

# Milton Abbot, Chillaton and Kelly (MACK) Plan

Site Assessment Report

MACK Plan Team

November 2020

## Quality information

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## Acronyms

AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
HER	Devon Historic Environment Record
JLP	South West Devon Joint Local Plan
MACK Plan	Milton Abbot, Chillaton and Kelly Neighbourhood Plan
MAGIC	Multi-Agency Geographic Information for the Countryside
PRoW	Public Right of Way
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
SSSI IRZ	Site of Special Scientific Interest Impact Risk Zone

# Executive Summary

## Introduction and policy context

AECOM has been commissioned to undertake an independent site assessment for the Milton Abbot, Chillaton and Kelly (MACK) Neighbourhood Plan “the MACK Plan” on behalf of the MACK Plan Team

The MACK Plan Team has made good progress in undertaking the initial stages of preparation for the MACK Plan and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the MACK Plan Team has asked AECOM to undertake an independent and objective assessment of the sites that are available for a residential allocation through the MACK Plan.

The Plymouth and South West Devon JLP has set an indicative figure of 20 new homes to be provided within the MACK Plan area to the period until 2034. There is also a clear and evidenced need for affordable housing to be incorporated into future development. The MACK Plan is therefore seeking to take an approach which seeks to deliver sustainable development which is intended to meet specific housing requirements or other community objectives.

In the context of the above, the MACK Plan Team were offered independent technical support to consider a total of ten sites within the MACK Plan area which have been offered up by landowners as potentially appropriate for residential development. Therefore, the purpose of the site assessment is to produce a clear assessment of the suitability of each of the sites available for potential residential development within the MACK Plan area.

## Sites considered through the assessment, and assessment findings

Ten sites have been considered through the site assessment, listed below in **Table ES1**. This includes six sites within Milton Abbot and four sites within Chillaton. The location of the sites is presented in Chapter 1 of the Site Assessment Report.

Following the completion of the site assessment, it is considered that one site is suitable to take forward for a residential allocation through the MACK Plan, as follows:

- MA Site E: West of Village

In addition, the following two sites are potentially suitable to take forward through the MACK Plan but have some constraints which would need to be addressed prior to development.

- MA Site B: Old Allotments; and
- C Site B: Between Marlowe Crescent and Sunway

The remaining seven sites are largely unsuitable to take forward through the MACK Plan as they have some major constraints to development.

**Table ES1: Suitability of sites for the purposes of the MACK Plan**

Name	Size	Appropriate for taking forward as allocations through the MACK Plan
<b>MA Site A:</b> West of Lutyens Fold	1.2 ha	<b>No</b> Major constraints to development at this location include access issues, landscape and visual sensitivities, impacts to residential amenity, the stream passing through the site, and the archaeological evidence of strip field agricultural systems dating to the Middle Ages (which includes curved field boundaries and earth banks). In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

Name	Size	Appropriate for taking forward as allocations through the MACK Plan
<b>MA Site B:</b> Old Allotments	0.5 ha	<b>Potentially</b> Heritage considerations, landscape and visual sensitivities, and the existing allotments within the site boundary provide constraints to development at this location. Recognising these constraints, sensitive development may be appropriate for taking forward on parts of the site with appropriate design and layout and the incorporation of high quality green infrastructure <sup>1</sup> provision. In this respect, part of the site may be suitable for allocation within the MACK Plan to contribute to local housing needs subject to the incorporation of appropriate design and mitigation measures. In light of the constraints associated with the site, the delivery of up to five homes may be appropriate.
<b>MA Site C:</b> Vicarage Gardens	1.7 ha	<b>No</b> Major constraints to development at this location include significant landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, flood risk concerns, and possible odour issues from the sewage treatment works. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>MA Site D:</b> Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane	1.1 ha	<b>No</b> Major constraints to development at this location include landscape and visual sensitivities, flood risk concerns, impacts to residential amenity, the potential for adverse impacts to the setting of heritage assets, access concerns, and potential impacts to the spring-fed water supply and existing utilities infrastructure. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>MA Site E:</b> West of Village	1.0 ha	<b>Yes</b> Landscape sensitivities, ecological considerations, and potential impacts to the setting of locally important heritage features provide minor constraints to development at this location. It is anticipated that these constraints could be appropriately mitigated through development proposals, particularly given the existing contribution of the site to a poor quality public realm.  The site benefits from suitable vehicle access and is relatively well connected to services and facilities in the village centre. Given the relatively poor quality of the existing buildings on site, new development also presents an opportunity to enhance the visual appearance of the site and the rural setting of the village on approach from the west (via the B3362).  Additionally, due to the location of the site at the entrance to the village and the existing road layout, there are significant opportunities for development to initiate traffic calming measures and provide a high quality visual entry point into the village. In this respect, the site is considered suitable to allocate within the MACK Plan to contribute to meeting local housing needs. Given the proximity of the site to MA Site B 'Old Allotments', and the development potential of parts of that site, an allocation at MA Site E could be facilitated alongside an allocation at MA Site B 'Old Allotments'.
<b>MA Site F:</b> Land to the North of the Telephone Exchange	0.6 ha	<b>No</b> Major constraints to development at this location include landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, and access concerns. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

<sup>1</sup> Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

Name	Size	Appropriate for taking forward as allocations through the MACK Plan
<b>C Site A:</b> East of Marlowe Crescent	1.4 ha	<b>No</b> Major constraints to development at this location include the relative distance to services and facilities, limited local primary school capacity, flood risk issues on site and the risks to properties within the village, impacts to residential amenity, and the potential for the site to contain archaeological remains. An allocation at this location would also result in a pattern of development which is uncharacteristic of the existing built form of the village. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>C Site B:</b> Between Marlowe Crescent and Sunway	2.6 ha	<b>Potentially</b> Constraints to development at this location include the relative distance to services and facilities, flood risk issues on site and the risks to properties within the village, and landscape and visual sensitivities. Development of the site in its entirety is not suitable due to issues relating to impact on the landscape character and flood risk issues. In addition, the limited local primary school capacity and range of local facilities within Chillaton village indicates that only small scale development is likely to be suitable. In this respect, there could be potential for approximately ten dwellings in the western section of the site as a continuation of the existing linear development along Lifton Road.
<b>C Site C:</b> East of Chillaton Garage	1.4 ha	<b>No</b> Major constraints to development at this location include the relative distance of the site to services and facilities, limited local primary school capacity, access concerns, landscape and visual sensitivities, the potential loss of suitable habitats for protected species, possible flood risk concerns for neighbouring properties, and the potential impacts to the setting of locally important heritage features. The site is significantly constrained in this respect and is not suitable to take forward for the purposes of the MACK Plan.
<b>C Site D:</b> Forda Farm Land	7.3 ha	<b>No</b> Major constraints to development at this location include the relative distance of the site to services and facilities, limited local primary school capacity, access concerns, flood risk issues on site and the risks to neighbouring properties, potential impacts on the setting of nationally designated heritage assets, and landscape and visual sensitivities. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

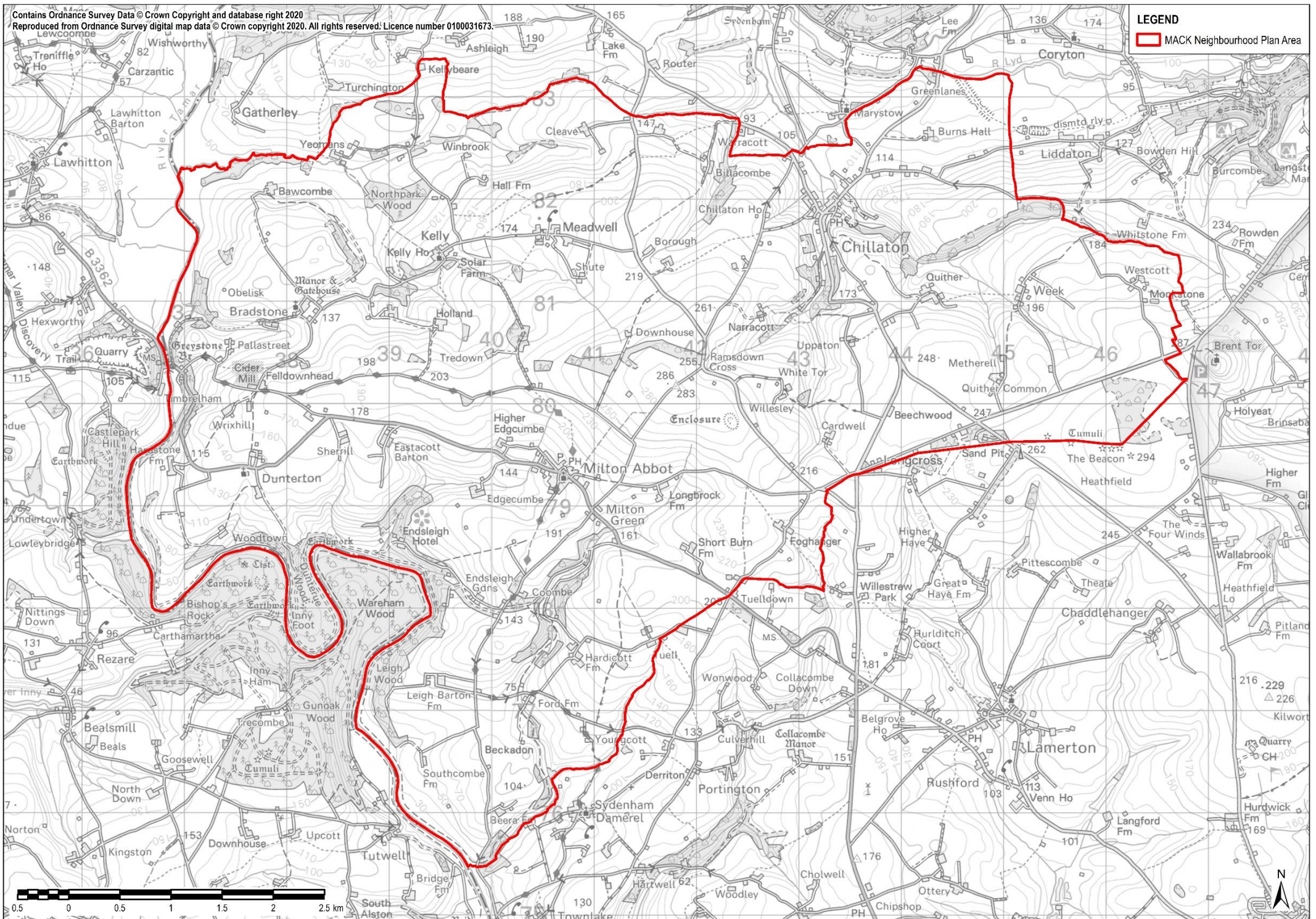
## Next steps

Sites to be taken forward for the purposes of the MACK Plan will be considered and chosen by the MACK Plan Team based on:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;
- Viability studies;
- The findings of the SEA; and
- The extent to which the sites support the vision and objectives for the MACK Plan.

This process will be incorporated within the next stages of development for the MACK Plan in conjunction with engagement with landowners, the parish councils which comprise the MACK Plan area, and other stakeholders.







# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Milton Abbot, Chillaton and Kelly (MACK) Neighbourhood Plan “The MACK Plan” on behalf of the MACK Plan Team
- 1.2 The MACK Plan Team has made good progress in undertaking the initial stages of preparation for the MACK Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the MACK Plan Team has asked AECOM to undertake an independent and objective assessment of the sites that are available for a residential allocation.

## Policy context for the MACK Plan

- 1.3 The contents of the MACK Plan will be directly influenced by policies and objectives presented within other plans and programmes. A full list of relevant plans and programmes will be compiled and considered through the Strategic Environmental Assessment (SEA) process for the MACK Plan. The SEA is being completed separate to the site assessment process but will be informed and influenced by the evidence presented within this report. An overview of the most relevant plans and programmes which have informed the site assessment process are outlined below.

## Plymouth and South West Devon Joint Local Plan

- 1.4 Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. The currently adopted Local Plan which covers the MACK Plan area is the Plymouth and South West Devon Joint Local Plan (JLP)<sup>2</sup> 2014-2034.
- 1.5 Milton Abbot is identified as a sustainable village within the JLP. In such settlements, Policy TTV25 supports the preparation of neighbourhood plans to deliver local housing needs. Under the Thriving Towns and Villages section of the JLP, Milton Abbot is described as a village which, given local constraints, is able to accommodate around 20 dwellings.
- 1.6 Chillaton is not identified as a sustainable village in the JLP. This is in part given the lack of services and facilities in the settlement. However, potential development in the village should be seen in conjunction with JLP Policy TTV2, which seeks to enhance or maintain the vitality of rural communities, including through, where appropriate, potentially supporting local services and facilities.
- 1.7 Outside of the sustainable settlements identified in the JLP, the countryside areas of South West Devon are not expected to contribute to meeting housing needs other than through ‘windfall’ developments. In this respect, Policy TTV26 seeks to protect the special characteristics and role of the countryside. Development in the countryside will be avoided and only permitted in exceptional circumstances. Settlements within the MACK Plan area with a countryside location include Chillaton, Kelly, Dunterton, Bradstone and Meadwell.

## Tamar Valley AONB Management Plan

- 1.8 AONB management plans present the special qualities and features of these nationally protected landscapes and determine what actions are required to ensure their conservation and enhancement. In this respect, Milton Abbot village is within the setting of the Tamar Valley

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<sup>2</sup> West Devon Borough Council, Plymouth City Council, South Hams District Council (2019): ‘Plymouth and South West Devon Joint Local Plan 2014-2034’, [online] available to access via: <https://www.plymouth.gov.uk/plymouthandsouthwestdevonjointlocalplan/plymouthandsouthwestdevonjointlocalplanadoption>

AONB. The most recently completed Management Plan (2019-2024)<sup>3</sup> contains the following four objectives to guide the management and vision for the landscape over the next 20 years:

- Conserve and enhance the natural and cultural heritage of the AONB;
- Support economic and social well-being of local communities in ways which contribute to the conservation and enhancement of natural beauty;
- Value, sustain and promote the benefits of clean air and water, food and carbon storage, and other services vital to health and wellbeing; and
- Promote public understanding and enjoyment of the nature and culture of the AONB, encouraging people to take conservation action.

## Sites considered through the site assessment

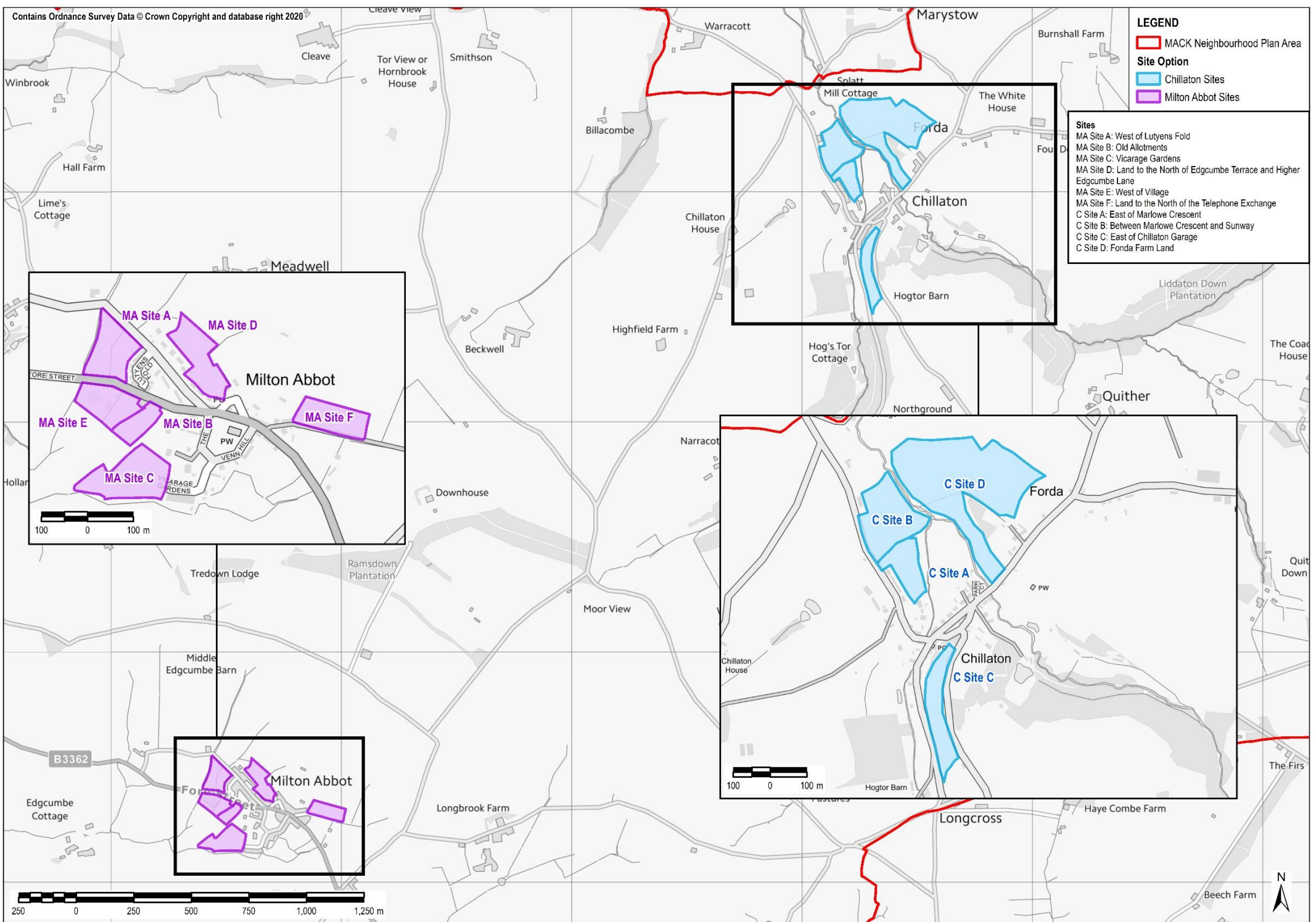
- 1.9 The Plymouth and South West Devon JLP has set an indicative figure of 20 new homes to be provided within the MACK Plan area to the period until 2034. There is also a clear and evidenced need for affordable housing to be incorporated into future development. Completed by the MACK Plan Team, a comparison of the needs identified by AECOM's Housing Needs Assessment, the Devon Communities Together Housing Needs Survey and the Devon Homes Choice figures from West Devon Borough Council identifies a need for six affordable homes in the MACK Plan area.
- 1.10 To help deliver these aspirations, the MACK Plan Team were offered independent technical support to consider sites within the MACK Plan area which have been offered up by landowners as potentially appropriate for residential development. These sites were chosen from the most recently completed SHLAA<sup>4</sup> and via a consideration of potentially available sites in the MACK Plan area which was undertaken by the MACK Plan Team through a 'call for sites' process (completed in April 2020). This process identified ten sites within the MACK Plan area, located in the immediate vicinities of Milton Abbot (MA) and Chillaton (C).
- 1.11 The ten sites considered through the site assessment process are listed below in **Table 1.1** and shown in the figure overleaf. The sizes of the sites have either been taken from the SHLAA or from the 'call for sites' applications as submitted by the landowners (or by land agents on behalf of the landowners).

**Table 1.1: Sites considered through the site assessment**

Name	Size
MA Site A: West of Lutyens Fold	1.2 ha
MA Site B: Old Allotments	0.5 ha
MA Site C: Vicarage Gardens	1.7 ha
MA Site D: Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane	1.1 ha
MA Site E: West of Village	1.0 ha
MA Site F: Land to the North of the Telephone Exchange	0.6 ha
C Site A: East of Marlowe Crescent	1.4 ha
C Site B: Between Marlowe Crescent and Sunway	2.6 ha
C Site C: East of Chillaton Garage	1.4 ha
C Site D: Forda Farm Land	7.3 ha

<sup>3</sup> Tamar Valley AONB Partnership (2019): 'Management Plan 2019-2024' [online] available to access via: <http://www.tamarvalley.org.uk/care/aonb-management-plan/>

<sup>4</sup> West Devon Borough Council (2017) 'SHLAA: Site Information Packs for West Devon – M to Z' [online] accessible via: <https://www.plymouth.gov.uk/planningandbuildingcontrol/plymouthandsouthwestdevonjointlocalplan/plymouthandsouthwestdevonjointlocalplanexamination#Housing>



## 2. Methodology for the site assessment

### Introduction

- 2.1 Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, so the approach is transparent and defensible.
- 2.2 The approach to the site assessment is based primarily on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability)<sup>5</sup> published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan. This approach has been tailored for the purposes of the site assessment process for the MACK Plan, and a more detailed approach has been taken. This reflects the non-strategic scale of the MACK Plan and mirrors the specific requirements of the MACK Plan's evidence base.
- 2.3 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.4 In this context, the methodology for carrying out the site assessment is presented below.

### Task 1: Development of the site assessment pro-forma

- 2.5 Prior to carrying out the site assessment, a series of pro-forma were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.
- 2.6 The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:
- Background details on the site;
  - Existing land uses;
  - Surrounding land uses;
  - Site characteristics;
  - Site planning history;
  - Suitability;
  - Accessibility;
  - Environmental considerations;
  - Community facilities and services;
  - Heritage considerations;
  - Flood risk;
  - Existing infrastructure;
  - Land ownership; and
  - Site availability

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<sup>5</sup> GOV UK (2014): 'Housing and Economic Land Availability Assessment' [online] available to access via: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



- 2.7 Baseline information for the pro-forma was collected using the following data sources: Google Earth, MAGIC Interactive Mapping Tool<sup>6</sup>, Devon County Council's Environment Viewer<sup>7</sup>, West Devon Borough Council's Planning Search<sup>8</sup>, and via information provided by the landowners and the MACK Plan Team.

## Task 2: Initial desk study

- 2.8 The second task involved conducting a desk study for each of the sites, obtaining the preliminary information needed to complete the pro-formas and highlighting areas which should be examined in more detail during the subsequent site visit (Task 3).

## Task 3: Site visits

- 2.9 After the completion of the initial desk study, a site visit to the MACK Plan area was undertaken by two specialists within AECOM's Neighbourhood Planning team in October 2020. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site assessment process, in addition to gaining a better understanding of the context and nature of the MACK Plan area.

## Task 4: Consolidation of results

- 2.10 Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site assessment to be consolidated.
- 2.11 **Chapter 4** of this report presents a summary of the site assessments for each of the ten sites considered in the MACK Plan area. Each summary is preceded by site photos which highlight some of the key constraints and features discussed within the assessments. The completed pro formas for each site are available to view in **Appendix A**.

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<sup>6</sup> MAGIC (2020): 'Magic Interactive Mapping Tool', [online] available to access via:

<<https://magic.defra.gov.uk/MagicMap.aspx>>

<sup>7</sup> Devon County Council (2020): 'Environment Viewer', [online] available to access via: <<http://map.devon.gov.uk/DCCViewer/>>

<sup>8</sup> West Devon Borough Council (2020): 'Planning Search', [online] available to access via: <http://apps.westdevon.gov.uk/PlanningSearchMVC/>

### 3. Indicative housing capacity

3.1 In terms of housing capacity, the indicative number of dwellings for each site is shown in **Table 3.1** below. The indicative number of dwellings have been taken from the 'call for sites' application form as completed by the landowners (or land agents on behalf of the owners), and have been limited where appropriate in light of the following considerations:

- Information provided by landowners;
- The results and recommendations within the SHLAA; and
- The requirement for the MACK Plan to deliver a total of 20 dwellings to meet local housing needs, as specified within the Plymouth and South West Devon JLP.

**Table 3.1: Indicative number of dwellings for each site within the MACK Plan area\***

Name	Size	Indicative Number of Dwellings
MA Site A: West of Lutyens Fold	1.2 ha	10
MA Site B: Old Allotments	0.5 ha	5
MA Site C: Vicarage Gardens	1.7 ha	10
MA Site D: Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane	1.1 ha	20
MA Site E: West of Village	1.0 ha	20
MA Site F: Land to the North of the Telephone Exchange	0.6 ha	14
C Site A: East of Marlowe Crescent	1.4 ha	9
C Site B: Between Marlowe Crescent and Sunway	2.6 ha	10
C Site C: East of Chillaton Garage	1.4 ha	12
C Site D: Forda Farm Land	7.3 ha	20

*\*NB: housing capacities are intended for comparative purposes only. For several sites, the indicative number of dwellings might not be completely achievable due to the presence of on-site constraints.*

## 4. Summary of site assessments

### MA Site A: West of Lutyens Fold



### Site Development Potential

- 4.1 MA Site A 'West of Lutyens Fold' covers approximately 1.2ha of agricultural land and is located adjacent to the western boundary of Milton Abbot, which is identified as a 'sustainable village'



within the JLP. The site benefits from pedestrian access to services and facilities in the village centre, located approximately 250m to the south east along Higher Edgcumbe Lane.

- 4.2 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated site (Greystone Quarry Site of Special Scientific Interest (SSSI)) is approximately 4km to the west. Additionally, the quantum and type of development to be delivered within the site would not exceed any SSSI Impact Risk Zone (SSSI IRZ) thresholds.
- 4.3 Regarding potential flood risk concerns, the whole of the site is within Flood Zone 1 and has a low surface water flood risk potential.
- 4.4 Furthermore, an allocation at this location is not likely to cause harm to a designated heritage asset or its setting. This is given the relative distance of the site from the designations within Milton Abbot village and visual screening provided by properties to the east, at Lutyens Fold.

## Key Constraints

- 4.5 Access into the northern section of the site is constrained due to the relatively narrow width of Higher Edgcumbe Lane. This is shown in site photo group four, above. Whilst there is potential to establish access into the southern section of the site via the B3362 (Fore Street), the speed of the traffic along this route is a safety concern. Establishing access from Fore Street would also adversely impact the distinctive hedgebank along the southern site boundary. The site is also raised from Fore Street, presenting an additional access challenge.
- 4.6 Regarding natural landscape features, there are trees and hedgerows located along the site boundaries and a small stream passing through the central corridor of the site (north to south). The stream is shown in site photo group three, above. These features would need to be retained and enhanced (where appropriate) within new development areas to deliver net gains.
- 4.7 From a landscape and visual perspective, there are direct views into the site from approximately eight properties to the east (along Lutyens Fold). In this respect, an allocation at this location is likely to adversely impact upon residential amenity. There are also direct views into the Tamar Valley AONB (to the south), shown in site photo group two (above), with longer views to the south west over to Bodmin Moor. Additionally, there are potentially some direct views into the site from the Tamar Valley Discovery Trail. This public right of way (PRoW) passes through fields located approximately 250m to the north of the site, with its elevated setting on the hill side affording long views across over the village and across the landscape.
- 4.8 Although there are no entries on the Devon and Dartmoor Historic Environment Record (HER) within the site, local surveys have highlighted that the site contains evidence of curved field boundaries and earth banks (passing north to south), typical of strip field agricultural systems in the Middle Ages. These features are shown in site photo group one, above. There are also direct views of the medieval field system to the west of Milton Abbot (Monument MDV114237 on the HER), located approximately 100m to the south west of the site.
- 4.9 Based on the provisional agricultural land classification map for South West England produced by Natural England<sup>9</sup>, the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land (which is some of the best and most versatile land for agricultural purposes) and Grade 3b land (which is less agriculturally productive).

## Recommendations

- 4.10 Major constraints to development at this location include access issues, landscape and visual sensitivities, the stream passing through the site, and the archaeological evidence of strip field agricultural systems dating to the Middle Ages (which includes curved field boundaries and earth banks). In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

<sup>9</sup> Natural England (2011): 'Agricultural Land Classification Map for the South West Region' [online] available to access via: <http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736>



## MA Site B: Old Allotments



### Site Development Potential

4.11 MA Site B 'Old Allotments' covers approximately 0.5ha of amenity grassland and is located adjacent to the south western boundary of Milton Abbot, which is identified as a 'sustainable village' within the JLP.

- 4.12 The site benefits from pedestrian access to services and facilities in the village centre, located approximately 150m to the east along the B3362 (Fore Street). Suitable vehicle access into the northern section of the site is also possible from Fore Street.
- 4.13 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated site (Greystone Quarry SSSI) is approximately 4km to the west. Additionally, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.
- 4.14 Regarding potential flood risk concerns, the whole of the site is within Flood Zone 1 and has a low surface water flood risk potential. As the site slopes down to the south towards neighbouring agricultural fields, an allocation at this location is not likely to increase the flood risk to any existing properties in Milton Abbot (as the built-up part of the village is to the east).

## Key Constraints

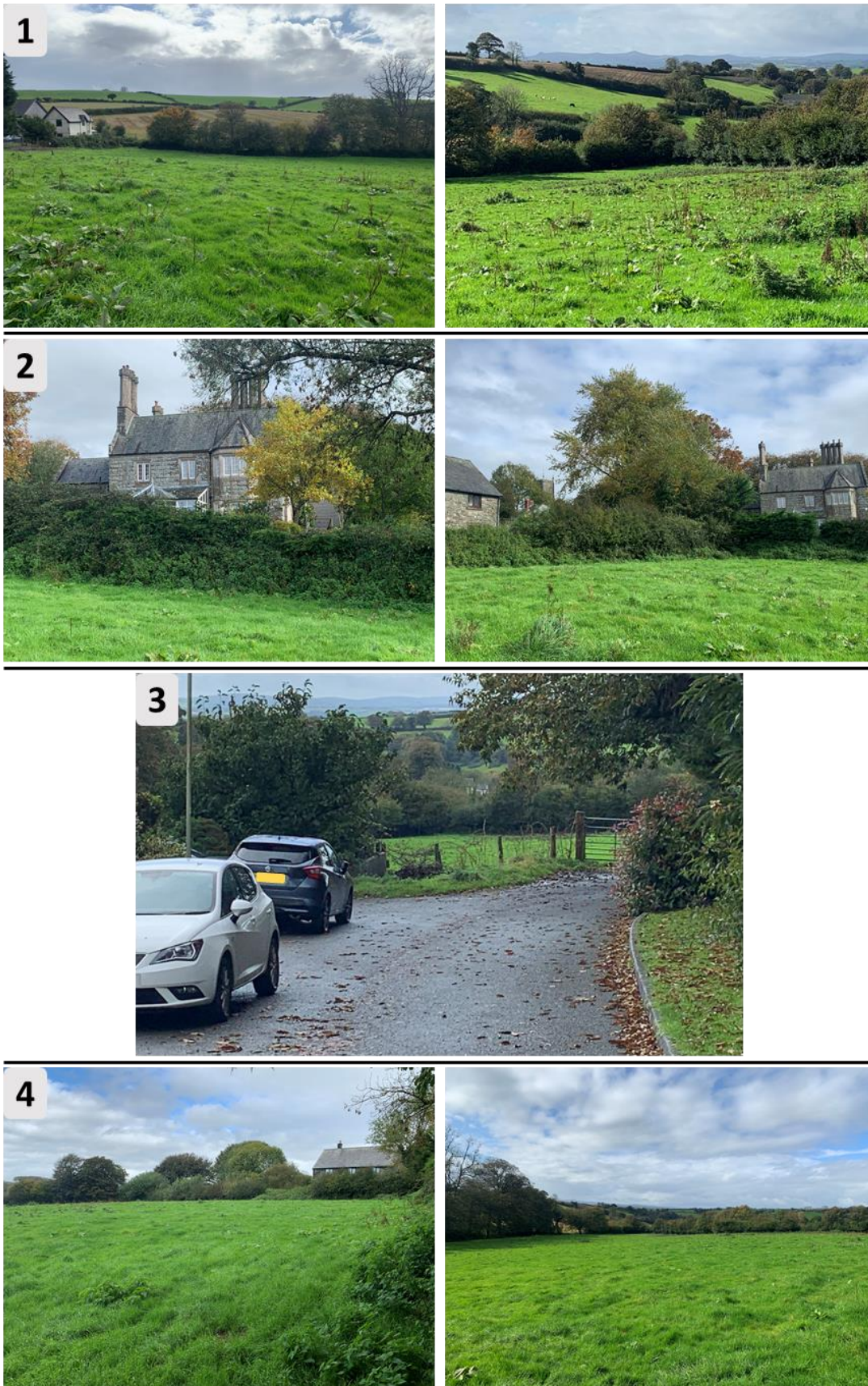
- 4.15 From a heritage perspective, the site is within the setting of Milton Abbot Conservation Area which adjoins the eastern site boundary. There are direct views into the site from within the conservation area, including the Grade II listed building '21 and 22, The Parade', which was designed by Sir Edwin Lutyens. This nationally designated heritage asset is shown in site photo group four, above. A prominent architect within 20<sup>th</sup> Century, Lutyens' style is representative in the design of several buildings within the village. Also visible from within the site, Monument MDV59783 'Methodist Chapel, Milton Abbot' listed on the Devon and Dartmoor HER is directly adjacent to the north western boundary.
- 4.16 Regarding natural landscape features, there are trees and hedgerows located along the site boundaries which are susceptible to development. These features would need to be retained and enhanced (where appropriate) within new development areas to deliver overall net gains.
- 4.17 In terms of visual constraints, there are some direct views into the site from approximately four properties in the village. From the southern half of the site, there are longer views to the south west across the Tamar Valley AONB and over to Bodmin Moor. This is evident in photo group one, above.
- 4.18 The site has also been assessed as part of the SHLAA under reference WD\_42\_05\_08/13. The SHLAA states that *"that the existing allotments within the site are visually part of the setting of the estate cottages and should ideally be retained as part of the historic character within any wider development of the site. If they are currently redundant as allotments, they could be a wildlife reserve or retained as another use of public benefit"*. The existing allotments within the site are shown in photo groups three and four, above.
- 4.19 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.

## Recommendations

- 4.20 Heritage considerations, landscape and visual sensitivities, and the existing allotments within the site boundary provide constraints to development at this location. Recognising these constraints, sensitive development may be appropriate for taking forward on parts of the site with appropriate design and layout and the incorporation of high quality green infrastructure provision.
- 4.21 In this respect, part of the site may be suitable for allocation within the MACK Plan to contribute to local housing needs subject to the incorporation of appropriate design and mitigation measures. In light of the constraints associated with the site, the delivery of up to five homes may be appropriate.



## MA Site C: Vicarage Gardens



## Site Development Potential

- 4.22 MA Site C 'Vicarage Gardens' covers approximately 1.7ha of agricultural land and is located adjacent to the southern boundary of Milton Abbot, which is identified as a 'sustainable village' within the JLP. The site is within proximity to services and facilities within the village centre. Suitable vehicle access into the eastern section of the site is possible from Vicarage Gardens (via Venn Hill or The Parade). This is shown in photo three, above.
- 4.23 In terms of availability, the site is currently used by an agricultural farmer under a farm business tenancy agreement. Vacant possession of the site is achievable upon 12 months' notice.
- 4.24 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated site (Greystone Quarry SSSI) is approximately 4km to the west. Additionally, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.

## Key Constraints

- 4.25 From a landscape perspective, the Tamar Valley AONB is directly to the south and south west of the site. It is likely that developing the site would result in a loss of an area of land that acts as a buffer to the AONB and its setting.
- 4.26 Regarding visibility, there are short and direct views across the AONB from within the site, with longer views to the south west over to Bodmin Moor. This is evident in photo group one, above. Additionally, there are potentially some direct views into the site from the Tamar Valley Discovery Trail which is within the AONB. The public right of way<sup>10</sup> approaches the village from the south west and likely overlooks the site at some locations. There are also direct views into the site from approximately seven properties, including three at Vicarage Gardens.
- 4.27 Heritage constraints include Milton Abbot Conservation Area, which borders the northern and eastern site boundaries. There are direct views into the site from two properties within the conservation area, including from the Grade II listed building 'The Old Vicarage and House Adjoining at the North' which was designed by Sir Edwin Lutyens. This is shown in photo group two, above. Also visible from the site, Monument MDV114238 'Medieval Field System to the South of Milton Abbot' on the Devon and Dartmoor HER is approximately 100m to the south. Furthermore, the SHLAA highlights that the site has the potential to contain archaeological remains.
- 4.28 Although the site is wholly within Flood Zone 1, there is a corridor of land within the southern section of the site (traversing east to west) which has a medium-high surface water flood risk potential. Whilst limited in scale, an allocation at this location could exacerbate existing surface water issues on-site and increase surface water runoff to neighbouring properties along Vicarage Gardens.
- 4.29 Adjacent to the site, there are corridors of semi-mature and mature trees located along the southern and western boundaries and a stream located along the southern boundary. These natural assets contribute to local ecological networks within the landscape and would need to be retained and enhanced (where appropriate) through new development areas.
- 4.30 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.
- 4.31 With reference to utilities infrastructure, there is a sewage treatment works located directly to the south west of the site. This may give rise to odour issues.

<sup>10</sup> A public right of way is a right by which the public can pass along linear routes over land at all times. Although the land may be owned by a private individual, the public have a legal right across that land along a specific route



## Recommendations

- 4.32 Major constraints to development at this location include significant landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, flood risk concerns, and possible odour issues from the sewage treatment works. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

## MA Site D: Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane



## Site Development Potential

- 4.33 MA Site D 'Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane' covers approximately 1.1ha of agricultural land and is located adjacent to the northern boundary of Milton Abbot, which is identified as a 'sustainable village' within the JLP. The site benefits from pedestrian access to services and facilities in the village centre, located approximately 100m to the south east along Higher Edgcumbe Lane.
- 4.34 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated site (Greystone Quarry SSSI) is approximately 4km to the west. Additionally, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.
- 4.35 The southern section of the site is subject to a planning application for five dwellings (ref: 0016/20/OPA) which has yet to be determined.

## Key Constraints

- 4.36 In terms of visual sensitivities, there are direct views into the site from the Tamar Valley Discovery Trail PRoW which passes to the north of the site. Additionally, there are direct views into the site from approximately eight properties located along Higher Edgcumbe Lane, as their gardens overlook and abut the southern and south western boundaries. Development within the site would also be raised above the height of the existing properties, given the sloping topography. Therefore, an allocation at this location is likely to adversely impact upon residential amenity.
- 4.37 Given the open character and elevated setting of the northern section of the site in particular, there are direct views into Tamar Valley AONB and longer views across Bodmin Moor. This is highlighted in photo group one, above. The site is also potentially visible from within the Tamar Valley AONB on approach into the southern section of the village (also via the Tamar Valley Discovery Trail PRoW).
- 4.38 From a heritage perspective, the southern half of the site is adjacent to Milton Abbot Conservation Area. There are views to approximately three nationally designated listed buildings in the conservation area from within the site, including the Grade I listed 'Parish Church of St Constantine'. This is shown in photo group three, above. In this regard, an allocation at this location will directly impact upon the setting of nationally and locally designated heritage assets within the village.
- 4.39 Establishing suitable vehicle access into the site is problematic due to the relatively narrow width of Higher Edgcumbe Lane. Although there is existing vehicle access, this is via a right angle turning from Higher Edgcumbe Lane and onto a narrow track which slopes upwards to the site entry. This is shown in photo groups two and four, above.
- 4.40 Regarding potential flood risk concerns, according to the Flood Map for Planning<sup>11</sup> the whole of the site is within Flood Zone 1 and has a low surface water flood risk potential. However, within the last year, flooding has affected properties on the north side of Higher Edgcumbe Lane, including the Edgcumbe Arms public house. Given topography, this is likely to have been influenced by surface water runoff from the site.
- 4.41 Regarding natural landscape features, there are trees and hedgerows located along the site boundaries which are susceptible to development. These features would need to be retained and enhanced (where appropriate) within new development areas to deliver overall net gains.
- 4.42 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.
- 4.43 With reference to utilities infrastructure, there are pipe lines passing through the site which provide spring-fed water supply to properties along Higher Edgcumbe Lane.

<sup>11</sup> <https://flood-map-for-planning.service.gov.uk/>



## Recommendations

- 4.44 Major constraints to development at this location include landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, access concerns, and potential impacts to the spring-fed water supply and existing utilities infrastructure. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

## MA Site E: West of Village





## Site Development Potential

- 4.45 MA Site E 'West of Village' covers approximately 1.0 ha of land and is occupied by areas of hardstanding, farm buildings and storage buildings which vary in scale, means of construction and general appearance. This is shown in photo groups one and two, above. An application for an agricultural workers' dwelling and access (ref: 4170/18/OPA) was conditionally approved in March 2019.
- 4.46 The site is visible from the B3362 (Fore Street) and is adjacent to a key route into Milton Abbot village from the west. Suitable vehicle access into the northern section of the is possible from two locations along Fore Street. There is also potential to establish pedestrian connectivity to the site via the verge which passes alongside the northern boundary. The verge is relatively wide and joins an existing footpath at the Methodist Chapel which provides pedestrian access to services and facilities in Milton Abbot village centre. This is shown in photo group three, above.
- 4.47 Whilst the site has an agricultural character, the overall appearance of the site in its existing form detracts from the public realm and rural setting of the village. Redevelopment of the site would support the efficient use of land.
- 4.48 An allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated site (Greystone Quarry SSSI) is approximately 4km to the west. Additionally, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.
- 4.49 Regarding potential flood risk concerns, the whole of the site is within Flood Zone 1 and has a low surface water flood risk potential. Providing that sustainable drainage measures are incorporated into new development areas to minimise surface water runoff, an allocation at this location is not likely to increase the risk of flooding to any existing properties within the village.
- 4.50 Furthermore, an allocation at this location is not likely to cause harm to designated heritage assets or their settings. This is given the relative distance of the site from the designations within Milton Abbot village and visual screening provided by surrounding vegetation.

## Key Constraints

- 4.51 From a landscape and visual perspective, there are direct views to the south and south west across Tamar Valley AONB and Bodmin Moor. There are also direct views into the site from approximately eight properties along Lutyens Fold and Higher Edgcumbe Lane (to the north and north east of the site). Additionally, there are potentially some direct views into the site from the Tamar Valley Discovery Trail. This PRoW passes through fields located approximately 350m to the north of the site, with its elevated setting on the hill side affording long views across over the village and across the landscape. However, as there are existing buildings within the site comprising various forms, styles and materials, new development at this location has the potential to enhance the public realm and rural setting of this part of the village.
- 4.52 Hedgerows and trees alongside site boundaries contribute to local ecological networks and offer suitable habitat for protected species. Further ecological appraisal work is likely to confirm the presence or absence of protected species and appropriate mitigation measures. However, it is anticipated that these features could be retained and enhanced through new development areas to deliver overall net gains.
- 4.53 With reference to non-designated heritage features, there are no entries on the Devon and Dartmoor HER within the site. However, there are some direct views of the medieval field system to the west of Milton Abbot (Monument MDV114237 on the HER), located approximately 100m to the south west of the site. Also visible from within the site, Monument MDV59783 'Methodist Chapel, Milton Abbot' is directly adjacent to the north eastern boundary.
- 4.54 The site is located at the entrance into the village, where the speed limit reduces to 30mph from the national speed limit. This is shown in photo group three, above. As such traffic speeds are high at this location, with potential road safety issues.

- 4.55 The provisional agricultural land classification map for South West England produced by Natural England indicates that the field within the eastern section of the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land. Nonetheless, redevelopment of the western section of the site would support the efficient use of land.

## Recommendations

- 4.56 Landscape sensitivities, ecological considerations, and potential impacts to the setting of locally important heritage features provide some constraints to development at this location. It is anticipated that these constraints could be appropriately mitigated through development proposals. It should also be noted that due to the current contribution of the site to a poor quality public realm, new development areas have the potential to improve visual amenity.
- 4.57 The site benefits from suitable vehicle access and is relatively well connected to services and facilities in the village centre. Given the relatively poor quality of the existing buildings on site, new development also presents an opportunity to enhance the visual appearance of the site and the rural setting of the village on approach from the west (via the B3362). Additionally, due to the location of the site at the entrance to the village and the existing road layout, there are significant opportunities for development to initiate traffic calming measures and provide a high quality visual entry point into the village.
- 4.58 In this respect, the site is considered suitable to allocate within the MACK Plan to contribute to local housing needs. Whilst all 20 homes could potentially be delivered on the site, there will be a need to provide space to deliver high quality green infrastructure provision alongside development areas to reflect local environmental sensitivities. In addition, there is a desire within the community to deliver new community facilities alongside new development areas. As such, given the proximity of the site to MA Site B 'Old Allotments', and the development potential of parts of that site, an allocation at MA Site E could be facilitated in combination with an allocation at MA Site B 'Old Allotments'. This would enable the delivery of appropriate green infrastructure and other community provision (including new community facilities) to support new housing at this location.



## MA Site F: Land to the North of the Telephone Exchange



## Site Development Potential

- 4.59 MA Site F 'Land to the North of the Telephone Exchange' covers approximately 0.6ha of agricultural land and is located adjacent to the eastern boundary of Milton Abbot, which is identified as a 'sustainable village' within the JLP. The site is within proximity to services and facilities within the village centre.
- 4.60 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated site (Greystone Quarry SSSI) is approximately 4km to the west. In this respect, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.
- 4.61 Regarding potential flood risk concerns, the whole of the site is within Flood Zone 1 and has a low surface water flood risk potential. As the site slopes down to the south towards neighbouring agricultural fields, an allocation at this location is not likely to increase the risk of flooding to any existing properties within Milton Abbot (as the village is to the west).

## Key Constraints

- 4.62 The site is potentially visible from the Tamar Valley AONB, on approach into the south of the village via the Tamar Valley Discovery Trail PRoW. This is given its elevated location and sloping aspect within the landscape, contributing to the rural setting of the village. The site itself is visually open, and there are long views to the south and south west of the site across the village, the AONB and to Bodmin Moor.
- 4.63 From a heritage perspective, Milton Abbot Conservation Area is adjacent to the south western site boundary. There are views to three nationally designated listed buildings in the conservation area from within the site, including the Grade I listed 'Parish Church of St Constantine'. This is shown in photo group two, above. In this regard, an allocation at this location will directly impact upon the setting of nationally and locally designated heritage assets within the village.
- 4.64 Establishing suitable vehicle access into the site is challenging due to the relatively narrow width of the lane which connects to the south western site boundary (via Fore Street). The turning into the site from the lane is directly adjacent to the corner property, with the angle and sloping aspect of the turning presenting a further challenge. This is highlighted in site photo groups one and three, above.
- 4.65 With reference to natural landscape features, there are trees and hedgerows located along the site boundaries which are susceptible to development. These features would need to be retained and enhanced (where appropriate) within new development areas to deliver net gains.
- 4.66 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.

## Recommendations

- 4.67 Major constraints to development at this location include landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, and access concerns. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.



## C Site A: East of Marlowe Crescent



### Site Development Potential

- 4.68 C Site A 'East of Marlowe Crescent' covers approximately 1.4ha of agricultural land and is located directly adjacent to the north of Chillaton village. There is potential to establish suitable vehicle access into the north western section of the site from Lifton Road.
- 4.69 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east. In this respect, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.

- 4.70 The site is not within the setting of any nationally protected landscapes or any designated heritage assets. Located approximately 100m to the south of the site, the Grade II listed 'Sunnyside and Cottage Adjoining at the South' is screened from view by existing properties within Chillaton village.

## Key Constraints

- 4.71 Chillaton is not identified as a 'sustainable village' within the JLP. Services and facilities within the village centre are relatively limited, with no local shop or primary school. In this regard, an allocation at this location is less likely to reduce the need to travel by car for accessing day-to-day services and facilities.
- 4.72 Regarding potential flood risk concerns, the north eastern, eastern and southern sections of the site are within Flood Zone 3. The areas at highest risk follow the corridor of a stream (a tributary of the River Lyd), which passes adjacent to the eastern site boundary and into Chillaton village. Surface water flooding issues are confined to the areas of the site within Flood Zone 3. Developing the site could exacerbate existing flood risk issues on-site and increase the risk to properties downstream within the village centre. This is given the sloping aspect of the site (down to the east, towards the stream) and the potential for surface water runoff from areas of hardstanding.
- 4.73 Adjacent to the site, there are corridors of semi-mature and mature trees located along the northern and eastern site boundaries. This is shown in photo two, above. These natural assets contribute to local ecological networks within the landscape and would need to be retained and enhanced (where appropriate) through new development areas.
- 4.74 In terms of landscape character and visual amenity, the site is relatively open but benefits from visual screening from properties located along Marlowe Crescent. Nonetheless, the site is set back from Lifton Road and any development would therefore have to sit behind the row of approximately ten properties along Marlowe Crescent (shown in photo one, above). This would directly impact upon residential amenity.
- 4.75 Although there are no features on the Devon and Dartmoor HER within or adjacent to the site, the SHLAA notes that the site has the potential to contain archaeological remains.
- 4.76 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.
- 4.77 Access to the site would have to be created through the allotments. It is understood though that this land is owned by a third party. It is unclear whether this would raise any issues in this regard.

## Recommendations

- 4.78 Major constraints to development at this location include the relative distance to services and facilities, flood risk issues on site and the risks to properties within the village, impacts to residential amenity, and the potential for the site to contain archaeological remains. An allocation at this location would also result in a pattern of development which is uncharacteristic of the existing built form of the village.
- 4.79 In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.



## C Site B: Between Marlowe Crescent and Sunway



### Site Development Potential

- 4.80 C Site B 'Between Marlowe Crescent and Sunway' covers approximately 2.6ha of agricultural land and is located to the north of Chillaton village. Suitable vehicle access into the western section of the site is achievable from Lifton Road. This is shown in photo group one, above.
- 4.81 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated sites (Brent Tor

SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east. In this respect, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.

- 4.82 The site is not within proximity to any nationally protected landscapes. An allocation at this location would also not harm any designated or non-designated heritage assets.

## Key Constraints

- 4.83 Chillaton is not identified as a 'sustainable village' within the JLP. Services and facilities within the village centre are relatively limited, with no local shop or primary school. In this regard, an allocation at this location is less likely to reduce the need to travel by car for accessing day-to-day services and facilities.
- 4.84 Regarding potential flood risk concerns, the eastern and south eastern sections of the site are within Flood Zone 3. The flood zones follow the corridor of a stream (a tributary of the River Lyd), which passes adjacent to the eastern site boundary. Surface water flooding issues are largely confined to the areas of the site which are within Flood Zone 3. However, there is a corridor of land within the southern section of the site (traversing east to west) which has a low-medium surface water flood risk potential. These areas of the site are also quite boggy, indicated by the vegetation in photo group three, above. Developing the site could exacerbate existing flood risk issues on-site and increase the risk to properties downstream within the village centre. This is given the sloping aspect of the site (down to the east, towards the stream) and the potential for surface water runoff from areas of hardstanding.
- 4.85 Adjacent to the site, there are corridors of semi-mature and mature trees located along the northern, eastern and southern site boundaries. This is shown in photo group three, above. These natural assets contribute to local ecological networks within the landscape and would need to be retained and enhanced (where appropriate) through new development areas.
- 4.86 With reference to visual sensitivities, the site is visible on approach into the northern section of Chillaton village from the road network. However, as the site slopes down to the east and south east (away from Lifton Road), this reduces the visual prominence of the site within the landscape. An element of visual screening is also provided by the property at Sunway which is adjacent to the north western site boundary. This is shown in photo group two, above. Nonetheless, there are direct views into the site from this property and from Willow Cottage (adjacent to the south western site boundary).
- 4.87 In terms of landscape character, development of the whole site would result in a significant extension of Chillaton village to the north. The site is relatively open in character and there are long views to the east and south east over to the valley side and over to a cluster of listed buildings within the neighbouring settlement of Marystow.
- 4.88 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.

## Recommendations

- 4.89 Constraints to development at this location include the relative distance to services and facilities, flood risk issues on site and the risks to properties within the village, and landscape and visual sensitivities.
- 4.90 Development of the site in its entirety is not suitable due to issues relating to impact on the landscape character and flood risk issues. In addition, the limited range of local facilities within Chillaton village indicates that only small scale development is likely to be suitable. In this respect, there could be potential for approximately ten dwellings in the western section of the site as a continuation of the existing linear development along Lifton Road.



## C Site C: East of Chillaton Garage



### Site Development Potential

- 4.91 C Site C 'East of Chillaton Garage' covers approximately 1.4ha of agricultural land to the south and south east of the village. The site is wholly located within Flood Zone 1 and has a low surface water flood risk potential. Additionally, the site is not within the setting of any nationally protected landscapes.

- 4.92 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east. In this respect, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds.

## Key Constraints

- 4.93 Chillaton is not identified as a 'sustainable village' within the JLP. Services and facilities within the village centre are relatively limited, with no local shop or primary school. In this regard, an allocation at this location is less likely to reduce the need to travel by car for accessing day-to-day services and facilities.
- 4.94 Planning application '1055/18/OPA' for the construction of a dwelling in the northern section of the site was refused in January 2019. The decision notice<sup>12</sup> highlights constraints relating to access issues, landscape and visual sensitivities and the potential loss of suitable habitat for protected species. Specifically:
- The narrow rural lane with few passing places would, individually and cumulatively, result in increased vehicular activity without adequate visibility;
  - The dwelling would be an obtrusive form of development within a highly visible and prominent location outside of the settlement boundary; and
  - The removal (in part) of the hedgebank along the north western boundary to establish an appropriate site entry would result in the loss of a suitable habitat for dormice.
- 4.95 To expand on the points raised within the decision notice, existing access into the northern section of the site is via a single lane track accessible via the lane next to Chichester Arms pub or from the road leading into Chillaton village from the north east. The single lane track is relatively steeply sloping and banked by a row of trees on either side. This is shown in photo two, above.
- 4.96 Regarding landscape and visual sensitivities, the site is relatively open in character and there are long views to the west and north west across the valley and over Chillaton village. There are also some longer views to the north east over to the neighbouring settlement of Marystow and the Grade I listed 'Church of St Mary'. This is shown in photo groups one and three, above. New development on the site also has the potential to impact the setting of the village on approach from the north, given its prominent and elevated location on the valley side.
- 4.97 In terms of local ecological networks, there is a corridor of deciduous woodland Biodiversity Action Plan Priority Habitat<sup>13</sup> located alongside the south western site boundary. In the wider context, there are areas of deciduous woodland BAP Priority Habitat directly to the east of the site. This is shown in photo group four, above. Approximately 50m to the west of the site (on the valley side) there is an area of ancient semi-natural woodland. The site is bordered by trees and hedgerows which would need to be retained and enhanced (where appropriate) through new development areas to deliver overall net gains.
- 4.98 Although any on-site flood risk issues are limited, the site slopes downhill to the west towards properties within Chillaton village (some of which are within Flood Zone 3). As the site is an existing area of greenfield land, new areas of hardstanding within the site boundary could increase surface water runoff to neighbouring properties.
- 4.99 Monument MDV15945 'Village in the Parish of Milton Abbot' on the Devon and Dartmoor HER is recorded in the northern section of the site. The HER description of the heritage asset states: "*Village of chillitone, Domesday lands of liteltone held by the abbot of Tavistock with the manor of Milton Abbot in demesne.*" Additionally, there are direct views to the west and south west of the site across to an area of land within 'Chillaton and Hogstor Manganese Mine, Milton Abbot' (Monument MDV1642 on the HER).

<sup>12</sup> West Devon Borough Council (2020): 'Planning Application Search: 1055/18/OPA: Decision Notice', [online] accessible via: <http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/181055>

<sup>13</sup> BAP Priority Habitats are those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan.

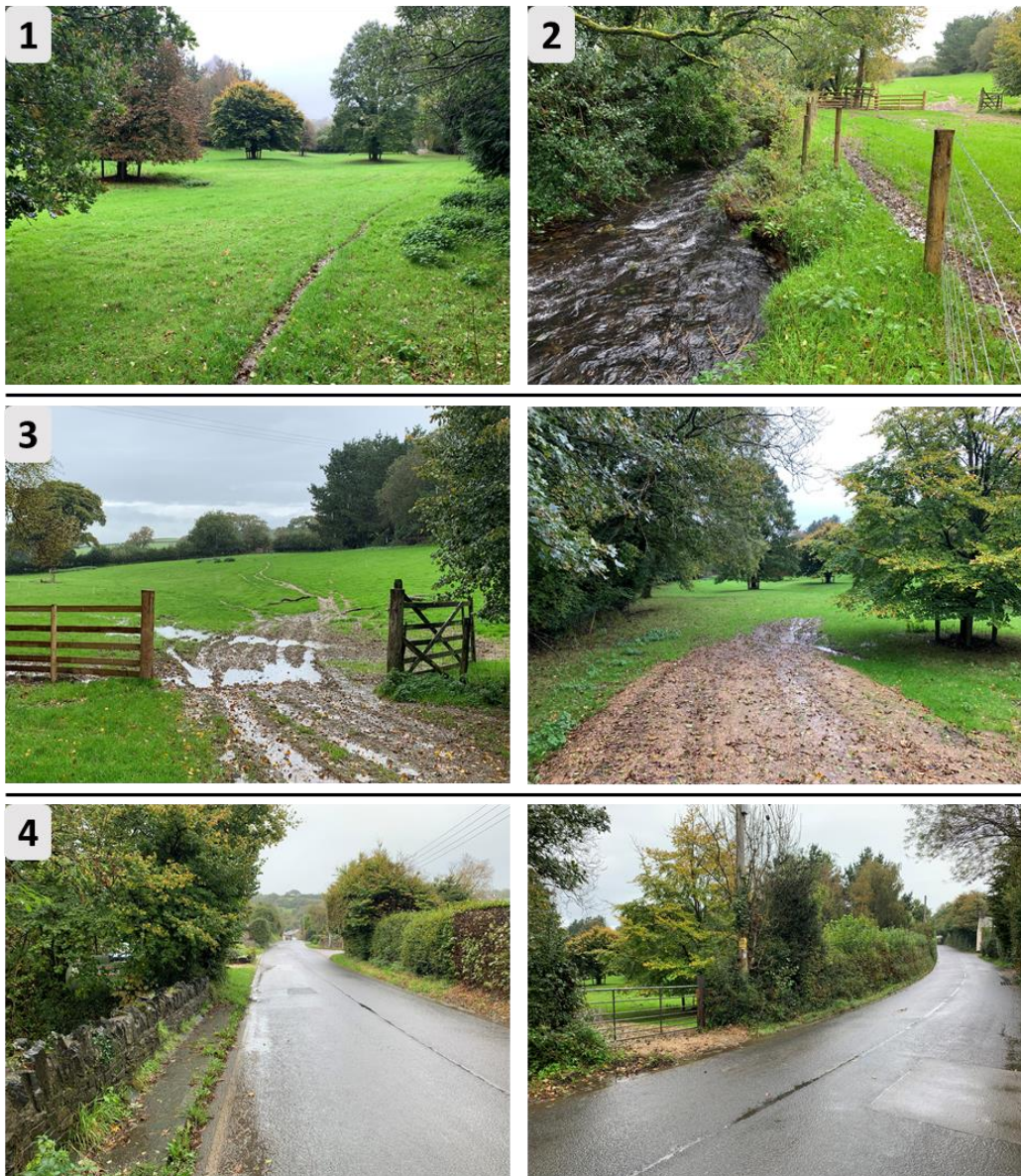


4.100 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.

### Recommendations

4.101 Major constraints to development at this location include the relative distance of the site to services and facilities, access concerns, landscape and visual sensitivities, the potential loss of suitable habitats for protected species, possible flood risk concerns for neighbouring properties, and the potential impacts to the setting of locally important heritage features. The site is significantly constrained in this respect and is not suitable to take forward for the purposes of the MACK Plan.

### C Site D: Forda Farm Land



### Site Development Potential

4.102 C Site D 'Forda Farm Land' encompasses four fields to the north east of Chillaton village which cover an area of approximately 7.3ha. Most of the land is agricultural, with the south eastern field (closest to the village and adjacent to properties at Park Court) an area of amenity grassland / parkland which contains some semi-mature and mature trees. This is shown in photo groups one and three, above.



- 4.103 Ecologically, an allocation at this location is not likely to adversely impact any internationally, nationally or locally designated sites for biodiversity. The nearest designated sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east. In this respect, the quantum and type of development to be delivered within the site would not exceed any SSSI IRZ thresholds. Additionally, the site is not within or within the setting of any nationally protected landscapes.

## Key Constraints

- 4.104 Chillaton is not identified as a 'sustainable village' within the JLP. Services and facilities within the village centre are relatively limited, with no local shop or primary school. In this regard, an allocation at this location is less likely to reduce the need to travel by car for accessing day-to-day services and facilities.
- 4.105 Regarding flood risk concerns, land within the western site boundary is within Flood Zone 3. The areas at highest risk follow the corridor of a stream (a tributary of the River Lyd), which passes adjacent to the western site boundary. The stream is shown in photo two (above) and is culverted under the road bridge adjacent to properties at Park Court. Developing the site could exacerbate existing flood risk issues on-site and increase the risk to approximately five properties at Park Court. This is given the sloping aspect of the site at some locations (down to the west and south west, towards the stream) and the potential for surface water runoff from areas of hardstanding.
- 4.106 The south eastern section of the site is accessible via two locations along the road which leads into Chillaton village from the north east. However, challenges include the narrow width of the lane at Forda Farm, which is less suited for frequent use. Additionally, the turning into site which is adjacent to properties at Park Court is accessed directly from the road. In this respect, there are potential safety concerns associated with the speed of traffic along the road and the relatively poor visibility splays which are restricted at this location from the hedgerow along the site boundary. This is shown in photo group four, above.
- 4.107 From a heritage perspective, there are three listed buildings within the setting of the site (along the south eastern boundary). This includes Rock Farmhouse (Grade II), Forda House (Grade II\*) and the Barn Adjoining Forda House at the North (Grade II), which are also entries on the Devon and Dartmoor HER. Two of the heritage assets are at Forda Farm, alongside the existing lane which leads to the site. In this respect, new development has the potential to impact the setting of nationally designated heritage assets in the absence of sensitive design.
- 4.108 Views into the southern section of the site are restricted due to screening by existing vegetation. The northern half of the site is more visually open, given its rural setting and sloping topography. Development in the northern section of the site would result in a significant extension to the north east of the village, facilitating development in the countryside.
- 4.109 Corridors of semi-mature and mature trees located along site boundaries contribute to local ecological networks. The hedgerows within the site provide natural boundaries between the four fields which comprise the total site area. It is anticipated that these features could be retained and enhanced through new development areas to deliver overall net gains.
- 4.110 The provisional agricultural land classification map for South West England produced by Natural England indicates that the site is underlain by Grade 3 agricultural land. However, in the absence of a detailed assessment, it is currently not possible to distinguish between Grade 3a land and Grade 3b land.

## Recommendations

- 4.111 Major constraints to development at this location include the relative distance of the site to services and facilities, access concerns, flood risk issues on site and the risks to neighbouring properties, potential impacts on the setting of nationally designated heritage assets, and landscape and visual sensitivities. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

## 5. Conclusions and recommendations

5.1 The site assessment has assessed the ten sites in the MACK Plan area which have been considered as potential allocations for residential development in the MACK Plan. The sites have been evaluated utilising the consistent criteria in the pro-forma developed by AECOM.

### Sites to take forward for the purposes of the MACK Plan

5.2 Following the completion of the site assessment, it is considered that one site is suitable to take forward for a residential allocation through the MACK Plan, as follows:

- MA Site E: West of Village

5.3 In addition, the following two sites are potentially suitable to take forward through the MACK Plan but have some constraints which would need to be addressed prior to development.

- MA Site B: Old Allotments; and
- C Site B: Between Marlowe Crescent and Sunway

5.4 The remaining seven sites are largely unsuitable to take forward through the MACK Plan as they have some major constraints to development.

5.5 A summary of the assessment findings is presented in **Table 5.1** below, with the overall ratings of the sites shown in the figures overleaf.

**Table 5.1: Suitability of sites for the purposes of the MACK Plan**

Name	Size	Appropriate for taking forward as allocations through the MACK Plan
<b>MA Site A:</b> West of Lutyens Fold	1.2 ha	<b>No</b> Major constraints to development at this location include access issues, landscape and visual sensitivities, impacts to residential amenity, the stream passing through the site, and the archaeological evidence of strip field agricultural systems dating to the Middle Ages (which includes curved field boundaries and earth banks). In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>MA Site B:</b> Old Allotments	0.5 ha	<b>Potentially</b> Heritage considerations, landscape and visual sensitivities, and the existing allotments within the site boundary provide constraints to development at this location. Recognising these constraints, sensitive development may be appropriate for taking forward on parts of the site with appropriate design and layout and the incorporation of high quality green infrastructure <sup>14</sup> provision. In this respect, part of the site may be suitable for allocation within the MACK Plan to contribute to local housing needs subject to the incorporation of appropriate design and mitigation measures. In light of the constraints associated with the site, the delivery of up to five homes may be appropriate.
<b>MA Site C:</b> Vicarage Gardens	1.7 ha	<b>No</b> Major constraints to development at this location include significant landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, flood risk concerns, and possible odour issues from the sewage treatment works. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

<sup>14</sup> Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

Name	Size	Appropriate for taking forward as allocations through the MACK Plan
<b>MA Site D:</b> Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane	1.1 ha	<b>No</b> Major constraints to development at this location include landscape and visual sensitivities, flood risk concerns, impacts to residential amenity, the potential for adverse impacts to the setting of heritage assets, access concerns, and potential impacts to the spring-fed water supply and existing utilities infrastructure. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>MA Site E:</b> West of Village	1.0 ha	<b>Yes</b> Landscape sensitivities, ecological considerations, and potential impacts to the setting of locally important heritage features provide minor constraints to development at this location. It is anticipated that these constraints could be appropriately mitigated through development proposals, particularly given the existing contribution of the site to a poor quality public realm.  The site benefits from suitable vehicle access and is relatively well connected to services and facilities in the village centre. Given the relatively poor quality of the existing buildings on site, new development also presents an opportunity to enhance the visual appearance of the site and the rural setting of the village on approach from the west (via the B3362).  Additionally, due to the location of the site at the entrance to the village and the existing road layout, there are significant opportunities for development to initiate traffic calming measures and provide a high quality visual entry point into the village. In this respect, the site is considered suitable to allocate within the MACK Plan to contribute to meeting local housing needs. Given the proximity of the site to MA Site B 'Old Allotments', and the development potential of parts of that site, an allocation at MA Site E could be facilitated alongside an allocation at MA Site B 'Old Allotments'.
<b>MA Site F:</b> Land to the North of the Telephone Exchange	0.6 ha	<b>No</b> Major constraints to development at this location include landscape and visual sensitivities, the potential for adverse impacts to the setting of heritage assets, and access concerns. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>C Site A:</b> East of Marlowe Crescent	1.4 ha	<b>No</b> Major constraints to development at this location include the relative distance to services and facilities, limited local primary school capacity, flood risk issues on site and the risks to properties within the village, impacts to residential amenity, and the potential for the site to contain archaeological remains. An allocation at this location would also result in a pattern of development which is uncharacteristic of the existing built form of the village. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.
<b>C Site B:</b> Between Marlowe Crescent and Sunway	2.6 ha	<b>Potentially</b> Constraints to development at this location include the relative distance to services and facilities, flood risk issues on site and the risks to properties within the village, and landscape and visual sensitivities. Development of the site in its entirety is not suitable due to issues relating to impact on the landscape character and flood risk issues. In addition, the limited local primary school capacity and range of local facilities within Chillaton village indicates that only small scale development is likely to be suitable. In this respect, there could be potential for approximately ten dwellings in the western section of the site as a continuation of the existing linear development along Lifton Road.



Name	Size	Appropriate for taking forward as allocations through the MACK Plan
<b>C Site C:</b> East of Chillaton Garage	1.4 ha	<b>No</b> Major constraints to development at this location include the relative distance of the site to services and facilities, limited local primary school capacity, access concerns, landscape and visual sensitivities, the potential loss of suitable habitats for protected species, possible flood risk concerns for neighbouring properties, and the potential impacts to the setting of locally important heritage features. The site is significantly constrained in this respect and is not suitable to take forward for the purposes of the MACK Plan.
<b>C Site D:</b> Forda Farm Land	7.3 ha	<b>No</b> Major constraints to development at this location include the relative distance of the site to services and facilities, limited local primary school capacity, access concerns, flood risk issues on site and the risks to neighbouring properties, potential impacts on the setting of nationally designated heritage assets, and landscape and visual sensitivities. In this respect, the site is not suitable to take forward for the purposes of the MACK Plan.

## Next steps

- 5.6 Sites to be taken forward for the purposes of the MACK Plan will be considered and proposed by the MACK Plan Team based on:
- The findings of this site assessment;
  - Responses received during consultation on proposed sites;
  - The scope for the sites to meet identified infrastructure needs of the community;
  - Viability studies;
  - The findings of the SEA; and
  - The extent to which the sites support the vision and objectives for the MACK Plan.
- 5.7 This process will be incorporated within the next stages of development for the MACK Plan in conjunction with engagement with landowners, the parish councils which comprise the MACK Plan area, and other stakeholders.

#### LEGEND

##### Site Option

##### RAG Assessment

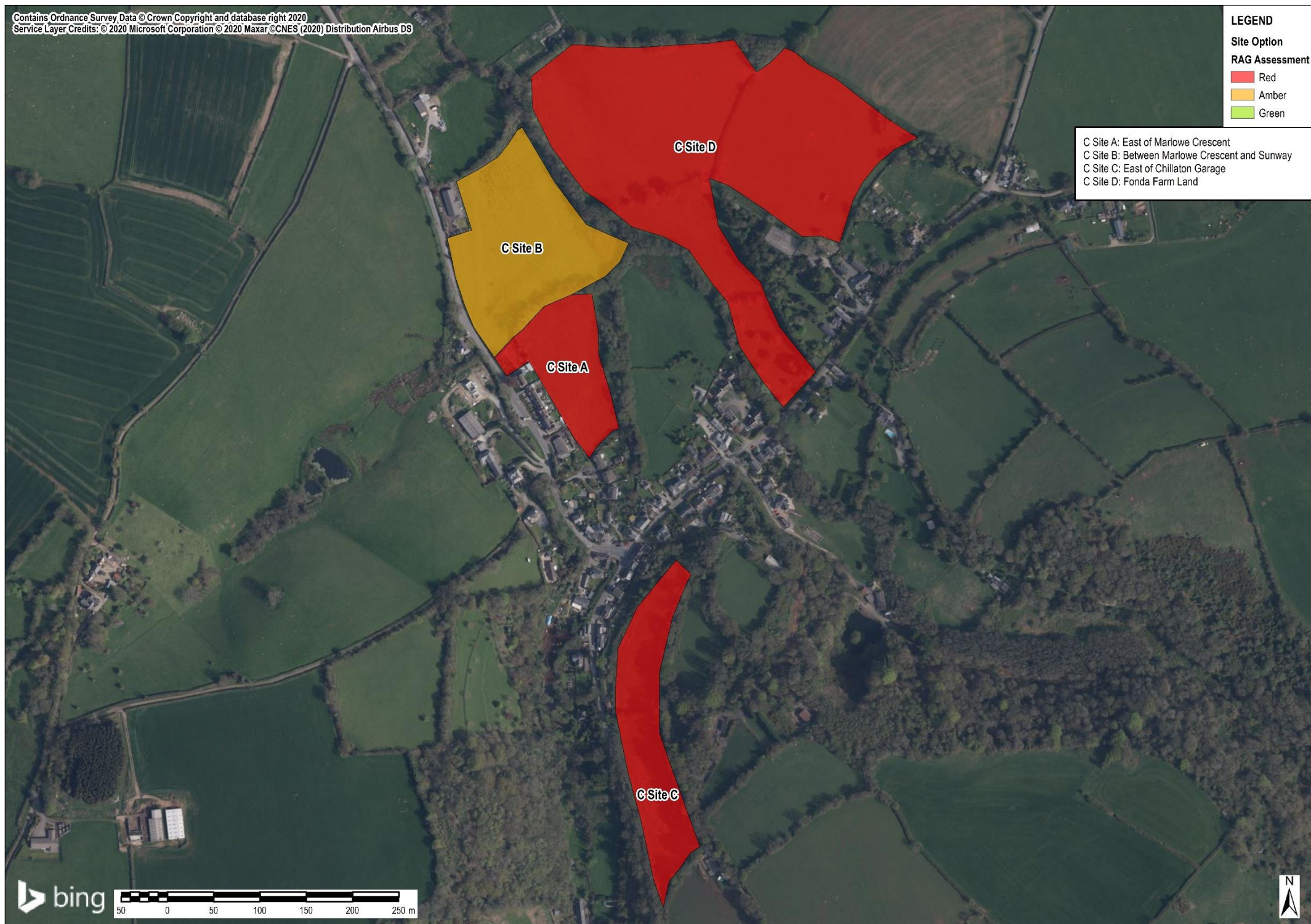
- Red
- Amber
- Green

##### Sites

- MA Site A: West of Lutyens Fold
- MA Site B: Old Allotments
- MA Site C: Vicarage Gardens
- MA Site D: Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane
- MA Site E: West of Village
- MA Site F: Land to the North of the Telephone Exchange









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# Appendix A Completed site assessment pro-forma

# MA Site A

1. Site Details	
Site reference / name	West of Lutyens Fold
Site address / location	Grid reference: SX404794
Gross site area (Hectares)	Approximately 1.2 ha
SHLAA reference (if applicable)	WD_42_01_08/13
Existing land use	Agricultural farmland
Land use being considered	Residential
Development capacity	10 dwellings
Site identification method / source	SHLAA / Call for sites
Policy context	Adjacent to Milton Abbot village, which is defined as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	None
Neighbouring uses	Residential to east; agricultural to north, south and west





2. Assessment of Suitability	
Environmental Constraints	
<b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b> <i>Within or adjacent / Visible from / Not visible from</i>	Visible from – views over to Tamar Valley AONB
<b>Is the site visible from the Dartmoor National Park?</b> <i>Yes / No / Uncertain</i>	No
<b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b> <i>Yes / No / Adjacent</i>	No
<b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b> <i>Yes / No / Partly</i>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b> <i>Yes / No / Partly or adjacent</i> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Gunoak and Wareham Woodland Strategic Nature Area, located approximately 750m to the south west of the site.
<b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b> <i>&gt; 50% intersects with Flood Zone 2 or 3</i> <i>&lt; 50% intersects with Flood Zone 2 or 3</i> <i>Whole site is within Flood Zone 1</i> See guidance notes: <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	Whole site is within Flood Zone 1
<b>Site is at risk of surface water flooding?</b> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low risk
<b>Does the development of the site increase the risk of flooding to existing properties?</b> <i>Yes / No / Unknown</i>	No
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK Biodiversity Action Plan (BAP) Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest site (Greystone Quarry SSSI) is approximately 4km to the west.</p> <p>Trees and hedgerows along site boundaries, with some small trees within the site. There is also a small stream passing through the central section of the site (north to south).</p> <p>No BAP Priority Habitats within the site boundary. However, there is an area of deciduous woodland BAP priority habitat located approximately 50m to the west of the site.</p>
<p><b>Is the site located on a spring which provides freshwater to the village?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven – slopes down to the south</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No</p>	<p>Yes – access into the northern section of the site via a single lane track. The track is relatively narrow and is less suited for frequent use. Potential to establish access into the southern section of the site via a turning from the B3362 – although potential safety issues from the speed of traffic. Establishing access from the B3362 would also adversely impact the distinctive hedgebank along the southern boundary.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Incomplete access: there is a footpath along Higher Edgcumbe Lane (north eastern site boundary) which connects to Milton Abbot village centre, however the pavement does not continue beyond the Lutyens Fold estate. Much of the single-track lane is too narrow for pavement and pedestrians in most parts cannot be passed or only passed if they step into driveways or private parking bays. Potential to create a footpath into the village along the verge adjacent to the B3362 (southern site boundary). However, pedestrians would have to cross the B3362 to reach the verge, with safety concerns from the speed of traffic.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No - Difficult to establish due to narrow width of Higher Edgcumbe Lane along the northern site boundary. Also, difficult to establish a cycle route along the B3362 (southern site boundary) given the width of the road and potential safety issues given the speed of traffic.</p>
<p><b>Does the site enable the provision of sufficient off-road parking?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p><b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	<400m	<400m	>1km	<400m	>1km	<400m	>1km

### Landscape and Visual Constraints

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

**Medium sensitivity** – there are trees and hedgerows located along the site boundaries, along with two earth banks with some isolated trees passing through the central section of the site (north to south). These earth banks are possibly a surviving feature of a former strip field agricultural system dating to the Middle Ages.



2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> - Direct views into the site from approximately eight properties to the east (along Lutyens Fold). There are also direct views into the Tamar Valley AONB (to the south), with longer views to the south west over to Bodmin Moor. Additionally, there are potentially direct views into the site from the Tamar Valley Discovery Trail. The PRoW extends to the north of the village and is elevated in the landscape, affording views into the village and out over the AONB and Bodmin Moor.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i> direct views of the medieval field system to the west of Milton Abbot (Monument MDV114237 on Devon and Dartmoor Historic Environment Record), located approximately 100m to the south west of the site. Monument MDV114236 (Allotments, west of Milton Abbot) is located approximately 75m to the west of the site but screened from view by vegetation along the western site boundary.</p> <p>Although there are no entries on the Historic Environment Record within the site boundaries, local surveys have highlighted that the field contains evidence of curved field boundaries, typical of strip field systems in the Middle Ages.</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>No</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b> <i>Yes / No</i>	Yes
3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	1 - 7 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	10 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	1 - 7 years
<b>Other key information</b>	
<b>Overall rating (<i>Red/Amber/Green</i>)</b>  The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, but available</i> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <i>not currently suitable, but available</i>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

## MA Site B

1. Site Details	
Site reference / name	Old Allotments
Site address / location	Grid reference: SX405793
Gross site area (Hectares)	Approximately 0.5 ha
SHLAA reference (if applicable)	WD_42_05_08/13
Existing land use	Allotment gardens
Land use being considered	Residential
Development capacity	5 dwellings
Site identification method / source	SHLAA / Call for sites
Policy context	Adjacent to Milton Abbot village, which is defined as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	None
Neighbouring uses	Residential to the north and east; agricultural to the south and west.





2. Assessment of Suitability	
<b>Environmental Constraints</b>	
<b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b> <i>Within or adjacent / Visible from / Not visible from</i>	Visible from – views over to Tamar Valley AONB
<b>Is the site visible from the Dartmoor National Park?</b> <i>Yes / No / Uncertain</i>	No
<b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b> <i>Yes / No / Adjacent</i>	No
<b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b> <i>Yes / No / Partly</i>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b> <i>Yes / No / Partly or adjacent</i> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Gunoak and Wareham Woodland Strategic Nature Area, located approximately 750m to the south west of the site.
<b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b> <i>&gt; 50% intersects with Flood Zone 2 or 3</i> <i>&lt; 50% intersects with Flood Zone 2 or 3</i> <i>Whole site is within Flood Zone 1</i> See guidance notes: <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	Whole site is within Flood Zone 1
<b>Site is at risk of surface water flooding?</b> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low risk
<b>Does the development of the site increase the risk of flooding to existing properties?</b> <i>Yes / No / Unknown</i>	No
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest site (Greystone Quarry SSSI) is approximately 4km to the west.</p> <p>No BAP Priority Habitats within or adjacent to the site boundary.</p>
<p><b>Is the site located on a spring which provides freshwater to the village?</b></p> <p>Yes / No / Unknown</p>	Unknown
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven – slopes to the south
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No</p>	Yes – existing access into the northern section of the site via Fore Street (B3362)
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes – existing pedestrian access into Milton Abbot village centre via a footpath alongside the B3362.
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	No – difficult to establish a cycle route along the B3362 given the width of the road and potential safety issues given the speed of traffic.
<p><b>Does the site enable the provision of sufficient off-road parking?</b></p> <p>Yes / No / Unknown</p>	Yes – existing area of hardstanding in the north eastern section of the site can accommodate between 3-4 vehicles.
<p><b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Adjacent
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	No

## 2. Assessment of Suitability

**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 / No / Unknown

No

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

**Yes** – development of the whole site could result in the loss of allotments. The SHLAA highlights that the existing allotments are visually part of the setting of the estate cottages and they also have social interest and should ideally be retained as part of the historic character within any wider development of the site. If they are currently redundant as allotments, they could be a wildlife reserve or retained as another use of public benefit.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	<400m	<400m	>1km	<400m	>1km	<400m	>1km

### Landscape and Visual Constraints

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

**Medium sensitivity** – there are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be retained and incorporated into the design of new development areas.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

**Medium sensitivity** - Some views into the site from approximately four properties, including from two properties within Milton Abbot Conservation Area. However, the site is relatively enclosed by existing vegetation located along its boundaries, providing visual screening.

From the southern half of the site, there are longer views to the south west across the Tamar Valley AONB and over to Bodmin Moor.


### Heritage Constraints



2. Assessment of Suitability	
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible</i> – some views into the site from the Grade II listed building '21 and 22, The Parade', adjacent to the eastern site boundary, which were designed by Sir Edwin Lutyens. The Grade II listed building is within Milton Abbot Conservation Area, which is also directly to the east of the site.
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<i>Some impact, and/or mitigation possible</i> – Monument MDV59783 'Methodist Chapel, Milton Abbot' on the Devon and Dartmoor Historic Environment Record is directly adjacent to the north western site boundary. The Methodist Chapel is visible from within the site.
Planning Policy Constraints	
<b>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?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	No
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b> <i>Yes / No</i>	Yes
3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	1 - 7 years

4. Assessment of Viability	
<b>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?</b> Yes / No / Unknown	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	5 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	1 - 7 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b>  The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, but available.  <b>Are there any known viability issues?</b> Yes / No	The site is potentially suitable, and available
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

## MA Site C

1. Site Details	
Site reference / name	Vicarage Gardens
Site address / location	Grid reference: SX405791
Gross site area (Hectares)	Approximately 1.7 ha
SHLAA reference (if applicable)	WD_42_06_08/13
Existing land use	Agricultural land
Land use being considered	Residential
Development capacity	10 dwellings
Site identification method / source	SHLAA / Call for sites
Policy context	Adjacent to Milton Abbot village, which is defined as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	None
Neighbouring uses	Residential to the north and to the east; agricultural to the south and west; sewage treatment works adjacent to the south western boundary.
	



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b></p> <p><i>Within or adjacent / Visible from / Not visible from</i></p>	<p><b>Within or adjacent</b> – Tamar Valley AONB located directly to the south and south west of the site</p>
<p><b>Is the site visible from the Dartmoor National Park?</b></p> <p><i>Yes / No / Uncertain</i></p>	<p><b>No</b></p>
<p><b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b></p> <p><i>Yes / No / Adjacent</i></p>	<p><b>No</b></p>
<p><b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b></p> <p><i>Yes / No / Partly</i></p>	<p><b>No</b> – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / Partly or adjacent</i></p> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	<p><b>No</b> – the nearest non-statutory environmental designation is the Gunoak and Wareham Woodland Strategic Nature Area, located approximately 750m to the south west of the site.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>&gt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>&lt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>Whole site is within Flood Zone 1</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	<p><b>Whole site is within Flood Zone 1</b></p>
<p><b>Site is at risk of surface water flooding?</b></p> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Medium risk</b> – corridor of land within the southern section of the site (traversing east to west) which has surface water flood risk issues.</p>
<p><b>Does the development of the site increase the risk of flooding to existing properties?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> – properties located at Vicarage Gardens have a high surface water flood risk potential. Increasing areas of hardstanding within the site has the potential to increase surface water flood risk issues to existing properties.</p>

2. Assessment of Suitability	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.
<b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest site (Greystone Quarry SSSI) is approximately 4km to the west.</p> <p>Corridor of semi-mature and mature trees located along the southern and western site boundaries, and a stream located along the southern boundary. These natural assets form ecological wildlife corridors within the landscape.</p> <p>No BAP Priority Habitats within or adjacent to the site boundary.</p>
<b>Is the site located on a spring which provides freshwater to the village?</b> <i>Yes / No / Unknown</i>	Unknown
Physical Constraints	
<b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	<i>Gently sloping or uneven</i> – slopes down from the north east to the south west
<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No</i>	<i>Yes</i> – existing access into the site from Vicarage Gardens (via Venn Hill and The Parade). However, the approach from Venn Hill and The Parade is relatively narrow and perhaps less suited for frequent use.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>Yes</i> – there is an existing footpath along Vicarage Gardens. Although the footpath does not extend along Venn Hill or The Parade and into Milton Abbot village centre, these roads are less frequently used by vehicles and likely used for pedestrian access from existing residents along Venn Hill, The Parade and Vicarage Gardens.
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> – problematic due to the width of Venn Hill and The Parade.
<b>Does the site enable the provision of sufficient off-road parking?</b> <i>Yes / No / Unknown</i>	<i>Yes</i>
<b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b> <i>Yes / No / Unknown</i>	<i>No</i> – Given the location of the site, the site does not provide opportunities for enhancing traffic management or road safety.
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<i>No</i>

2. Assessment of Suitability							
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>				<b>No</b> – However, TPO Area S77 is a corridor of trees extending southwards between the intersection of Venn Hill and The Parade to Vicarage Gardens (adjacent to the road) – approximately 25m to the east of the site.			
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>				<b>No</b>			
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>				<b>Adjacent</b>			
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>				<b>No</b>			
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>				<b>No</b> – However, the south west boundary of the site is adjacent to a sewage treatment works, and access is required across the site. The SHLAA notes that this may give rise to odour issues.			
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>				<b>No</b>			
<b>Accessibility</b> Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.							
Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	<400m	<400m	>1km	<400m	>1km	<400m	>1km
<b>Landscape and Visual Constraints</b>							
<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>				<b>Medium sensitivity</b> – the southern boundary of the site is directly adjacent to the Tamar Valley AONB. There are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas.			



2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> – There are short and direct views into Tamar Valley AONB from the site, with longer views to the south west across to Bodmin Moor. The site is open in character and there are potentially direct views into the site from within the Tamar Valley AONB via the Tamar Valley Discovery Trail. The PRoW approaches the village from the south west of the site. There are also direct views into the site from approximately five properties, including three at Vicarage Gardens and two within Milton Abbot Conservation Area (discussed below).</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> – direct views into the site from the Grade II listed building 'The Old Vicarage and House Adjoining at the North' which is located adjacent to the eastern site boundary and designed by Sir Edwin Lutyens. The Grade II listed building is within Milton Abbot Conservation Area, which borders the northern and eastern site boundary. Some views of the Parish Church of St Constantine' from the site (located to the north east, and Grade I listed).</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> – direct views of the medieval field system to the south of Milton Abbot (Monument MDV114238 on Devon and Dartmoor Historic Environment Record), located approximately 100m to the south of the site and within the Tamar Valley AONB. Additionally, the SHLAA notes that the site has the potential to contain archaeological remains.</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

2. Assessment of Suitability	
<b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b> Yes / No	Yes
3. Assessment of Availability	
<b>Is the site available for development?</b> Yes / No / Unknown	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown	Yes – site is used by agricultural tenant farmer under a farm business tenancy agreement. Vacant possession of the site is achievable upon 12 months' notice.
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	0 - 5 years
4. Assessment of Viability	
<b>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?</b> Yes / No / Unknown	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	10 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b>  The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, but available.  <b>Are there any known viability issues?</b> Yes / No	The site is not currently suitable, but available
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

# MA Site D

1. Site Details	
Site reference / name	Land to the North of Edgcumbe Terrace and Higher Edgcumbe Lane
Site address / location	Grid reference: SX406794
Gross site area (Hectares)	Approximately 1.1 ha
SHLAA reference (if applicable)	N/A
Existing land use	Agricultural land – grazing livestock
Land use being considered	Residential
Development capacity	20 dwellings (as per requirement for the Neighbourhood Plan)
Site identification method / source	Call for sites
Policy context	Adjacent to Milton Abbot village, which is defined as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	Part of the site is subject to a planning application for 5 dwellings, ref: 0016/20/OPA – decision to be determined.
Neighbouring uses	Agricultural to the north; residential to the east, south and west





2. Assessment of Suitability	
Environmental Constraints	
<p><b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b></p> <p><i>Within or adjacent / Visible from / Not visible from</i></p>	<p>Visible from – views over to Tamar Valley AONB</p>
<p><b>Is the site visible from the Dartmoor National Park?</b></p> <p><i>Yes / No / Uncertain</i></p>	<p>No</p>
<p><b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b></p> <p><i>Yes / No / Adjacent</i></p>	<p>No</p>
<p><b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b></p> <p><i>Yes / No / Partly</i></p>	<p>No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / Partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• County Wildlife Site</li> <li>• County Geological Site</li> <li>• Public Open Space</li> <li>• Strategic Nature Area</li> <li>• Newt Consultation Zone</li> <li>• Other</li> </ul>	<p>No – the nearest non-statutory environmental designation is the Gunoak and Wareham Woodland Strategic Nature Area, located approximately 1km to the south west of the site.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>&gt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>&lt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>Whole site is within Flood Zone 1</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>• Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>• Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	<p>According to the Flood Map for Planning<sup>1</sup> the whole of the site is within Flood Zone 1 and has a low surface water flood risk potential. However, within the last year, flooding has affected properties on the north side of Higher Edgcumbe Lane, including the Edgcumbe Arms public house. Given topography, this is likely to have been influenced by surface water runoff from the site.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Does the development of the site increase the risk of flooding to existing properties?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – In the last year flooding has affected properties on the north side of Higher Edgcumbe Lane, including the Edgcumbe Arms public house. Given topography, this is likely to have been influenced by surface water runoff from the site.</p>

<sup>1</sup> <https://flood-map-for-planning.service.gov.uk/>

2. Assessment of Suitability	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.
<b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i>	No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest site (Greystone Quarry SSSI) is approximately 4km to the west.  There are hedgerows and trees located along the north eastern and north western site boundaries providing wildlife corridors. There is also a hedgerow (containing a couple of trees) passing through the site, forming a natural boundary between the two fields which comprise the total site area.  No BAP Priority Habitats within or adjacent to the site boundary.
<b>Is the site located on a spring which provides freshwater to the village?</b> <i>Yes / No / Unknown</i>	<i>Yes</i> – freshwater supply from springs
Physical Constraints	
<b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	<i>Gently sloping or uneven</i> – sloping downwards from north east to south west
<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No</i>	<i>Yes</i> – the site is accessible via Higher Edgcumbe Lane. However, this is a single lane track (with existing vehicles often parked along the road) with a 90 degree turning into another single lane track which slopes upwards to the existing site access. In this respect, creating a suitable access into the site for new development areas is likely to be challenging.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>Yes</i> – however, in terms of access to the village centre, there is no pavement from the site entrance to the junction with Fore Street along Higher Edgcumbe Lane and the road is too narrow to pass pedestrians safely on this stretch of the lane.
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> – Difficult to establish a cycle route given the width of Higher Edgcumbe Lane.
<b>Does the site enable the provision of sufficient off-road parking?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b> <i>Yes / No / Unknown</i>	<i>No</i> – Given the narrow width of much of Higher Edgcumbe Lane, there is no potential to offer solutions to existing issues relating to access down the lane.
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<i>No</i> – The Tamar Valley Discovery Trail is adjacent to the site (to the north)
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<i>No</i>

## 2. Assessment of Suitability

<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes – pipe lines passing through the site, providing freshwater to village
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	<400m	<400m	>1km	<400m	>1km	<400m	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<b>Medium sensitivity</b> – There are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas.
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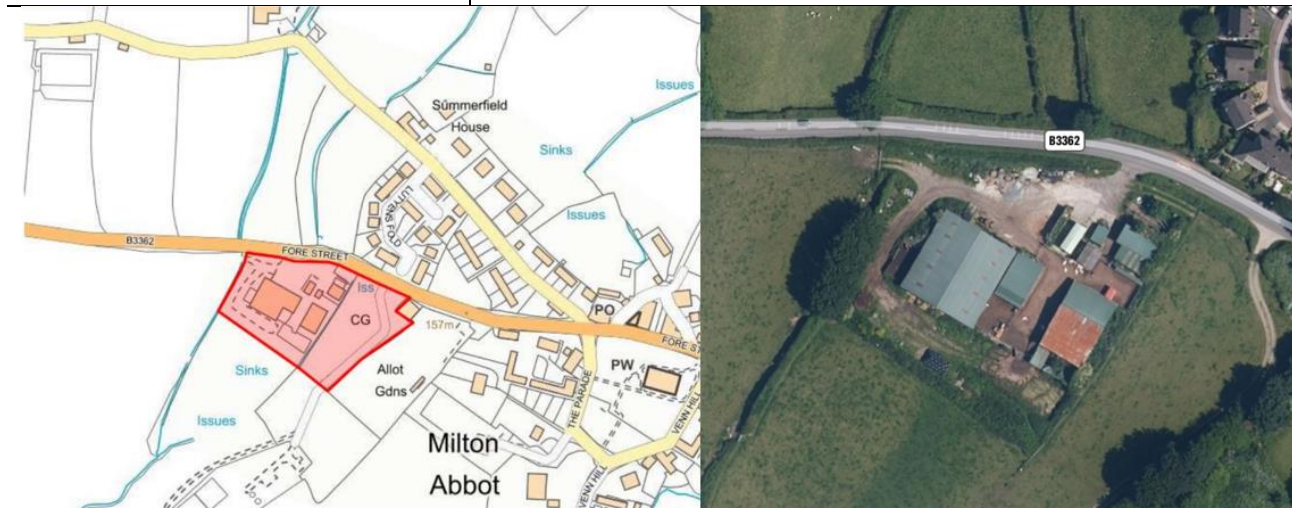
2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> – There are direct views into the site from the Tamar Valley Discovery Trail. The PRoW passes directly to the north of the site. The site is also potentially visible from within the Tamar Valley AONB, on approach into the southern section of the village via the PRoW. This is given its elevated location and sloping aspect within the landscape. Additionally, there are direct views into the site from approximately eight properties located along Higher Edgcumbe Lane, as their properties / gardens overlook and abut the southern and south western site boundaries. Given the open character and elevated setting of the northern section of the site in particular, there are direct views into Tamar Valley AONB and longer views across Bodmin Moor.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> – southern half of the site is adjacent to Milton Abbot Conservation Area. Views of approximately three nationally designated listed buildings in the Conservation Area from within the site, including the Grade I listed 'Parish Church of St Constantine'.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact or no requirement for mitigation</b> – no features on the Devon and Dartmoor Historic Environment Record within or adjacent to the site</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<b>Greenfield</b>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b></p> <p><i>Yes / No</i></p>	Yes

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Yes - ownership of the access track to the site is in dispute in terms of right of way.
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0 - 5 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown – there are potentially 2-3 water pipes present on the site which supply parts of the village with water from springs. The location of these is unknown.
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	20 dwellings: Site promoter has suggested 30 homes, however only 20 homes are to be delivered through the Neighbourhood Plan.
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b>  The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, but available</i> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <i>not currently suitable, but available</i>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

# MA Site E

## 1. Site Details

<b>Site reference / name</b>	West of Village
<b>Site address / location</b>	Grid reference: SX404793
<b>Gross site area</b> (Hectares)	Approximately 1.0 ha
<b>SHLAA reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural livestock yard
<b>Land use being considered</b>	Residential
<b>Development capacity</b>	20 dwellings
<b>Site identification method / source</b>	Call for sites
<b>Policy context</b>	Adjacent to Milton Abbot village, which is defined as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
<b>Planning history</b>	4170/18/OPA – application for agricultural workers dwelling and access conditionally approved in March 2019
<b>Neighbouring uses</b>	Agricultural to north, south and west; residential to north east; allotment gardens to east.





2. Assessment of Suitability	
Environmental Constraints	
<p><b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b></p> <p><i>Within or adjacent / Visible from / Not visible from</i></p>	<p>Visible from – views over to Tamar Valley AONB</p>
<p><b>Is the site visible from the Dartmoor National Park?</b></p> <p><i>Yes / No / Uncertain</i></p>	<p>No</p>
<p><b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b></p> <p><i>Yes / No / Adjacent</i></p>	<p>No</p>
<p><b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b></p> <p><i>Yes / No / Partly</i></p>	<p>No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / Partly or adjacent</i></p> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	<p>No – the nearest non-statutory environmental designation is the Gunoak and Wareham Woodland Strategic Nature Area, located approximately 750m to the south west of the site.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>&gt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>&lt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>Whole site is within Flood Zone 1</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	<p>Whole site is within Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low risk</p>
<p><b>Does the development of the site increase the risk of flooding to existing properties?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest site (Greystone Quarry SSSI) is approximately 4km to the west.</p> <p>No BAP Priority Habitats within the site boundary. There is an area of deciduous woodland BAP Priority Habitat located approximately 50m to the north west of the site.</p> <p>Trees and hedgerows located along the site boundaries contributing to local ecological networks</p>
<p><b>Is the site located on a spring which provides freshwater to the village?</b></p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven – the eastern half of the site is an agricultural field which slopes down to the south. The existing buildings within the western half of the site are located on relatively flat land.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No</p>	<p>Yes – Access into the northern section of the site via two locations along Fore Street (the B3362)</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes – potential to establish pedestrian connectivity to the site via the verge which passes alongside the northern site boundary. The verge is relatively wide and connects to an existing footpath at the Old Chapel which provides access into Milton Abbot village centre.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No – difficult to establish a cycle route along the B3362 (northern site boundary) due the width of the road and potential safety issues given the speed of traffic.</p>
<p><b>Does the site enable the provision of sufficient off-road parking?</b></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b></p> <p>Yes / No / Unknown</p>	<p>Yes – potential to regulate traffic speed into the western section of the village on approach via the B3362. The existing traffic speed changes from national speed limit to 30mph. Possibility of establishing a mini-roundabout from the B3362 and into the site, which would further slow traffic on approach to the village.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>

## 2. Assessment of Suitability

<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	<400m	<400m	>1km	<400m	>1km	<400m	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low sensitivity</b> - whilst the site has an agricultural character, the overall appearance of the site in its existing form detracts from the rural setting of the village. Development at this location presents an opportunity to enhance the visual appearance of the site, enhancing the landscape setting of the village on approach from the west via the B3362. There are trees and hedgerows located along the site boundaries that can be accommodated within the design of new development areas.</p>
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b> - There are direct views into the Tamar Valley AONB (to the south), with longer views to the south west over to Bodmin Moor. There are also direct views into the site from approximately eight properties along Lutyens Fold and Higher Edgcumbe Lane (to the north and north east of the site). Additionally, there are potentially direct views into the site from the Tamar Valley Discovery Trail. The PRoW extends to the north of the village and is elevated in the landscape, affording views into the village and out over the AONB and Bodmin Moor. However, as there are existing buildings within the site comprising various forms, styles and materials, new development areas at this location has the potential to enhance any views into the village through the application of sensitive design.</p>

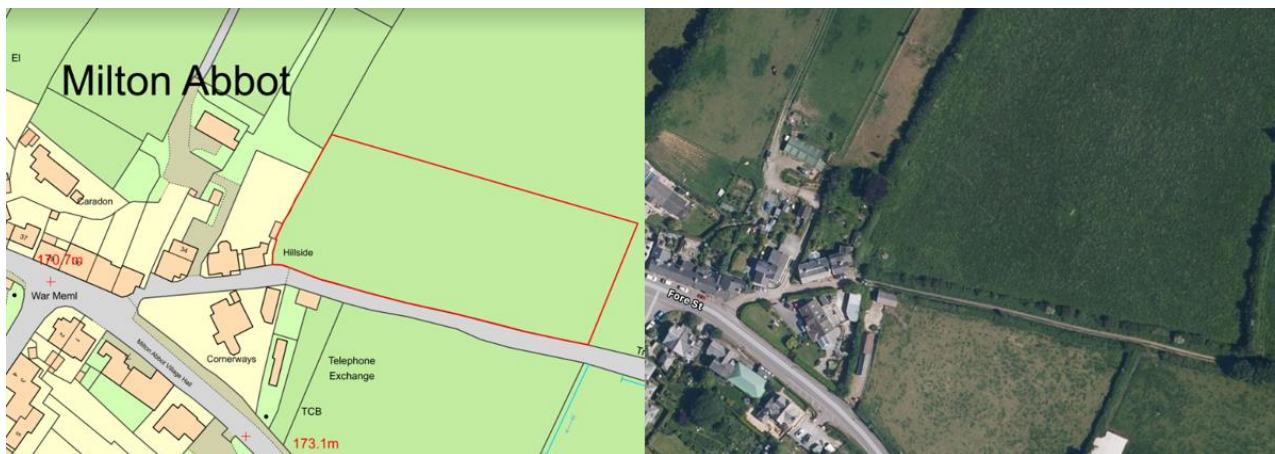


2. Assessment of Suitability	
<b>Heritage Constraints</b>	
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible – direct views of the medieval field system to the west of Milton Abbot (Monument MDV114237 on Devon and Dartmoor Historic Environment Record), located approximately 100m to the south west of the site. Short views into the site from the 'Methodist Chapel, Milton Abbot' located directly adjacent to the north eastern site boundary (Monument MDV59783 on the Devon and Dartmoor Historic Environment Record).
<b>Planning Policy Constraints</b>	
<b>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?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	No
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b> <i>Yes / No</i>	Yes

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0 - 5 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	20 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (<i>Red/Amber/Green</i>)</b>  The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, but available</i> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <i>suitable and available</i>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

## MA Site F

1. Site Details	
Site reference / name	Land to the North of the Telephone Exchange
Site address / location	Grid reference: SX409793
Gross site area (Hectares)	Approximately 0.6 ha
SHLAA reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered	Residential
Development capacity	14 dwellings
Site identification method / source	Call for sites
Policy context	Adjacent to Milton Abbot village, which is defined as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	None
Neighbouring uses	Agricultural to the north, east and south; residential to the south west and west.



2. Assessment of Suitability	
<b>Environmental Constraints</b>	
<b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b> <i>Within or adjacent / Visible from / Not visible from</i>	Visible from – views over to Tamar Valley AONB
<b>Is the site visible from the Dartmoor National Park?</b> <i>Yes / No / Uncertain</i>	No
<b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b> <i>Yes / No / Adjacent</i>	No
<b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b> <i>Yes / No / Partly</i>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b> <i>Yes / No / Partly or adjacent</i> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Gunoak and Wareham Woodland Strategic Nature Area, located approximately 1km to the south west of the site.
<b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b> <i>&gt; 50% intersects with Flood Zone 2 or 3</i> <i>&lt; 50% intersects with Flood Zone 2 or 3</i> <i>Whole site is within Flood Zone 1</i> See guidance notes: <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	Whole site is within Flood Zone 1
<b>Site is at risk of surface water flooding?</b> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low risk
<b>Does the development of the site increase the risk of flooding to existing properties?</b> <i>Yes / No / Unknown</i>	No
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest site (Greystone Quarry SSSI) is approximately 4km to the west.</p> <p>No BAP Priority Habitats within or adjacent to the site boundary.</p> <p>Hedgerows and trees located along the eastern, southern and western site boundaries.</p>
<p><b>Is the site located on a spring which provides freshwater to the village?</b></p> <p>Yes / No / Unknown</p>	Unknown
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping – slopes downwards from the north to the south.
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No</p>	<p>No – narrow width of the single lane track leading to the south western corner of the site from Fore Street (the B3362) is less suited for frequent use. Additionally, the proximity of the corner property to the turning into the site from the track, along with the angle of the turning, also presents a significant access constraint.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No – given the narrow width of the single lane track leading into the site from Fore Street, establishing pedestrian access is difficult. Nonetheless, the track is likely used for pedestrian access from existing residents.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>No – given the narrow width of the single lane track leading into the site from Fore Street.</p>
<p><b>Does the site enable the provision of sufficient off-road parking?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b></p> <p>Yes / No / Unknown</p>	<p>No – Given its location down a narrow lane, the site does not provide opportunities for enhancing traffic management in the village.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No – The single lane track leading into the site also provides accessibility to a public bridleway. The bridleway extends to the north of the village and passes alongside the western site boundary (through the adjacent field).</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes – powerlines alongside the northern site boundary
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	<400m	<400m	>1km	<400m	>1km	<400m	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium sensitivity</b> – There are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas.</p>
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> – The site is potentially visible from within the Tamar Valley AONB, on approach into the southern section of the village via the Tamar Valley Discovery Trail PRoW. This is given its elevated location and sloping aspect within the landscape. The site itself is visually open, and there are long views to the south and south west of the site across the village, Tamar Valley AONB and to Bodmin Moor.</p>

Heritage Constraints	
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<b>Some impact, and/or mitigation possible</b> – Milton Abbot Conservation Area directly to the south west of the site. Views of approximately three nationally designated listed buildings in the Conservation Area from within the site, including the nationally designated Grade I listed 'Parish Church of St Constantine'.
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	<b>Limited or no impact or no requirement for mitigation</b> – no features on the Devon and Dartmoor Historic Environment Record within or adjacent to the site. However archaeological remains of Village Pound have been found on the track adjacent to site on 'Old Piggy Lane'.
Planning Policy Constraints	
<b>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?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any other relevant planning policies relating to the site?</b>	No
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b> <i>Yes / No</i>	Yes

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0 - 5 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	14 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (<i>Red/Amber/Green</i>)</b>  The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, but available</i> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <i>not currently suitable, but available</i> .
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.



## C Site A

### 1. Site Details

<b>Site reference / name</b>	East of Marlowe Crescent
<b>Site address / location</b>	Grid reference: SX432820
<b>Gross site area</b> (Hectares)	Approximately 1.4 ha
<b>SHLAA reference</b> (if applicable)	WD_42_08_13
<b>Existing land use</b>	Agricultural land.
<b>Land use being considered</b>	Residential
<b>Development capacity</b>	9 dwellings (originally 16 dwellings but reduced)
<b>Site identification method / source</b>	SHLAA / Call for sites
<b>Policy context</b>	Adjacent to Chillaton village, which is not identified as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
<b>Planning history</b>	None
<b>Neighbouring uses</b>	Agricultural to the north and east; residential to the south and west



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b></p> <p><i>Within or adjacent / Visible from / Not visible from</i></p>	Not visible from
<p><b>Is the site visible from the Dartmoor National Park?</b></p> <p><i>Yes / No / Uncertain</i></p>	No
<p><b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b></p> <p><i>Yes / No / Adjacent</i></p>	No
<p><b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b></p> <p><i>Yes / No / Partly</i></p>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / Partly or adjacent</i></p> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Chillaton and Hogstor Mine County Geological Site, located approximately 750m to the south of the site. The SHLAA notes that the mine has possible heavy metals / land stability issues.
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>&gt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>&lt; 50% intersects with Flood Zone 2 or 3</i></p> <p><i>Whole site is within Flood Zone 1</i></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	<i>&lt;50% intersects with Flood Zone 2 or 3</i> – north eastern, eastern and southern sections of the site are within Flood Zone 3. The flood zones follow the corridor of a stream (a tributary of the River Lyd), which passes adjacent to the eastern site boundary.
<p><b>Site is at risk of surface water flooding?</b></p> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<i>Medium risk</i> – surface water flooding issues confined to the areas of the site which are within Flood Zone 3.
<p><b>Does the development of the site increase the risk of flooding to existing properties?</b></p> <p><i>Yes / No / Unknown</i></p>	<i>Yes</i> – increasing areas of hardstanding within the site has the potential to exacerbate existing flood risk issues, and potentially increase the risk to properties within the village centre. This is given the sloping aspect of the site (down to the east, towards the stream).

2. Assessment of Suitability	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.
<b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east.</p> <p>No BAP Priority Habitats within or adjacent to the site boundary.</p> <p>Semi-mature and mature trees located along the northern and eastern site boundaries, contributing to local ecological networks. There is also a stream located along the eastern site boundary (a tributary of the River Lyd).</p>
<b>Is the site located on a spring which provides freshwater to the village?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Physical Constraints</b>	
<b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	<i>Gently sloping or uneven</i> – slopes down to the south east, towards the stream.
<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No</i>	Uncertain - access would have to be created through the allotments. It is however understood that this land is owned by a third party.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> – footpath to the west of the site along Marlowe Crescent providing access to existing properties. There is an informal pathway along the road which leads into Chillaton village centre from Marlowe Crescent. However, this is a narrow route marked only by a white line and is not a defined footpath.
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> - difficult to establish a cycle route due to the width of the road and potential safety issues given the speed of traffic.
<b>Does the site enable the provision of sufficient off-road parking?</b> <i>Yes / No / Unknown</i>	<i>Yes</i>
<b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<i>No</i>
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<i>No</i>

## 2. Assessment of Suitability

<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	>1km	<400m	>1km	>1km	>1km	>1km	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<b>Medium sensitivity</b> – There are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas. The site is relatively open in character but benefits from visual screening from properties located along Marlowe Crescent. Nonetheless, the site is set back from the road and any development would therefore have to sit behind the row of houses in Marlowe Crescent. This could impact on the amenity of properties and would result in a pattern on development which is uncharacteristic of the village.
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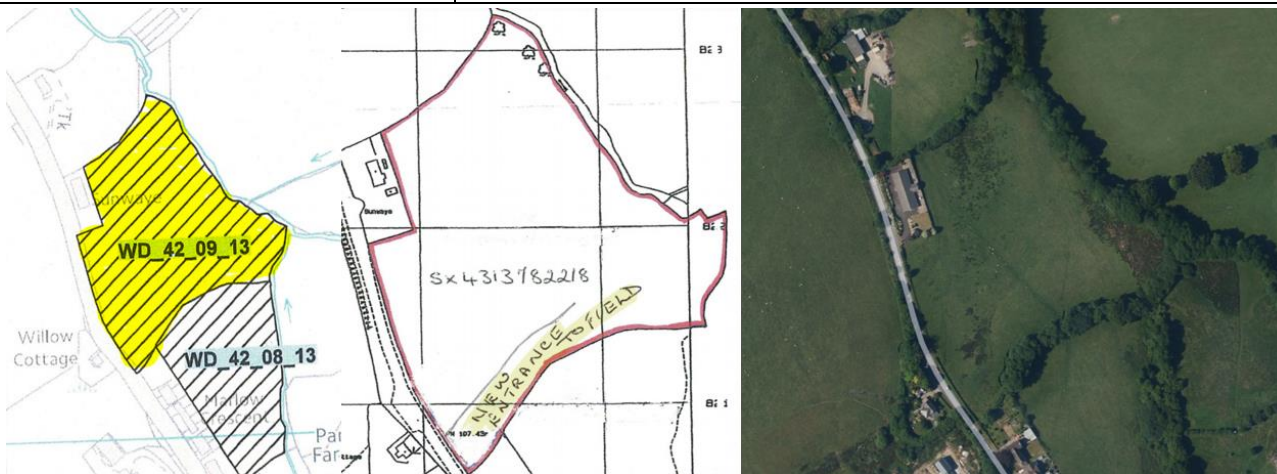
2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p><b>High sensitivity</b> – There are direct views into the site from approximately ten properties along Marlowe Crescent, as the gardens abut the western site boundary. There are some longer views to the east over to the valley side.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact or no requirement for mitigation</b> – the nearest nationally designated heritage asset to the site is the Grade II listed building 'Sunnyside and Cottage Adjoining at the South', located approximately 100m to the south. The heritage asset is screened from view by existing properties within Chillaton village.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> – no features on the Devon and Dartmoor Historic Environment Record within or adjacent to the site. However, the SHLAA notes that the site has the potential to contain archaeological remains.</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b></p> <p><i>Yes / No</i></p>	No – however the site is just short of the ten home threshold for affordable housing provision.

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0 - 5 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	9 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, but available</b> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <b>not currently suitable, but available</b>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

## C Site B

### 1. Site Details

<b>Site reference / name</b>	Between Marlowe Crescent and Sunway
<b>Site address / location</b>	Grid reference: SX431821
<b>Gross site area</b> (Hectares)	Approximately 2.6 ha
<b>SHLAA reference</b> (if applicable)	WD_42_09_13
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Residential
<b>Development capacity</b>	10 dwellings
<b>Site identification method / source</b>	SHLAA / call for sites
<b>Policy context</b>	Adjacent to Chillaton village, which is not identified as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
<b>Planning history</b>	Application ref: OA/344/87/8954 for a single dwelling was refused
<b>Neighbouring uses</b>	Agricultural to the north, east and west; residential to the south.



2. Assessment of Suitability	
<b>Environmental Constraints</b>	
<b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b> <i>Within or adjacent / Visible from / Not visible from</i>	Not visible from
<b>Is the site visible from the Dartmoor National Park?</b> <i>Yes / No / Uncertain</i>	No
<b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b> <i>Yes / No / Adjacent</i>	No
<b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b> <i>Yes / No / Partly</i>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b> <i>Yes / No / Partly or adjacent</i> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Chillaton and Hogstor Mine County Geological Site, located approximately 750m to the south of the site.
<b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b> <i>&gt; 50% intersects with Flood Zone 2 or 3</i> <i>&lt; 50% intersects with Flood Zone 2 or 3</i> <i>Whole site is within Flood Zone 1</i> See guidance notes: <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	<50% intersects with Flood Zone 2 or 3 - eastern and south eastern sections of the site are within Flood Zone 3. The flood zones follow the corridor of a stream (a tributary of the River Lyd), which passes adjacent to the eastern site boundary.
<b>Site is at risk of surface water flooding?</b> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<i>Medium risk</i> – surface water flooding issues largely confined to the areas of the site which are within Flood Zone 3. There is a corridor of land within the southern section of the site (traversing east to west) which has a low-medium surface water flood risk.
<b>Does the development of the site increase the risk of flooding to existing properties?</b> <i>Yes / No / Unknown</i>	<i>Yes</i> – increasing areas of hardstanding within the site has the potential to exacerbate existing flood risk issues, and potentially increase the risk downstream to properties within the village centre. This is given the sloping aspect of the site (down to the east, towards the stream).



2. Assessment of Suitability	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.
<b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i>	<p>No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east.</p> <p>No BAP Priority Habitats within or adjacent to the site boundary.</p> <p>Semi-mature and mature trees located along the northern, eastern and southern site boundaries, contributing to local ecological networks. There is also a stream located along the eastern site boundary (a tributary of the River Lyd).</p>
<b>Is the site located on a spring which provides freshwater to the village?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Physical Constraints</b>	
<b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	<i>Gently sloping or uneven</i> – slopes down to the east and south east, towards the stream.
<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No</i>	<i>Yes</i> – potential to establish access into the western section of the site via the main road.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> – footpath to the south of the site along Marlowe Crescent providing access to existing properties. The verge to the west of the site is wide enough to accommodate a footpath. In terms of connectivity to the settlement, there is also an informal pathway along the road which leads into Chillaton village centre from Marlowe Crescent. However, this is a narrow route marked only by a white line and is not a defined footpath.
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> - difficult to establish a cycle route due to the width of the road and potential safety issues given the speed of traffic.
<b>Does the site enable the provision of sufficient off-road parking?</b> <i>Yes / No / Unknown</i>	<i>Yes</i>
<b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<i>No</i>
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<i>No</i>

## 2. Assessment of Suitability

<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	>1km	<400m	>1km	>1km	>1km	>1km	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<b>Medium sensitivity</b> – There are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas.
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b> - the site is open in character and visible on approach into the northern section of Chillaton village from the existing road network. However, as the site slopes down to the east (away from the road), this reduces its visual prominence. An element of visual screening is also provided by the property at Sunway adjacent to the north western site boundary). However, there are direct views into the site from this property, and from Willow Cottage (adjacent to the south western site boundary). There are long views to the east and south east over to the valley side.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation – no features on the Devon and Dartmoor Historic Environment Record within or adjacent to the site</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>No</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – development of the whole site would result in a significant extension to the north of the village</p>
<p><b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b></p> <p><i>Yes / No</i></p>	<p>Yes</p>

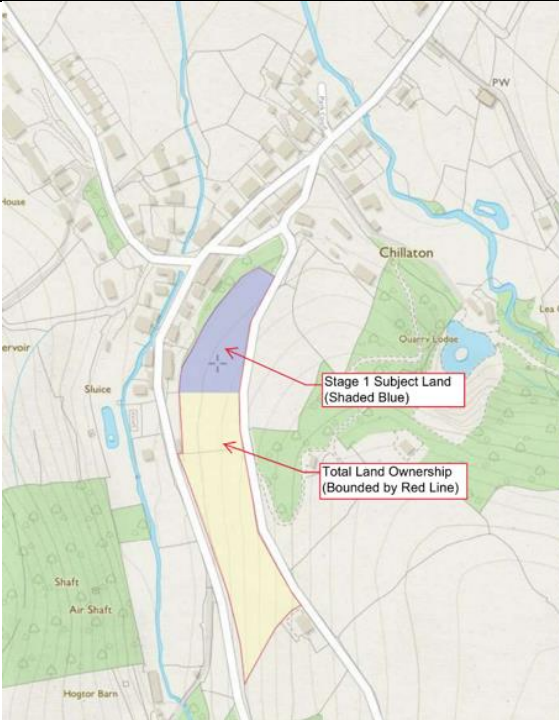

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0 - 5 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	10 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, but available</b> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <b>potentially suitable, and is available</b>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.



## C Site C

1. Site Details	
Site reference / name	East of Chillaton Garage
Site address / location	Grid reference: SX432817
Gross site area (Hectares)	Approximately 1.4 ha
SHLAA reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered	Residential
Development capacity	12 dwellings
Site identification method / source	Call for sites
Policy context	Adjacent to Chillaton village, which is not identified as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	Application Ref: 1055/18/OPA for the construction of a dwelling was refused in January 2019.
Neighbouring uses	Residential to the north and to the north west; Agricultural to the east, south and to the south west (along with areas of deciduous woodland).

2. Assessment of Suitability	
<b>Environmental Constraints</b>	
<b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b> <i>Within or adjacent / Visible from / Not visible from</i>	Not visible from
<b>Is the site visible from the Dartmoor National Park?</b> <i>Yes / No / Uncertain</i>	No
<b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b> <i>Yes / No / Adjacent</i>	No
<b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b> <i>Yes / No / Partly</i>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b> <i>Yes / No / Partly or adjacent</i> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Chillaton and Hogstor Mine County Geological Site, located approximately 500m to the south of the site.
<b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b> <i>&gt; 50% intersects with Flood Zone 2 or 3</i> <i>&lt; 50% intersects with Flood Zone 2 or 3</i> <i>Whole site is within Flood Zone 1</i> See guidance notes: <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	Whole site is within Flood Zone 1
<b>Site is at risk of surface water flooding?</b> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	Low risk
<b>Does the development of the site increase the risk of flooding to existing properties?</b> <i>Yes / No / Unknown</i>	Yes – the site slopes downhill to the west, towards properties within Chillaton village (some of which are within Flood Zone 3). As the site is an existing area of greenfield land, new areas of hardstanding within the site boundary could increase the risk from surface water runoff.

2. Assessment of Suitability	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.
<b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i>	No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east.  There is a corridor of deciduous woodland BAP Priority Habitat located alongside the south western site boundary. In the wider context, there are areas of deciduous woodland BAP Priority Habitat directly to the east of the site. Approximately 50m to the west of the site (on the valley side) there is an area of ancient semi-natural woodland. The site is bordered by trees and hedgerows which contribute to local ecological networks.
<b>Is the site located on a spring which provides freshwater to the village?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Physical Constraints</b>	
<b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	<b>Steeply sloping</b> – sloping down to the west, with a steeper gradient within the southern section of the site
<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No</i>	<b>No</b> – existing access into the northern section of the site via a single lane track (accessible via the Chichester Arms pub or from the road leading into Chillaton village from the north east). The single lane track is relatively steeply sloping and banked by a row of trees on either side, and is less suited for frequent use.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No</b> – pedestrian access difficult to establish given the narrow width of the single lane track.
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<b>No</b> – cycle access difficult to establish given the narrow width of the single lane track.
<b>Does the site enable the provision of sufficient off-road parking?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b> <i>Yes / No / Unknown</i>	<b>No</b> – Given the site is located a significant distance along a single track lane, there are no opportunities.
<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	<b>No</b>

## 2. Assessment of Suitability

<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	>1km	<400m	>1km	>1km	>1km	>1km	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<b>Medium sensitivity</b> – There are trees and hedgerows located along the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas.
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p><b>High sensitivity</b> – the site is visually open. There are long views to the west and north west, across the valley and over Chillaton village. There are also some longer views to the north east over to the neighbouring settlement of Marystow. New development on the site has the potential to impact the setting of the village on approach from the north, given its prominent and elevated location on the valley side.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> – views to the north of the site across to the neighbouring village of Marystow, including the Grade I listed ‘Church of St Mary’</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Directly impact and/or mitigation not possible</b> – Monument MDV15945 ‘Village in the Parish of Milton Abbot’ on the Devon and Dartmoor Historic Environment Record is within the northern section of the site. The HER description states: “Village of chillitone. Domesday lands of liltone held by the abbot of Tavistock with the manor of Milton Abbot in demesne.” Additionally, there are direct views to the west and south west of the site across to an area of land within ‘Chillaton and Hogstor Manganese Mine, Milton Abbot’ (Monument MDV1642)</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Adjacent to and connected to
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes – development of the whole site would result in a significant extension to the south of the village

2. Assessment of Suitability	
<b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b> Yes / No	Yes
3. Assessment of Availability	
<b>Is the site available for development?</b> Yes / No / Unknown	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown	No
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	1 - 7 years
4. Assessment of Viability	
<b>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?</b> Yes / No / Unknown	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	12 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	1 - 7 years
<b>Other key information</b>	Decision notice for planning application ref 1055/18/OPA for the construction of a dwelling within the northern section of the site was refused in January 2019 on the grounds of access issues (narrow rural lane with few passing places which would, individually and cumulatively, result in increased vehicular activity without adequate visibility), the obtrusive form of development within a highly visible and prominent location outside of the settlement boundary, and the potential for protected species (dormice habitat) within the hedgebank along the north western boundary (which would need to be partly removed in order to establish an appropriate site entry).
<b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, but available</b> .  <b>Are there any known viability issues?</b> Yes / No	The site is <b>not currently suitable, but available</b>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.

## C Site D

1. Site Details	
Site reference / name	Forda Farm Land
Site address / location	Grid reference: SX433823
Gross site area (Hectares)	Approximately 7.3 ha
SHLAA reference (if applicable)	N/A
Existing land use	Predominantly agricultural land (grazing); South eastern field (ref: 4306) is amenity grassland / parkland with some semi-mature and mature trees.
Land use being considered	Residential
Development capacity	20 dwellings
Site identification method / source	Call for sites
Policy context	Adjacent to Chillaton village, which is not identified as a 'sustainable village' within the Plymouth and South West Devon Joint Local Plan.
Planning history	None
Neighbouring uses	Agricultural to north, north east and west; residential to south east and south



2. Assessment of Suitability	
Environmental Constraints	
<b>Is the site within, adjacent to or visible from the Tamar Valley AONB?</b> <i>Within or adjacent / Visible from / Not visible from</i>	Not visible from
<b>Is the site visible from the Dartmoor National Park?</b> <i>Yes / No / Uncertain</i>	No
<b>Does the site contain, or is it adjacent to, an area of Ancient Woodland?</b> <i>Yes / No / Adjacent</i>	No
<b>Does the site fall within a SSSI Impact Risk Zone for the type of development being considered and would the proposed use/development trigger the requirement to consult Natural England?</b> <i>Yes / No / Partly</i>	No – the quantum of development to be delivered within the MACK Plan area does not exceed the Impact Risk Zone thresholds for the type of development being considered.
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b> <i>Yes / No / Partly or adjacent</i> <ul style="list-style-type: none"> <li>County Wildlife Site</li> <li>County Geological Site</li> <li>Public Open Space</li> <li>Strategic Nature Area</li> <li>Newt Consultation Zone</li> <li>Other</li> </ul>	No – the nearest non-statutory environmental designation is the Chillaton and Hogstor Mine County Geological Site, located approximately 1km to the south of the site.
<b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b> <i>&gt; 50% intersects with Flood Zone 2 or 3</i> <i>&lt; 50% intersects with Flood Zone 2 or 3</i> <i>Whole site is within Flood Zone 1</i> See guidance notes: <ul style="list-style-type: none"> <li>Flood Zone 1: Area has less than 0.1% chance of flooding from rivers in any year</li> <li>Flood Zone 2: Area has between 0.1% – 1% chance of flooding from rivers in any year</li> <li>Flood Zone 3: Area at a 1% or greater probability of flooding from rivers in any year</li> </ul>	<i>&lt; 50% intersects with Flood Zone 2 or 3</i> – corridor of land adjacent to the western site boundary within Flood Zone 3, following the course of the stream (a tributary of the River Lyd) which passes adjacent to the western site boundary. The section of the stream which passes under the road bridge is culverted.
<b>Site is at risk of surface water flooding?</b> <ul style="list-style-type: none"> <li>Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>&gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<i>Medium risk</i> - surface water flooding issues confined to the areas of the site which are within Flood Zone 3.
<b>Does the development of the site increase the risk of flooding to existing properties?</b> <i>Yes / No / Unknown</i>	<i>Yes</i> – properties adjacent to the south western site boundary are situated alongside the stream. Increasing the levels of hardstanding within this section of the site could increase surface run-off to the stream, exacerbating the flood risk potential.



2. Assessment of Suitability	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i>	Unknown – site is underlain by Grade 3 agricultural land based on Natural England's regional agricultural land classification map for the South West. In the absence of a detailed assessment it is currently not possible to determine whether the site is underlain by Grade 3a or Grade 3b land.
<b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <i>Yes / No / Unknown</i>	No international, national or locally designated sites of importance for biodiversity within or adjacent to the site. The nearest sites (Brent Tor SSSI and South Brentor Quarry SSSI) are approximately 3km to the south east.  No BAP Priority Habitats within or adjacent to the site boundary.  Corridors of semi-mature and mature trees located along site boundaries, contributing to local ecological networks. Hedgerows within the site forming natural boundaries between the four fields which comprise the total site area.
<b>Is the site located on a spring which provides freshwater to the village?</b> <i>Yes / No / Unknown</i>	Unknown
Physical Constraints	
<b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i>	<i>Gently sloping or uneven</i>
<b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No</i>	Unknown - The south eastern section of the site is accessible via two locations along the road leading into Chillaton village from the north east. However, access challenges include the narrow width of the lane at Forda Farm, which is less suited for frequent use. Additionally, the turning into site which is adjacent to properties at Park Court is accessed directly from the road. In this respect, there are potential safety concerns associated with the speed of traffic along the road and the relatively poor visibility splays which are restricted at this location from the hedgerow along the site boundary.
<b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> –There is an informal pathway along the road which leads into Chillaton village centre from Park Court (at the southern site boundary). However, this is a narrow route marked only by a white line and is not a defined footpath.
<b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i>	<i>No</i> - difficult to establish a cycle route due to the width of the road and potential safety issues given the speed of traffic.
<b>Does the site enable the provision of sufficient off-road parking?</b> <i>Yes / No / Unknown</i>	<i>Yes</i>
<b>Could the site contribute to modern traffic management methods and safe regulation of traffic speed?</b> <i>Yes / No / Unknown</i>	Unknown

## 2. Assessment of Suitability

<b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i>	No – However, there is an oak tree located directly adjacent to the eastern site boundary, at the end of the track leading into the site from Forda Farm (TPO reference S47).
<b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	Within and Adjacent
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes – powerlines along the south eastern site boundary.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Description of facility, location and distance (km/metres)	>1km	<400m	>1km	>1km	>1km	>1km	>1km

### Landscape and Visual Constraints

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<b>Medium sensitivity</b> – There are trees and hedgerows located within and alongside the site boundaries which are susceptible to development but could potentially be incorporated into the design of new development areas.
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b> – views into the southern section of the site are restricted due to screening by existing vegetation. The northern half of the site is more visually open, given its rural setting and the sloping aspect within the fields.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and/or mitigation possible</b> – three nationally designated listed buildings located to the south east of the site, including: Rock Farmhouse (Grade II); Forda House (Grade II*) and Barn Adjoining Forda House at the North (Grade II).</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> – the three nationally designated listed buildings located to the south east of the site (listed above) are also entries on the Devon and Dartmoor Historic Environment Record.</p>
<b>Planning Policy Constraints</b>	
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<b>Greenfield</b>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes – development of the whole site would result in a significant extension to the north east of the village
<p><b>Is the site of sufficient size to deliver affordable homes under existing JLP policies?</b></p> <p><i>Yes / No</i></p>	Yes

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0 - 5 years
4. Assessment of Viability	
<b>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?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA or Neighbourhood Plan Site Assessment)	20 dwellings
<b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)	0 - 5 years
<b>Other key information</b>	
<b>Overall rating (<i>Red/Amber/Green</i>)</b>  The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, but available</i> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	The site is <i>not currently suitable, but available</i>
<b>Summary of justification for rating</b>	Summary of justification is within the main body of the site assessment report.



