1i	Conclusions- Site 9
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Stands a significant distance from local services, facilities and public transport and not within proximity of the built form of Dainton or Ipplepen. • Adjacent to a railway line and a low railway bridge. • Footpath improvements required for an extensive length of the roadway with additional roadway enhancements, rendering the scheme unviable with its limited site capacity. • Some impact potential on archaeology. • Within Minerals Consultation Area • Greenfield
What is the estimated development capacity of the site?	Net capacity 9 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	This site is not of sufficient capacity to accommodate the full extent of the parish housing requirement.

Appendix 1i	Conclusions- Site 9
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ipplepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites capacity is not considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site is not considered achievable for residential development.</p>

Appendix 1i	Conclusions- Site 9
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity under 1 hectare and would constitute small-scale employment for the purposes of this assessment. The site is not adversely affected by flood zones and does not stand within or adjacent a statutory environmental designation. The site is therefore suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>The sites distance from the A381, the required highways improvements, the lower employment land values and height restrictions resulting from the adjacent railway bridge all restrict the achievability of this site for employment development. The site is therefore not considered achievable for employment development.</p>

Appendix 1j		Site Details- Site 10	
Site Reference / Name	Site 10: Land at Bulleigh Barton Farm	Site address/ location	Large tract of land including a series of very large fields south-east of Ipplepen, primarily on top of Brownscombe Hill, Moretons Hill and Blair Hill adjoining the Torbay boundary.
			
Gross Site Area (Hectares)		104.53 ha	
SHLAA/GESP Reference (if applicable)		5h135p4 & GH/T/03	
Existing land use		Agricultural	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	
Estimated Development site capacity		<p>GESP gross capacity of 104.58 ha – reduction due to topographical constraints limiting available developable land.</p> <p>Net capacity reduction - 58 ha (60%)- 1044 Dwellings (30dph) (GESP states 1236 dwellings).</p>	

Appendix 1j Site Details- Site 10	
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	GESP Call for Sites- 2017
Planning history (Live or previous planning applications/decisions)	General agricultural consents
Neighbouring uses	Agricultural Residential

Appendix 1j Environmental Constraints- Site 10	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stands within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>Yes- Blair Hill Unconfirmed Wildlife Site stands adjacent the northern most field. Compton Fields County Wildlife Site and Brownscombe Wood and Meadow Other Site of Wildlife Interest in Torbay stand in close proximity to the east. The Unconfirmed Wildlife Sites of Combe House and Combefiishacre Orchard stands in close proximity to the South West.</p>
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Not within a flood zone 2 or 3- No risk
Site is at risk of surface water flooding?	Limited area of surface water flooding along some track ways and along some topographical contours- less than 15%- Low Risk

Appendix 1j Environmental Constraints- Site 10	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Grades 2 and 3 agricultural land covers the site.
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone with a strategic flyway which crosses the site. Appropriate Assessment will most likely be needed. Provision/retention of alternative would be required.</p> <p>Site contains species rich hedgerows, arable and trees which can provide habitats (including foraging, flyways & trees roosts) for priority species of bats and dormouse. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges)/trees roost and lighting controls required.</p>
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No site does not stand within or in close proximity to an AQMA

Appendix 1j Physical Constraints- Site 10	
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Steeply Sloping in parts- The land rises steeply on the southern field parcels with the central and northern fields have a more gently undulating character.</p>
Is there existing vehicle access to the site?	<p>Yes- Agricultural accesses, mainly from rural lanes</p> <p>Narrow lanes, no footpaths or street lighting. Considerable highway improvements would be required. Scale of improvements for a site of this capacity would be considerable in scope and cost.</p>

Appendix 1j Physical Constraints- Site 10	
Is there existing pedestrian/cycle access to the site?	<p>No pedestrian access to services other than via the roadway</p> <p>No cycle access to the site other than the roadway</p>
Are there any known Tree Preservation Orders on the site?	No TPO's on the site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	<p>Yes- Some trees scattered within hedgerows and dotted in and around fields which may be significant.</p> <p>No known veteran or ancient trees present on site but further investigation would be required.</p>
Are there any Public Rights of Way (PRoW) crossing the site?	Yes- PRoW – Bridleway 7 runs south west from Wrigwell through the centre of the lower third of the collective fields.
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Yes- a national grid pipe line- Kenn (south)/Fishacre feeder runs through the site north to south.
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value if the PRoW was retained.

Appendix 1j Accessibility- Site 10		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
The distance to the following facilities (measured from the edge of the two site adjoining Gropers Lane)	Distance (metres)	Comments

Appendix 1j Accessibility- Site 10		
Local Ipplepen Co-op	<400m 400-1200m >1200m	2700m and no footpath 1700m to petrol station but no footpath
Bus Stop	<400m 400-800m >800m	1700m Parkhill Cross bus stop on the A381 (7, 41, 177)
Train station	<400m 400-1200m >1200m	Newton Abbot Train Station Greater than 5000m
Primary School	<400m 400-1200m >1200m	2700m Ipplepen Primary School
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	2800m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	2800m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1j Landscape and Visual Constraints- Site 10	
Is the site low, medium or high sensitivity in terms of landscape?	The site is considered to have high landscape sensitivity. Site is a distance from the main settlement of Ipplepen and the large capacity would result in an urbanising effect on the landscape and erode the nucleated pattern of development which is valued feature of the landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	Whilst the is bounded by hedgerows and is relatively flat in in central parts the site has high levels of intervisibility with the surrounding landscape due to its large size, PRoW crossing the site, adjacent roadways and proximity to more elevated land. The site is considered to high visual sensitivity.

Appendix 1j Heritage Constraints- Site 10	
Would the development of the site cause harm to a designated heritage asset or its setting?	<p>Five Grade II buildings stand in close proximity to the sites south eastern corner around Combefishacre. Consideration will need to be given to the setting of these buildings in relation to large scale site development.</p> <p>Some impact on the setting of nearby listed buildings</p> <p>Compton Castle- Scheduled monument stands 1200m from the site</p>
Would the development of the site cause harm to a non-designated heritage asset or its setting?	<p>Site area occupies a large area in a landscape known to contain a concentration of prehistoric, romano-british and later settlement. The Historic Environment Record also indicates that the site contains possibly two ditched enclosures on unknown date.</p> <p>A comprehensive programme of archaeological work is required to enable the significance of any heritage asset to be understood alongside the impact of development on an asset.</p> <p>Some impact potential depending on survey findings, mitigation likely. Significant findings may result in an objection from Devon County Historic Environment Team.</p>

Appendix 1j Planning Policy Constraints- Site 10	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan

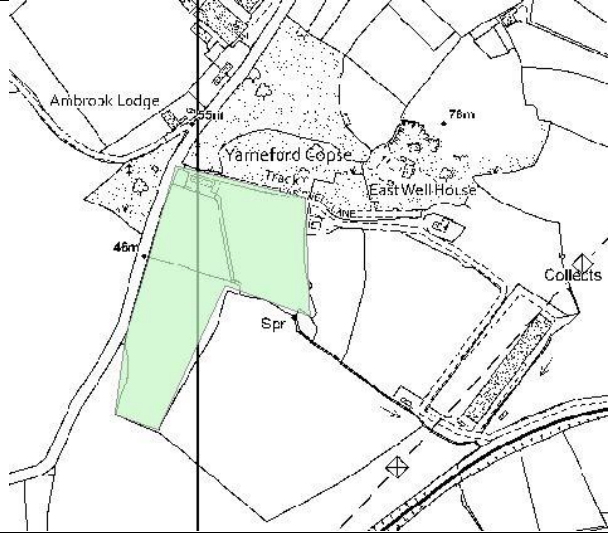

Appendix 1j Planning Policy Constraints- Site 10	
Are there any other relevant planning policies relating to the site?	Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- Mineral Resource Assessment may be required to establish likelihood of future limestone extraction in the area. Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Site stands outside the built up area of Dainton and Combefishacre villages.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes- Development of the site is of sufficient scale to significantly change the size and character of the existing settlement

Appendix 1j Assessment of Availability- Site 10	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	6-10 years

Appendix 1j	Viability- Site 10
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p>What evidence is available to support this judgement?</p>	<p>Yes- The GESP HELAA assessment considered the site would require significant development to the west to link with main road and provide sufficient investment to upgrade entire local road network, public transport infrastructure and provide new schools. The capacity of the site is unlikely to deliver a viable scheme with all the infrastructure requirements to make the scheme sustainable.</p>

Appendix 1j	Conclusions- Site 10
<p>Summary of key development constraints affecting the site</p>	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Some potentially significant trees on and around the site. • Stands a significant distance from local services, facilities and public transport and not within proximity of the built form of Dainton or Ipplepen. • Site has some steeply sloping areas. • Extensive footpath and highway improvements to a number of surrounding rural lanes. Scale of improvements for a site with such a large capacity would be considerable in scope and cost. • A PRoW runs through the site • A national grid pipeline runs through the site • Site has high landscape and visual sensitivity due to its distance from existing concentrations of residential development leading to an erosion of the nucleated character of the landscape. Development is of sufficient scale to have a significant impact on the character of the landscape and the landscape setting of nearby villages. • Some impact potential on archaeology and setting of nearby listed buildings. • Within Minerals Consultation Area • Greenfield
<p>What is the estimated development capacity of the site?</p>	<p>Net capacity for 1044 dwellings</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>6-10 years</p>
<p>Other key information</p>	

Appendix 1j	Conclusions- Site 10
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ipplepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The GESP concluded that highways constraints could not be overcome and the site is therefore unachievable for residential development.</p>
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is unlikely to be achievable for employment development.</p>

Appendix 1k Site Details- Site 11			
Site Reference / Name	Site 11: Land off Eastwell Lane	Site address/ location	Two field parcels situated south of Eastwell Lane and in close proximity to Great Ambrook Avenue
			
Gross Site Area (Hectares)		3 ha	
SHLAA/GESP Reference (if applicable)		9c13u6x	
Existing land use		Grazing pasture	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)		Housing	
Estimated Development site capacity		Gross- 90 Dwellings (30dph) Net- 1.8 ha (60%)- 54 Dwellings (30dph)	
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)		GESP Call for Sites- 2017	
Planning history (Live or previous planning applications/decisions)		05/02632/FUL- erection of stables, tack room and hay store and change of use of two fields for grazing horses. Granted	
Neighbouring uses		Agricultural Woodland	

Appendix 1k Environmental Constraints- Site 11	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA)</p>	<p>No statutory environment designation stands within or adjacent the site.</p> <p>All of the parish stands within the South Hams Greater Horseshoe Bat landscape connectivity zone, Cirl Bunting Consultation Zone and Great Crested Newt.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site</p>	<p>No non-statutory environmental designations within or adjacent to the site</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Not within a flood zone 2 or 3- No risk</p>
<p>Site is at risk of surface water flooding?</p>	<p>No surface water flooding recorded- No Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Grades 2 agricultural land covers the site.</p>

Appendix 1k Environmental Constraints- Site 11	
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p>	<p>Yes-Within the South Hams SAC landscape connectivity zone with a strategic flyway which crosses the corner of the site. Appropriate Assessment may be needed. Provision/retention of alternative would be required.</p> <p>Site contains species rich hedges adjacent broadleaved woodland. A protective buffer should be retained beside the wood. Also includes improved grassland, trees and buildings. A bat survey would be required. Various species likely to be present. Potential impacts which may require compensation/mitigation. Alternative flyways (hedges)/trees roost and lighting controls required.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>No site does not stand within or in close proximity to an AQMA</p>

Appendix 1k Physical Constraints- Site 11	
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Relatively Flat</p>
<p>Is there existing vehicle access to the site?</p>	<p>Yes- existing access to stables and hardstanding from Eastwell Lane</p>
<p>Is there existing pedestrian/cycle access to the site?</p>	<p>No pedestrian access to services other than via the roadway</p> <p>No cycle access to the site other than the roadway</p>
<p>Are there any known Tree Preservation Orders on the site?</p>	<p>No TPO's on the site</p>

Appendix 1k Physical Constraints- Site 11	
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	<p>Yes- Some trees scattered within hedgerows which may be significant.</p> <p>No known veteran or ancient trees present on site but further investigation would be required.</p>
Are there any Public Rights of Way (PRoW) crossing the site?	No PRoW crosses the site
Is the site likely to be affected by ground contamination?	No- Site not likely to be contaminated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	No utilities cross the site
Would development of the site result in a loss of social, amenity or community value?	No- Development would not result in a loss of social, amenity or community value if the PRoW was retained.

Appendix 1k Accessibility- Site 11		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
The distance to the following facilities (measured from the edge of the two site adjoining Gropers Lane)	Distance (metres)	Comments
Local Ipplepen Co-op	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	1500m and no footpath
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	1400m Bus stop outside the Wellington (MS2 Bus)
Train station	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	Newton Abbot Train Station Greater than 5000m
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	1100m Ipplepen Primary School

Appendix 1k Accessibility- Site 11		
Secondary School	<1600m 1600-3900m >3900m	Coombeshead Academy & Newton Abbot College Greater than 5000m
Health Centre	<400m 400-1200m >1200m	1200m Ipplepen Health Centre
Ipplepen Recreation Ground	<400m 400-800m >800m	1100m
Cycle Route	<400m 400-800m >800m	Ipplepen Parish does not have any signed, on-road cycle routes, traffic free cycle routes, on-road or advisory cycle routes.

Appendix 1k Landscape and Visual Constraints- Site 11	
Is the site low, medium or high sensitivity in terms of landscape?	The site is considered to have high landscape sensitivity. Site is a distance from the main settlement of Ipplepen and development would result in cluster of isolated homes in the countryside. The effect would be to erode the nucleated pattern of development which is valued feature of the landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is gently sloping and is enclosed by boundary hedges and trees. The top part of the site is surrounded by woodland. Views of the site from the east and south east are intersecting by a large agricultural building and the railway and its embankments. The site is considered to be of low visual sensitivity.

Appendix 1k Heritage Constraints- Site 11	
Would the development of the site cause harm to a designated heritage asset or its setting?	No designated heritage assets in close proximity but consideration should be given to developments impact on the approach to Grade 11 listed building- Great Ambrook. Some potential minor impact on the Great Ambrook.

Would the development of the site cause harm to a non-designated heritage asset or its setting?	<p>Site lies in an area where there is known prehistoric activity in the immediate vicinity.</p> <p>Application for development here should include sufficient information on the presence and significance of any heritage assets with archaeological interest within the proposed development site</p> <p>Archaeological investigation required and mitigations may be required depending on findings. Some impact potential depending on survey findings.</p>
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Appendix 1k Planning Policy Constraints- Site 11	
Is the site in the Green Belt?	No Green Belt in Devon
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?	Site is not designated for a particular use in the adopted or emerging local plan
Are there any other relevant planning policies relating to the site?	<p>Devon Minerals Plan- Policy M2- Limestone Mineral Consultation Area- Mineral Resource Assessment may be required to establish likelihood of future limestone extraction in the area.</p> <p>Adopted Local Plan Policies- S21: Villages, S21A: Settlement limits, S22: Countryside, S23: Neighbourhood Plans, EC3: Rural Employment</p>
<p>Is the site:</p> <p>Greenfield</p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	The site is Greenfield
Is the site within, adjacent to or outside the existing built up area?	Site stands outside a built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Site stands outside the Ipplepen settlement boundary

Appendix 1k Planning Policy Constraints- Site 11	
Would development of the site result in neighbouring settlements merging into one another?	No settlements would merge as a result of site development
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No- Development of the site is not of sufficient scale to significantly change the size and character of the existing nearby settlements

Appendix 1k Assessment of Availability- Site 11	
Is the site available for development?	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Appendix 1k Viability- Site 11	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Yes- Development of this scale would require improvements to the narrow rural lanes with the provision of footpaths and street lighting. However dwelling numbers are not considered sufficient to deliver a scheme viably with these requirements, especially considering the 1km length of the improvements.
What evidence is available to support this judgement?	

Appendix 1k	Conclusions- Site 11
Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • South Hams Greater Horseshoe bat landscape connectivity Zone with habitats for priority species which will require further assessment with mitigations/replacements possible. • Stands a significant distance from most local services, facilities. • Footpath and highway improvements to an extensive length of a rural lane to link into Ipplepen's services. • Some potentially significant trees within hedgerows • Site has high landscape sensitivity due to its distance from the population centre of Ipplepen eroding the nucleated pattern of development which is a characteristic feature of the parish landscape. • Some impact potential on archaeology and approach setting of nearby listed building. • Within Minerals Consultation Area • Greenfield
What is the estimated development capacity of the site?	54 dwellings
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-6 years
Other key information	This site is not of sufficient capacity to accommodate the full extent of the parish housing requirement.

Appendix 1k	Conclusions- Site 11
<p>Overall residential rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site stands distant from the Ippepen settlement boundary and development would create isolated homes in the countryside. The site is therefore unsuitable for residential development.</p> <p>The site has been submitted as an available option for residential development within the neighbourhood plan period and there are no known legal or landownership issues. The site is therefore available for residential development.</p> <p>The sites capacity is not considered sufficient to fund the infrastructure and highways improvements required to make the site deliverable for residential development. The site is not considered achievable for residential development.</p>
<p>Overall employment rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site has a capacity over 1 hectare and would not constitute small-scale employment for the purposes of this assessment. The site is therefore not suitable for employment development.</p> <p>The site has not been submitted as an available option for employment development within the neighbourhood plan. The site is therefore unavailable for employment development.</p> <p>Employment development on the scale relative to the capacity of the site would require extensive highway improvements. Whilst many of these would also be required for residential development, land values and returns for employment development are significantly lower. Site is unlikely to be achievable for employment development.</p>

Appendix 2		Ipplepen Neighbourhood Plan Site Assessment Summary Sheet											
		Site 1 Blackstone Cross/Road	Site2 Blackberry Hill, Orley Road	Site 3 Adj.Buttlands Industrial Estate	Site 4 Land at Park Hill	Site 5 Field off Moor Road	Site 6 Field off Dornafield Road	Site 7 Land at Dainton	Site 8 Land South of Dainton	Site 9 Adj.Dainton Bridge	Site 10 Land at Bulleigh Barton Farm	Site 11 Land at Eastwell Lane	
Environmental Constraints	Within/Adj. Statutory environmental designations	No	No	No	No	No	No	No	No	No	No	No	None of the sites stand within or adjacent to statutory environmental designations
	Within/Adj. Non- Statutory environmental designations	No	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	No	5 of the 9 sites stand adjacent to a County Wildlife site or Unconfirmed Wildlife Site
	Within Flood Zone 2 or 3	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	No Risk	Limited flooding in the parish with no site standing within flood zone 2 or 3
	Risk of surface water flooding	Low Risk	No Risk	No Risk	No Risk	Low Risk	No Risk	Low Risk	No Risk	No Risk	No Risk	No Risk	Surface water flooding is very limited in the parish. Three sites has some marginal surface water flooding but on less than 15% of the sites area.
	Land is grade 1,2 or 3a agricultural land	Yes- Grade 2 & 3	Yes- Grade 3	Yes- Grade 2 & 3	Yes- Grade 2 & 3	Yes- Grade 2 & 3	Yes- Grade 2	Yes- Grade 2 & 3	Yes- Grade 2	Yes- Grade 2 & 3	Yes- Grade 2 & 3	Yes- Grade 2	All sites are covered by grade 2 &/or 3 agricultural land, classified by national policy as the best and most versatile agricultural land.
	Presence of priority species & wild-life rich habitats	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	All sites stands within the South Hams Landscape connectivity zone for greater horseshoe bats and all sites are likely to contain priority species and/habitats.
	Within/Adj. AQMA	No	No	No	No	No	No	No	No	No	No	No	No AQMAs cover the parish
Physical Constraints	Topography	Undulating with gentle slope	Relatively flat	Flat	Gentle slope	Undulating with gentle slope	Gentle slope	Relatively flat	Steeply sloping	Relatively flat	Steeply sloping in places, relatively flat in central parts	Gentle slope	Most sites have an undulating topography, characteristic of the parish landscape. The smaller sites are more likely to be flat.
	Vehicle access	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	All sites have the potential for a vehicular access.
	Pedestrian access	Yes	Yes	No	No	No	No	No	No	No	No	No	Only Blackberry Hill and Blackstone Cross sites have pedestrian access. Most other sites are accessed via rural lanes without footpaths.
	Cycle access	No	No	No	No	No	No	No	No	No	No	No	The parish is poorly served by cycle routes and no site has access.
	Any TPO's on site	No	No	No	No	No	No	No	No	No	No	No	No TPO's stand on any of the sites
	Any significant trees	Yes	No	No	No	Yes	Adjacent	No	No	No	Yes	Yes	Two sites are considered to have significant trees within their boundaries and one site with significant tree(s) adjacent
	Any potential veteran or ancient trees?	No	No	No	No	Potential veteran	Potential adjacent	No	No	No	Unknown	Unknown	No site is considered to contain a veteran or ancient tree but two sites have a potential veteran tree adjacent
	PROW crossing the site	No	No	No	No	No	No	Yes	No	No	Yes	No	Only the largest Land at Dainton site has a PROW crossing it.
	Any ground contamination	No	No	No	No	No	No	No	No	No	No	No	No potential contamination stand on any of the sites
	Utilities crossing the site or proximity to hazardous installations	Yes- low voltage	No	No	No	Yes- low voltage	Yes- low voltage	No	Railway	Railway & Quarry pit	Yes	No	No significant utilities such as mainline gas pipes or high voltage powerlines on any site. Three sites have low voltage powerlines crossing or along the site boundaries. Two sites stand adjacent the mainline railway.
	Loss of social, amenity or community value	No	No	No	No	No	No	No	No	No	No	No	No sites are considered to result in thr loss of social, amenity or community value
	Shop distance	400-1200m	400-1200m	>1200m	>1200m	>1200m	400-1200m	>1200m	>1200m	>1200m	>1200m	>1200m	Three sites stand within reasonable walking distance of a shop but one of those three, Field off Dornafield Road, does not have pedestrian access
	Bus stop distance	<400m	400m	<400m	<400m	400-800m	400-800m	400-800m	400-800m	>800m	>800m	>800m	All but one site stands within walking distance of a bus stop either in Ipplepen village or on the A381. Not all sites have pedestrian access to a bus stop.
	Train station distance	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	The nearest train station to Ipplepen in Newton Abbot Train station which stands over 5km from the sites.

		Site 1 Blackstone Cross/Road	Site2 Blackberry Hill, Orley Road	Site 3 Adj.Buttlands Industrial Estate	Site 4 Land at Park Hill	Site 5 Field off Moor Road	Site 6 Field off Dornafield Road	Site 7 Land at Dainton	Site 8 Land South of Dainton	Site 9 Adj.Dainton Bridge	Site 10 Land at Bulleigh Barton Farm	Site 11 Land at Eastwell Lane	Summary of Constraints
Accessibility	Primary School distance	400-1200m	<400m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	>1200m	400-1200m	Only Blackberry Hill and Blackstone Cross sites stands within a reasonable walking distance from the primary school.
	Secondary School distance	>3900m	>3900m	>3900m	>3900m	>3900m	>3900m	>3900m	>3900m	>3900m	>3900m	>3900m	Coombeshead Academy and Newton Abbot College are the closest secondary schools which stand in Newton Abbot over 5km from any of the sites.
	Health Centre	400-1200m	<400m	>1200m	>1200m	>1200m	400-1200m	>1200m	>1200m	>1200m	>1200m	400-1200m	Three sites stand within reasonable walking distance of the health centre but one of those three, Field off Dornafield Road, does not have pedestrian access
	Open space/Recreational facility distance	400-800m	<400m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	Two sites stands within a reasoanble walking distance of Ipplepen's recreation ground
	Cycle route distance	>800m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	>800m	The parish is poorly served by cycle routes and no site has access.
Landscape & Visual Constraints	Sensitivity in terms of landscape	Medium	Low	Low	Low	High	High	High	High	Low	High	High	The smaller sites have fewer valued features and have limited impact on visual amenity or landscape character. Sites which are elvated and provide a context and setting for Ipplepen or Dainton are considered to have the greatest landscape impact.
	Sensitivity in terms of visual amenity	Medium	Low	Low	Low	High	High	High	High	Low	High	Low	
Heritage Constraints	Harm to designated heritage asset	Limited to no impact	Limited to no impact	Limited to no impact	Limited to no impact	Limited to no impact	Limited to no impact	Some impact potential	Some impact potential	Limited to no impact	Some impact potential	Some impact potential	No site contains a designated heritage asset but listed buildings stand in close proximity to two sites with the potential for their setting to be impacted.
	Harm to undesignated heritage asset	Some impact potential	Some impact potential	Some impact potential	Some impact potential	Some impact potential	Some impact potential	Some impact potential- findings may result in objection	Some impact potential	Some impact potential	Some impact potential	Some impact potential	Due to recent significant archaeological finds in the parish there is likely potential for unearthing further finds. This leads to some potential impact for all sites with survey work required either before allocation or before development commences.
Planning Policy Constraints	Allocated for a use in Local Plan	No	No	No	No	No	No	No	No	No	No	No	Ipplepen received minimal allocations in the local plan and no allocations have been revealed for the Local Plan Review. No site has an existing allocated use.
	Greenfield/Brownfield use?	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	All sites are rural and greenfield in character.
	Within/Adj. Built up area	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent	Adjacent	Outside	Outside	Outside	Outside	Outside	No site currently stands within a built up area but most stand adjacent with the exception of the Dainton sites.
	Within/Adj. Settlement boundary	Adjacent	Adjacent	Outside	Outside	Adjacent	Adjacent	Outside	Outside	Outside	Outside	Outside	The parish only has one settlement boundary around Ipplepen village. The four sites in closest proximity to Ipplepen village all stand adjacent the boundary.
	Merging of settlements	No	No	No	No	No	No	No	No	No	No	No	Settlements in the parish are relatively widely separated by countryside and no site is considered to result in the merging of settlements.
	Change to character of settlement	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes	No	Five of the sites are larger in their development capacity and stand on the edge of either Dainton or Ipplepen. Due to their site capacity they have the potential to change the character of those settlements
	Available for residential development development	Yes	Yes	Yes	Yes	Yes	Yes	Potentially	Yes	Yes	Yes	Yes	All sites have been submitted by landowners with the aim of developing their sites- primarily for residentail development.

		Site 1 Blackstone Cross/Road	Site2 Blackberry Hill, Orley Road	Site 3 Adj.Buttlands Industrial Estate	Site 4 Land at Park Hill	Site 5 Field off Moor Road	Site 6 Field off Dornafield Road	Site 7 Land at Dainton	Site 8 Land South of Dainton	Site 9 Adj.Dainton Bridge	Site 10 Land at Bulleigh Barton Farm	Site 11 Land at Eastwell Lane	Summary of Constraints
Availability	Available for employment development development	No	No	Yes	No	No	No	No	No	Yes	No	No	The majority of sites were put forward as potential residential allocations, although two sites were noted as available for both employment and residential.
	Known legal or ownership problems	Currently in three separate landownerships	No	No	No	No	No	No	No	No	No	No	No known landownership issues. One site has mutiple landowners but all land parcels have been put forward for development
Viability	Abnormal costs	Yes- Toll House junction improvements	No	Yes, footpath and highway enhancements for residential. Less required for small-scale rural employment	No	Yes- Significant footpath highway and junction improvements required	Yes- Significant footpath highway and junction improvements required	Extensive infrastrcture costs	Proximity to railway would require some additional noise insulation	Proximity to railway would require some additional noise insulation	Extensive infrastrcture costs	Extensive infrastrcture costs	one site requires junction improvements to be safety delivered. This is likely to have some impact on viability. Two other sites stand adjacent the railway line and some mitigations are likely.