

Exbourne Neighbourhood Plan

Site Options Assessment

Exbourne with Jacobstowe Parish Council

June 2020

Quality information

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Executive summary

The purpose of this site assessment is to consider identified sites in Exbourne with Jacobstowe Parish to determine whether they would be potentially appropriate to allocate for housing in the Exbourne Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of selecting the sites that best meets the housing requirement and Neighbourhood Plan objectives.

A total of **fourteen** site options were assessed to consider whether they would be suitable for allocation, to meet identified residual housing needs of 30 dwellings. The sites assessed were identified through the Parish Council's call for sites exercise, and the West Devon SHELAA (2017).

The site assessment has found that **1** site is suitable in principle for housing allocation in the Neighbourhood Plan, subject to viability considerations.

A further **6** sites are potentially suitable and available either in full or in part, but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints are not able to be resolved or mitigated the affected sites may not be appropriate for allocation.

The remaining final **7** sites are considered to be not suitable for residential development and therefore not appropriate for allocation in the Neighbourhood Plan.

7 of the 14 sites considered in this assessment are potentially suitable for allocation. 4 of these sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing.¹ They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.

This assessment is the first step in the consideration of site allocations for the Exbourne Neighbourhood Plan. From the shortlist of suitable sites identified in this report, the Parish Council should engage with West Devon Borough Council and the community to select sites in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the Neighbourhood Plan area.

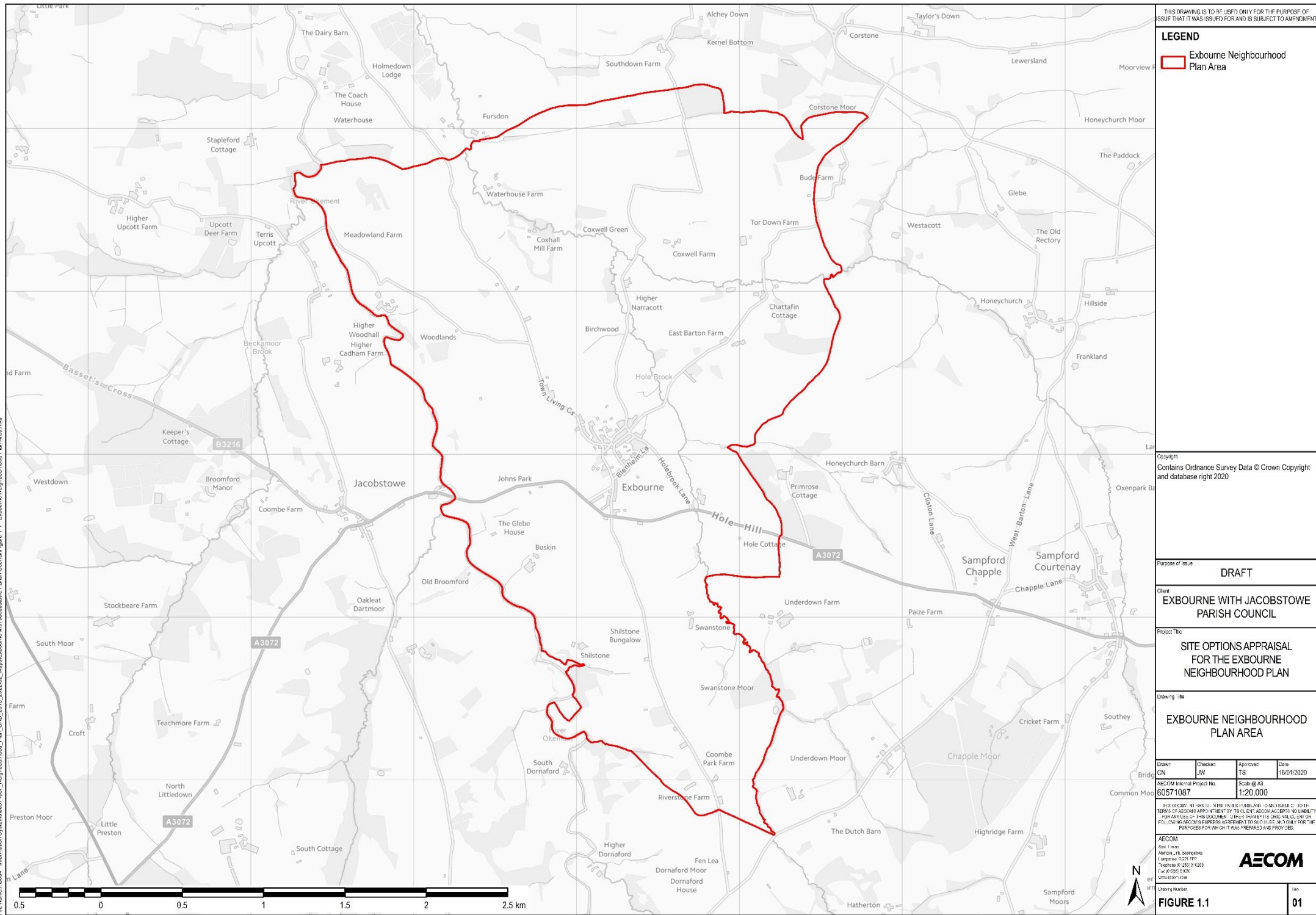
¹ See National Planning Policy Framework (NPPF) paragraph 62-64

² Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Exbourne Neighbourhood Plan on behalf of Exbourne with Jacobstowe Parish Council. Exbourne Neighbourhood Plan Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Neighbourhood Plan Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The Exbourne Neighbourhood Plan is being prepared in the context of the Plymouth and South West Devon Joint Local Plan which covers the time period up until the year 2034. The Joint Local Plan sets out the overarching strategy for the area, setting out where development will take place, what areas should be protected and how the area will change.
- 1.4 The Joint Local Plan outlines a spatial strategy for Plymouth and South West Devon through setting out provisions for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. The Neighbourhood Plan area is located within the Thriving Towns and Villages Policy Area. Within the Joint Local Plan, Exbourne is considered as a 'sustainable village'.
- 1.5 The Joint Local Plan provides an indicative number of 30 new dwellings to be provided in Exbourne.
- 1.6 Neighbourhood Plans can add value to the Local Plan policies for the Neighbourhood Plan area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 1.7 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether sites that have been identified as potential locations for development are appropriate for allocation in the Neighbourhood Plan; and from this group of sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.8 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible method and that the same criteria and thorough 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 again is transparent and defensible.
- 1.9 **Figure 1.1** provides a map of the designated Exbourne Neighbourhood Plan area.

File Name: IS04 - Information Systems\5571087_Neighbourhood_Plan_CRB_2019_2022\02_Maps\Exbourne with Jacobstowe Parish Council\Figures 1-1_ Exbourne Neighbourhood Plan Area.mxd



Planning Policy and Evidence Base

National Planning Policy Framework (2019)

- 1.10 The policies of relevance to development in Exbourne are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 1.11 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 1.12 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 1.13 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 1.14 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

Plymouth and South West Devon Joint Local Plan (2019)

- 1.15 The Plymouth and South West Devon Joint Local Plan was submitted to the Secretary of State on 31st July 2017 and underwent Examination in Public in early 2018. The Joint Local Plan was then adopted in March 2019.
- 1.16 Strategic Objective SO9 within the Joint Local Plan aims to enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified in the area and the village networks they serve. Policy TTV25 supports SO9, which states that 'provision in the order of 550 homes will be sought from the sustainable villages as part of the overall housing supply for the Thriving Towns and Villages Policy Area'.
- 1.17 Strategic Objective SO9 within the Joint Local Plan aims to enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified within the areas covered in the JLP. Policy TTV30 supports this strategic objective, aiming to empower local residents to create strong and sustainable communities, with the preparation of Neighbourhood Plans as a means of identifying local development needs within the villages.
- 1.18 Notably, Exbourne is identified as a village which can accommodate around 30 dwellings.

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)³, Neighbourhood Planning (updated February 2018)⁴ and Locality's Neighbourhood Planning Site Assessment Toolkit⁵. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identifying sites for inclusion in the assessment

- 2.2 The first task is to identify which sites should be considered as part of the assessment. This included:
- Four sites that were assessed in the West Devon Borough Council's Strategic Housing & Economic Land Availability Assessment (SHELAA); and
 - Eight sites that came forward through the Neighbourhood Plan Call for Sites process.
- 2.3 However, it should be noted that three sites (Site C, C2 and N) are smaller sites which were previously part of the SHELAA sites WD_08_07_13 and WD_08_11_16 that came forward in the Call for Sites. These smaller sites have been considered for the purposes of this Site Assessment.

Task 2: Gathering Information for Site Assessments

- 2.4 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁶ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁶ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Availability

Task 3: Site Assessment

- 2.6 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the Neighbourhood Plan area.

Task 4: Consolidation of Results

- 2.7 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.8 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.
- 2.9 The conclusions of the SHELAA were revisited to consider whether these conclusions could have potential to differ in light of the site assessment exercise. The initial SHELAA conclusions are summarised in **Table 3.1** to contextualise the AECOM site assessment conclusions.

Task 5: Indicative Housing Capacity

- 2.10 The adopted Local Plan does not contain a specific policy for density, nor is it the intention to introduce one.
- 2.11 On this basis, for the relevant sites the indicative number highlighted by the SHELAA has been used. If landowners/developers have put forward a housing figure for a site, this has been used if appropriate.
- 2.12 For all remaining sites, in terms of housing density, the methodology for this site assessment assumes a density of 30 dwellings per hectare (dph) for all sites. This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).
- 2.13 To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided below in **Table 3.1**.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

- 2.14 The indicative numbers of dwellings for each site is shown in **Table 3.2** below. For those sites where capacities have been calculated by AECOM using the above methodology, it should be noted that these densities are only indicative and are used for comparative purposes. It is possible that for some sites, the indicative number generated might not be achievable due to the presence of significant environmental constraints (e.g. its location close to the boundary of a nationally designated site).

Table 2.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size (ha)	Indicative Number of Dwellings	Source
Site A: Workshop rear of Meadows Edge, Exbourne	0.4	Approximately 10 dwellings	Landowner/developer (SHELAA)
Site B: North Road, Exbourne, EX20 3SH	7	Approximately 10 dwellings	Landowner/developer (SHELAA)
Site C: Town Living- Land to Rear of Red Lion	0.2292	Up to 9	Landowner/developer (Call for sites)
Site C(2): Town Living- Lowerfield	0.4	Up to 9	Landowner/developer (Call for sites)
Site D: Land at Holebrook Lane, Exbourne	1.2	Less than 30 units	Landowner/developer (SHELAA)
Site E: Land to the south east of Exbourne	3.5	78	Site assessment calculation
Site F: Land at Court Barton, Exbourne	1.0	24	Site assessment calculation
Site G: Great Rookery Orchard, Exbourne	0.3	8	Site assessment calculation
Site J: Barton Head Field, EX20 3RX	1.45	34	Site assessment calculation
Site K: Dornaford Cottage, Exbourne, EX20 3QS	0.05	One 3 bedroom detached	Landowner/developer (Call for sites)
Site L: Hayes, Exbourne	0.18	2	Landowner/developer (Call for sites)
Site M: Stone Buildings and Paddock, Hayfield Road	0.75	10-12	Landowner/developer (Call for sites)
Site N: Adjoining 2 High Street, Exbourne	0.4	1-3	Landowner/developer (Call for sites)
Site O: Part of the garden opposite The Downs, North Road	0.085	1	Landowner/developer (Call for sites)

3. Site Assessment

Identified sites

- 3.1 Site options for the Exbourne Neighbourhood Plan have been identified through West Devon Borough Council's Strategic Housing & Economic Land Availability Assessment (SHELAA), and Exbourne with Jacobstowe Parish Council's own Call for Sites exercise undertaken specifically to support the preparation of the Neighbourhood Plan.
- 3.2 In terms of sites submitted through the Call for Sites process, each nominated site is considered to be available for development on the basis that all nominations were made either directly by the landowner or by an appointed representative or agent.
- 3.3 The 2017 SHELAA considered nine sites in the Exbourne Neighbourhood Plan area. However, two of the sites were discounted due to significant land and accessibility constraints (WD_08_09_16 and WD_08_10_16). A further site (WD_08_07_13) has also not been considered in this site assessment since two smaller sites came forward in the Call for Sites which are within this SHELAA site; these smaller sites have instead been considered for the purposes of this Site Assessment.
- 3.4 This report therefore only considers six of the sites in the SHELAA.
- 3.5 A full list of the site options in Exbourne is presented in **Table 3.1** and **Table 3.2** below, disaggregated by source.

Table 3.1 SHELAA site options

AECOM site ref	SHE-LAA ref no.	Site name	Size (Ha)	SHELAA conclusions	AECOM detailed site assessment?
A	WD_08_02_08/13	Workshop rear of Meadows Edge, Exbourne	0.4	There are limited constraints to development but due to the local primary school capacity only small scale development is likely to be suitable. As such, it is considered there could be potential for ongoing employment uses and/or approximately 10 dwellings.	Yes
B	WD_08_06_13	North Road, Exbourne, EX20 3SH		The whole of the site is not suitable for development due to access issues and impact on the character of the village and wider landscape. However, there are limited constraints to development on part of the site providing that access can be achieved via site WD_08_02_08/13. Due to the local primary school capacity only small scale development is likely to be suitable. As such, it is considered there could be potential for approximately 10	Yes

AECOM site ref	SHE-LAA ref no.	Site name	Size (Ha)	SHELAA conclusions	AECOM detailed site assessment?
				dwelling within the south west corner.	
N/A	WD_08_07_13	Town Living, Exbourne	1.6	There are significant constraints relating to the development of the greenfield parts of the site. There are some constraints relating to the conversion of existing buildings but these could be overcome subject to obtaining necessary listed building and conservation area consents. As such, it is considered that there could be potential for the conversion of existing buildings for approximately 5 dwellings.	No Two smaller sites within this site came forward through the Call for Sites process.
D	WD_08_08_16	Land at Holebrook Lane, Exbourne	1.2	Landscape, heritage and accessibility constraints limit potential for development. A low density development of less than 30 units that addresses the restrictions may be possible.	Yes
E	WD_08_11_16	Land to the south east of Exbourne	3.5	Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time.	Yes
F	WD_08_12_16	Land at Court Barton, Exbourne	1.0	Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time.	Yes
N/A	WD_08_09_16	Shilstone Farm Bungalow, Exbourne - Field 1	1.79	Due to the significant landscape and accessibility constraints identified the site is not considered to have potential for development.	No Site has significant landscape and accessibility constraints.
N/A	WD_08_10_16	Shilstone Farm Bungalow, Exbourne - Field 2	2.74	Due to the significant landscape and accessibility constraints identified the site is not considered to have potential for development.	No Site has significant landscape and accessibility constraints.

AECOM site ref	SHE-LAA ref no.	Site name	Size (Ha)	SHELAA conclusions	AECOM detailed site assessment?
N/A	WD_08_11_16	Land to the south east of Exbourne		Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time.	No One smaller site within this site came forward through the Call for Sites process.
N/A	WD_08_12_16	Land at Court Barton, Exbourne	1.0	Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time.	No Site has significant landscape constraints.
G	WD_08_13_16	Great Rookery Orchard, Exbourne	0.3	If landscape and heritage constraints can be addressed, the site is considered to have potential for development.	Yes

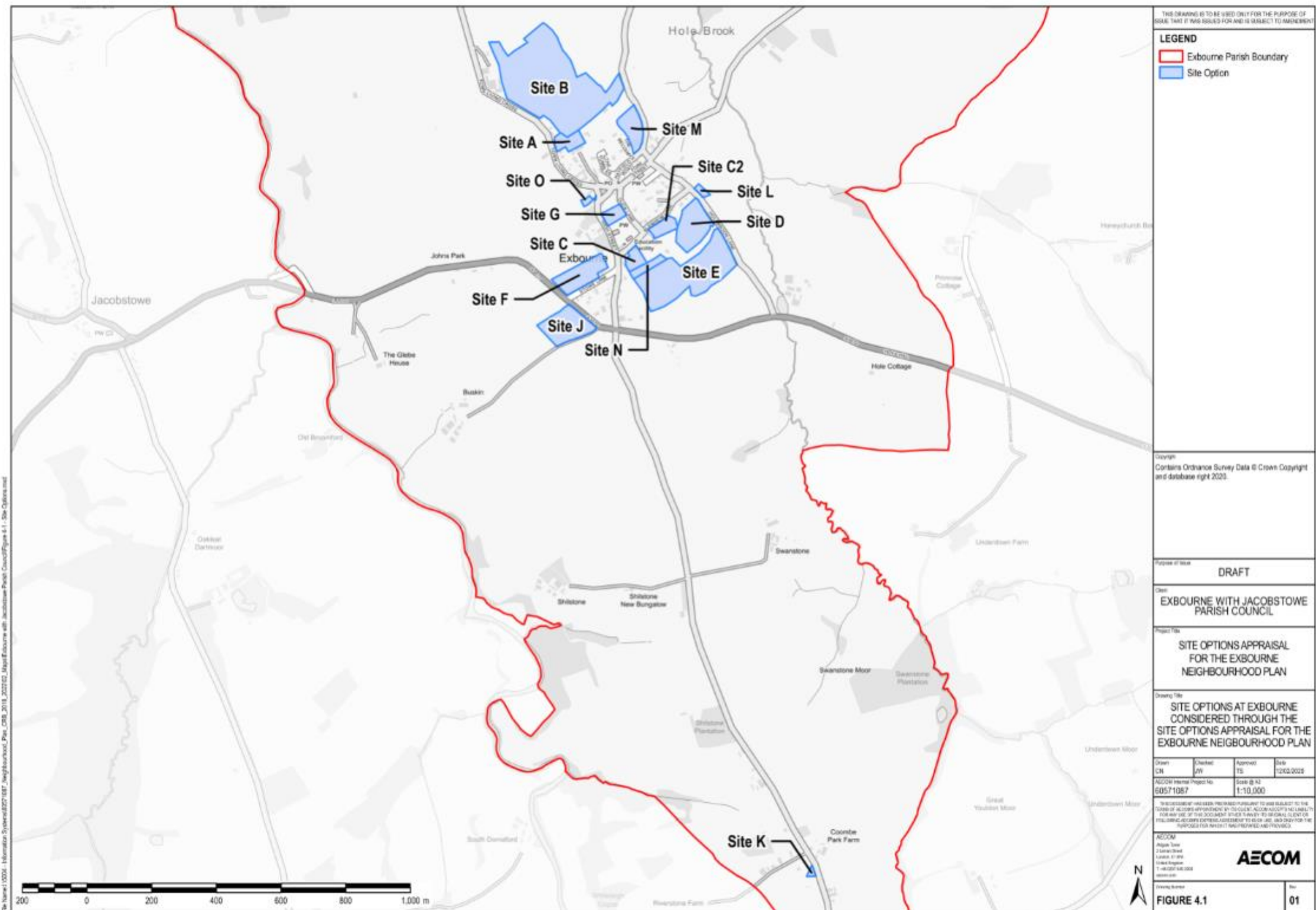
Table 3.2 'Call for sites' site options

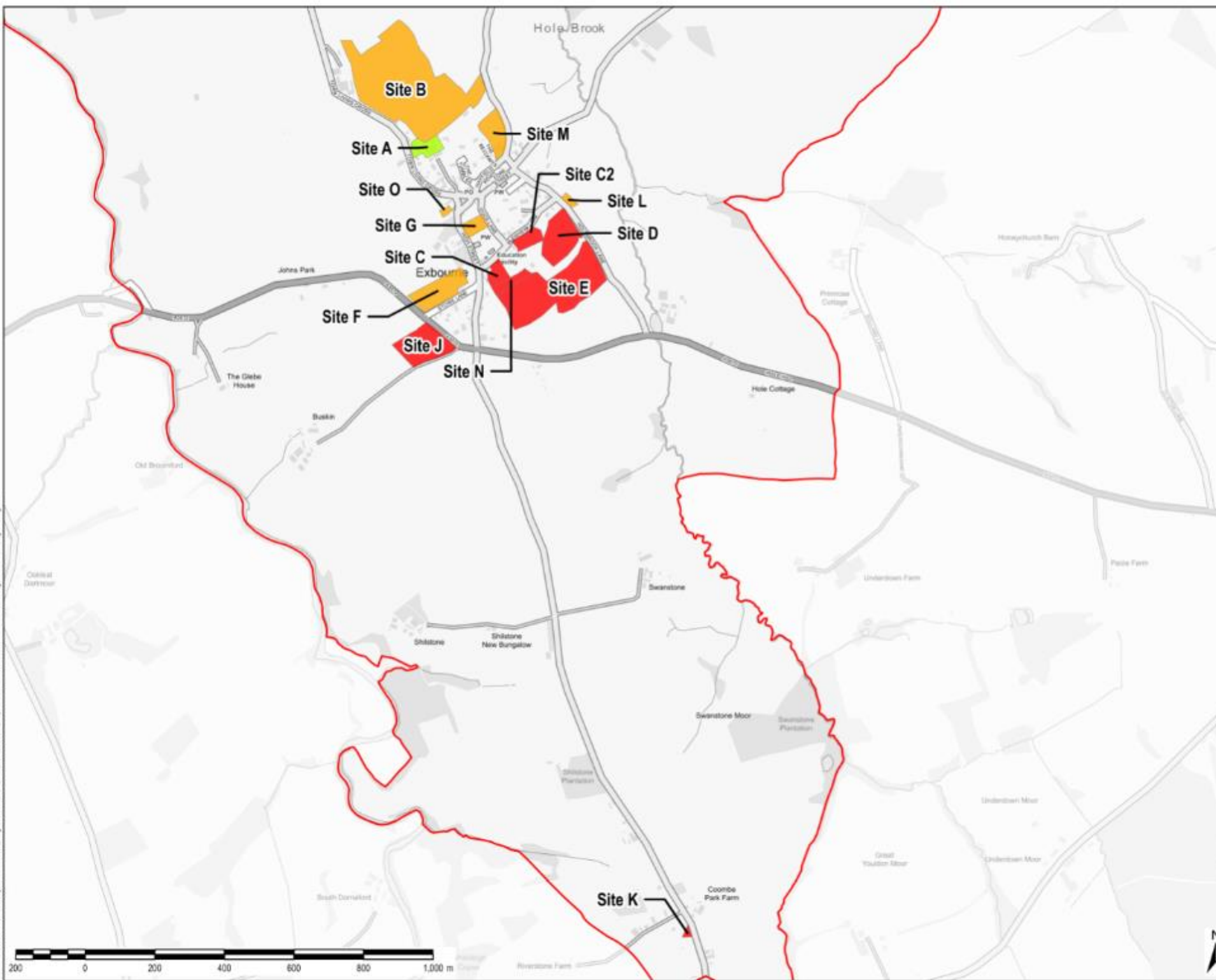
AECOM site ref	Site name	Size (Ha)	AECOM detailed site assessment?
C	Town Living- Land to Rear of Red Lion	0.2292	Yes
C(2)	Town Living- Lowerfield	0.4	Yes
J	Barton Head Field, EX20 3RX	1.45	Yes
K	Dornafor Cottage, Exbourne, EX20 3QS	0.045	Yes
L	Hayes, Exbourne	0.18	Yes
M	Stone Buildings and Paddock, Hayfield Road	0.75	Yes
N	Adjoining 2 High Street, Exbourne	0.4	Yes
O	Part of the garden opposite The Downs, North Road	0.085	Yes

- 3.6 Overall, taking the findings of **Table 3.1** and **Table 3.2** into account, a total of **fourteen** site options progress to the detailed site assessment. These sites are shown in **Figure 4.1**

4. Summary of site appraisals

- 4.1 **Table 4.1** below presents a summary of the detailed site assessment findings. **Table 4.1** should be read in conjunction with the detailed assessments captured in the completed pro-forma in **Appendix A**.
- 4.2 The table identifies key details and key findings for each site along with a corresponding red/amber/green (RAG) score. The RAG score is an indicator of the suitability of the site for allocation based on the findings of the AECOM site assessment.
- A **red** rating indicates that the site is considered inappropriate for allocation within the Neighbourhood Plan.
 - An **amber** rating indicated that the site is potentially appropriate for allocation within the Neighbourhood Plan subject to mitigation of identified constraints.
 - A **green** rating indicates that the site is considered appropriate in principle for allocation within the Neighbourhood Plan.
- 4.3 A location plan of the sites assessed is shown in **Figure 4.1** and the sites with their traffic light rating is shown in **Figure 4.2**.





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LEGEND

Exbourne Parish Boundary

Traffic Light Rating

Red

Amber

Green

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Purpose of Issue: **DRAFT**

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EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

Project Title:
SITE OPTIONS APPRAISAL FOR THE EXBOURNE NEIGHBOURHOOD PLAN

Drawing Title:
TRAFFIC LIGHT RATING OF SITE OPTIONS AT EXBOURNE CONSIDERED THROUGH THE SITE OPTIONS APPRAISAL FOR THE EXBOURNE NEIGHBOURHOOD PLAN

Drawn: CN	Checked: JW	Approved: TS	Date: 16/01/2023
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Rev: **01**

Table 4.1 Site Assessment Summary Table

AECOM site ref	Site name	Type	Source	Area (ha)	Indicative capacity	AECOM site assessment	RAG score
A	Workshop rear of Meadows Edge, Exbourne	Brownfield	SHELAA	0.4	10	- Although there will be some short views in from surrounding properties and medium distance views in from the open countryside, the site is previously developed and therefore impacts on landscape character will be limited. - Development at this site would not impact on the setting of the designated heritage assets which are approximately 50m from the site. - The site is accessible and is in close proximity to community services and facilities. - Subject to appropriate design measures, development at this site is considered suitable for a Neighbourhood Plan allocation.	
B	North Road, Exbourne, EX20 3SH	Greenfield	SHELAA	7	10	- The site is entirely undeveloped and supports long views in from the north and east giving a degree of landscape sensitivity. - There will also be short views in from one property on Town Living Cross. - Development of the whole site would have the potential to significantly change the character of the village. - The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'. - Limited scale development located towards the south of the site would be more suitable and fit in with the local villagescape. - The site is in relatively good proximity to community services and facilities within the village. - Although improvements might be necessary, vehicle access is currently provided via a gate on Town Living Cross. - Small scale development in the south of the site is considered potentially suitable to allocate in principle subject to mitigation of identified constraints.	
C	Town Living- Land to Rear of Red Lion	Greenfield	SHELAA and Call for Sites	0.2292	Up to 9	- The site forms an important part of the open aspect of this part of the village. - The site is located in close proximity to the village centre. - The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'. - There are short views in from surrounding properties along High Street and on the other side of Blenheim Lane. - The site is located within a Conservation Area and development at this site would impact the setting of a Grade II listed building and a feature listed on the Historic Environment Record. - The site is also constrained in terms of access as the only feasible access point is through the	

						pub car park which would require an existing pub outbuilding to be knocked down. Due to access constraints, impacts on the open setting of this part of the village and impacts on the historic environment, the site is considered less suitable for a Neighbourhood Plan allocation.	
C(2)	Town Living-Lowerfield	Greenfield	SHELAA and Call for Sites	0.4	Up to 9	- The site is constrained in terms of access and provision of vehicle access off Blenheim Lane given how narrow the lane is. - The site is in close proximity to community services and facilities within the village. - The site slopes down to north east and supports long views in. The site forms an important part of the open aspect of this part of the village. - The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'. - The site has heritage constraints. It is located within the Conservation Area (forming an important part of its open aspect) and lies adjacent to a Grade II listed building and a feature listed on the Historic Environment Record. - There are also short views in from surrounding properties including a Grade II listed building (The Manor House) on the other side of Blenheim Lane. - Due to landscape constraints, potential impacts on the valued open aspect of this part of the village, likely impacts on the setting of the historic environment and some access constraints the site is considered less suitable for a Neighbourhood Plan allocation.	
D	Land at Holebrook Lane, Exbourne	Greenfield	SHELAA	1.2	Max 30	- The site is in good proximity to community services and facilities within the village. - The site is entirely undeveloped and supports long views in from the north east from the open countryside into and out of the village giving a degree of landscape sensitivity. - The site is large and visually open and occupies a prominent position in the landscape due to the sloping of the site. It is also visible from the Conservation Area listed buildings. - Development at this site has the potential to significantly change the local character and villagescape. - Due to landscape, visual and heritage constraints, the site is considered less suitable for a Neighbourhood Plan allocation.	
E	Land to the south east of Exbourne	Greenfield	SHELAA	3.5	78	- The site is large and visually open and occupies a prominent position in the landscape due to the sloping of the site. - The site is entirely undeveloped and supports long views in from the south and east giving a high degree of landscape sensitivity. - Development at this site has the potential to significantly change the local character and villagescape. - Although the site is adjacent to the gardens of properties on the west of the site, the site is	

						separate from the existing built up area of Exbourne. - The site is also located adjacent to a Conservation Area, is in close proximity to listed buildings and has a feature listed on the Historic Environment Record located within it. - The site would be more accessible to village facilities if access could be gained through Wood Close.	
F	Land at Court Greenfield Barton, Exbourne	SHELAA	1.0	24		- The site is in good proximity to community services and facilities within the village. - The site has a degree of openness to the east and north west where it faces the open countryside. - The site has views in from properties on Stowe Lane. - Development at this location also has the potential to change the character of the village for those travelling in from the west. - Part of the site is located adjacent to a Conservation Area and there are Grade II listed buildings located 35m to the east of the site. - There is currently no vehicle access onto the site. - Subject to appropriate design and layout and ensuring that vehicle access can be provided, this site is considered suitable in principle for allocation.	
G	Great Rookery Orchard, Exbourne	Greenfield	SHELAA	0.3	8	- The site is in very good proximity to community services and facilities within the village. - The site is located within the Conservation Area and the Grade II* listed Church of St Mary is located approximately 25m to the south of the site, from which it is highly visible. It is in close proximity to a number of heritage assets. - The site has some biodiversity sensitivity. - Visually the site forms a distinctive area of open space in the centre of the village. - The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'. - Given the site may be otherwise suitable, small scale development is considered potentially suitable to allocate in principle if heritage considerations can be addressed. This can only be achieved if a detailed heritage assessment is undertaken of the site, design and layout is sensitive and reflects the significance of the historic environment, and mitigation measures are implemented. This would need to be undertaken in conjunction with consultation with Historic England, prior to an allocation being taken forward through the Neighbourhood Plan.	
J	Barton Head Field, EX20 3RX	Greenfield	Call for Sites	1.45	34	- The site has significant landscape constraints as it supports long views in from the south from Dartmoor National Park. - The site is also located outside the existing built up area of Exbourne on the other side of A3072 making it more prominent within the landscape.	

						• Development at this site could significantly change the character of the existing settlement pattern of the village by extending it south of the A3072. • Pedestrian safety is a concern for the site as pedestrians would have to cross the A3072 to get to it. • Due to the identified constraints, the site is considered less suitable for a Neighbourhood Plan allocation.	
K	Dornafor Cottage, Exbourne, EX20 3QS	Greenfield	Call for Sites	0.045	1	• The site is separate from the village and is the furthest site from the village centre. • The site is currently accessible through a private gateway just south of the site. However, this is quite narrow and therefore new access directly onto the site may be more appropriate. • Pedestrians would have a long walk into the village centre as opposed to other sites and this would be along a busy road with no footpaths. • The site has limited sensitivity within the wider landscape due to its flat nature and screening by vegetation. • The site will have short views in from Dornafor cottage which is a Grade II listed building. • The site is distant to the built-up area of Exbourne and therefore is not within walking distance or readily accessible to local amenities. It is therefore considered to be less suitable for a Neighbourhood Plan allocation.	
L	Hayes, Exbourne	Greenfield	Call for Sites	0.18	2	• Although the site has some long views in from the open countryside to the east, the site is relatively small and is within the setting of the village. • The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile' • Although the site is located within a Conservation Area, there are no significant views in from listed buildings or impacts on locally listed features. • The site is in relative proximity to community services and facilities within the village. • The site has existing access off Holebrook Lane. • There is no safe footpath to key village amenities. • Small scale development is considered potentially suitable to allocate in principle subject to mitigation of identified constraints.	
M	Stone Buildings and Paddock, Hayfield Road	Greenfield	Call for Sites	0.75	10-12	• There is existing access on the southern boundary of the site where existing farm buildings are present. • The site is in good proximity to community services and facilities within the village. • The site has some exposure to the wider landscape, however it is partly screened by trees and hedges along the eastern and northern boundaries. • Development of parts of the site would fit within the existing setting of Exbourne.	

						- Although the site is located within a Conservation Area, there are no views in from listed buildings or impacts on locally listed features. - There are views in from properties on Hayfield Road. However, these properties provide screening which prevents views into the site from the Church of St Mary. - Small scale development towards the southern previously developed part of the site would be more suitable and fit in with the local villagescape. - Small scale development on the southern part of the site is considered potentially suitable to allocate in principle subject to mitigation of identified constraints.	
N	Adjoining 2 High Street, Exbourne	Greenfield	Call for Sites	0.4	1-3	- The site is constrained in terms of access and is only possible through adjoining land. - The site is open, though the landscape sensitivity is limited by the screening of trees along the eastern boundary. - There are some short views in from properties along High Street. - The site is in close proximity to community services and facilities within the village. - Due to access constraints, the site is considered less suitable for a Neighbourhood Plan allocation.	
O	Part of the garden opposite The Downs, North Road	Greenfield	Call for Sites	0.085	1	- The site is in good proximity to community services and facilities within the village. - Development at this site would be within the existing setting of Exbourne and fit in with the local villagescape. - However the site is located within a Conservation Area and is in close proximity to a number of heritage assets. Development at the site would lead to the loss of an open area of the Conservation Area. - There are short views into the site from approximately eight surrounding properties. - Safety is a concern since the proposed access point is on a bend in the road. - Small scale development is considered potentially suitable to allocate in principle subject to mitigation of identified constraints, including access and heritage constraints.	

5. Conclusions

- 5.1 A total of fourteen sites underwent a desktop site assessment followed by a site visit to consider whether they may be appropriate in principle for allocation in the Exbourne Neighbourhood Plan to meet the identified housing requirement of the Parish. Conclusions to these exercises are summarised in Table 4.1 and presented in full in the site assessment pro forma in Appendix A.
- 5.2 The assessment has concluded that there is one site considered to be free of any substantive issue or constraints and therefore suitable in principle for allocation in the Neighbourhood Plan. This is Site A.
- 5.3 A further five six are considered potentially suitable for allocation either in full or in part, subject to mitigation or resolution of identified issues and constraints summarised in Table 4.1
- 5.4 A further seven sites are considered to be unsuitable for allocation. This is on the basis of constraints including: significant heritage constraints; sensitivity within the landscape and villagescape; access constraints; and proximity to services and facilities.
- 5.5 Seven of the 14 sites considered in this assessment are potentially suitable for allocation. 4 of these sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing.⁷ They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes⁸), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.

Next steps

- 5.6 The next step in the site allocation process is for Exbourne with Jacobstowe Parish Council to select their preferred sites to meet the housing requirement for the Parish of 30 dwellings.
- 5.7 The selection of preferred sites should be based on the following;
- The findings of this site assessment;
 - Discussions with West Devon Borough Council;
 - The extent to which the sites support the vision and objectives for the Exbourne Neighbourhood Plan; and
 - The potential for the sites to meet identified infrastructure needs of the community.

Site allocations in the Neighbourhood Plan

- 5.8 Once the preferred site or sites for allocation have been selected, the group will need to decide how to present these in the Neighbourhood Plan. There are a number of ways in which site allocations can be presented ranging from a basic plan showing the site boundary with an indication of the land use and quantum of development to a more detailed site development brief which stipulates additional requirements the development is expected to meet, such as the access arrangements, design, layout, heights and materials.

⁷ See NPPF paragraph 62-64

⁸ Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

Viability

- 5.9 As part of the site selection process, it is recommended that Exbourne with Jacobstowe Parish Council discusses site viability with West Devon Borough Council. Viability appraisals for individual sites may already exist. If not, it may be possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the Neighbourhood Plan. In addition, landowners or developers promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Exbourne Parish Neighbourhood Plan Site Assessment Pro-forma

Site A Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site A
	
	
	

Topic	Details
<i>Site Address / Location</i>	Workshop rear of Meadows Edge, Exbourne
<i>Gross Site Area (Hectares)</i>	0.4
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_02_08/13
<i>Existing land use</i>	The site is a brownfield site which is currently used as a repair workshop (garden machinery sales & repairs) as well as a residential bungalow.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA
<i>Planning history (Live or previous planning applications/decisions)</i>	(1) Permission In Principle for the change of use of land and the construction of up to 9no. Dwellings (3722/18/PIP). (2) Permission for construction of extension (3288/17/FUL).
<i>Neighbouring uses</i>	Residential areas lies to the south and east of the site. North Road lies to the west of the site. Open countryside lies to the north of the site which is proposed Site B.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	No The site is a brownfield site
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site falls gently down to the north east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access off North Road.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing pedestrian and cycle access off North Road.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 515m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 515m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 465m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 715m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1450m away.

Landscape and Visual Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</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. 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.	Low sensitivity: The site comprises existing development. There are medium distance views into the site but impacts on landscape character will be limited by the nature of the site.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</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. 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: There are short views in from surrounding properties which are in close proximity to the site. However, the site is already developed; this reduces potential impacts.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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> The Conservation Area, a Grade II listed building (Rose Cottages) and a feature listed on the Historic Environment Record approximately 50m south west of the site. However, these assets are not visible from the site.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Previously developed land
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	As previously development land, the site is <i>within</i> the existing built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	c.10
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green: The site is suitable and available.
Summary of justification for rating	The site has existing access and is accessible to the village. Since it comprises previously developed land, potential impacts on landscape character is limited. There are a number of properties which are in close proximity to the site with short views in that are likely to be impacted. However, given the presence of existing buildings on the site, and subject to appropriate design measures development at this site is considered suitable for taking forward for the purposes of the Neighbourhood Plan.

Site B Pro-forma

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site B
	
<i>Site Address / Location</i>	North Road, Exbourne, EX20 3SH
<i>Gross Site Area (Hectares)</i>	7
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_06_13
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing

Topic	Details
<i>Site identification method / source</i> (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	SHELAA
<i>Planning history</i> (Live or previous planning applications/decisions)	(1) Application for Outline planning permission (with all matters reserved) for erection of 2no. Dwellings (0851/19/OPA), refused by WDBC and on appeal in 2019. (2) Outline application with all matters reserved for 10 dwellings (00579/2015) refused by WDBC and on appeal in 2015.
Neighbouring uses	The site is bounded by North Road to the west of the site, open countryside to the north, a country lane to the east and a built up area of residential development to the south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land, which is considered to be 'best and most versatile'.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes: The ecological report filed in connection with planning application 0851/19/OPA concludes that 'the habitats onsite have potential for nesting birds, hazel dormice and bats and the removal of the hedgerow will impact on these species without mitigation in place to protect them.' There are mention of similar potential habitats in the ecological appraisal accompanying planning application 00579/2015.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The northern part of the site slopes gently down to the north and the southern part of the site slopes gently to the east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access off North Road. However, this might need to be improved or an alternative access point found.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing pedestrian and cycle access off North Road.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 690m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 690m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 640m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 890m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1450m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</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. 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: The site is internally open and supports long views in from the north and north east. The site's existing openness is considered to play an important role in preserving the rural character of the northern extent of the village.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</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. 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: There are short views in from three properties on North Road (Copper Beeches, Holly Ridge and Nymphaze). In addition, the newly built house to the south east of the site (Coopers Combe) may have short views into the site.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Limited or no impact or no requirement for mitigation</i> There is a Conservation Area, a Grade II listed building (Rose Cottages) and a feature listed on the Historic Environment Record approximately 90m south west of the site. However these are not visible from the site.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to the existing built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	10 (from SHELAA)- significantly more (c.150) if the whole site was developed.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable.
Summary of justification for rating	Due to the size of the site, development of the whole site would be inappropriate; however, a smaller allocation may be appropriate for the purposes of the Neighbourhood Plan with high quality design and layout. The northern part of the site is more distant to the centre of the village than other sites. Small scale development at the southern part of the site would therefore be more appropriate and within the setting of the existing built up area of Exbourne.

Site C Pro-forma

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site C
	
<i>Site Address / Location</i>	Town Living- Land to Rear of Red Lion
<i>Gross Site Area (Hectares)</i>	0.2292
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_07_13
<i>Existing land use</i>	Agricultural land/ orchard.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA and Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	Application (2505/19/PIP) for permission to erect up to 6 dwellings with on site parking, public open space provision and play area was refused by West Devon Borough Council in October 2019.
<i>Neighbouring uses</i>	The site is bounded by Blenheim Lane to the north, residential development to the west and open countryside to the east and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes: The site is an orchard and therefore could have some biodiversity value with the potential to support priority species.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site falls gently down to the north east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is the potential to create an access point by knocking down a pub outbuilding to the south west of the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is the potential to create an access point by knocking down a pub outbuilding to the south west of the site.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 35m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 35m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 70m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 220m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1565m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site <i>low, medium or high</i> sensitivity in terms of landscape? <i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. <i>Medium sensitivity:</i> 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>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	<i>Medium sensitivity:</i> The site is internally open and is an important element of the open part of the village. However, long views in from the north east are partly screened by vegetation along the eastern boundary.
Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity? <i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. <i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. <i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	<i>High sensitivity:</i> There are some short views in from surrounding properties along High Street and on the other side of Blenheim Lane. The site is internally open and is an important element of the open part of the village.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> The site is located within a Conservation Area, is adjacent to a Grade II listed building (Town Living and Barn adjoining to south west) and a feature listed on the Historic Environment Record. The site is also located approximately 30m from a Grade II listed building on High Street (1 and 2 High Street).

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	No
<i>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?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to the existing built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

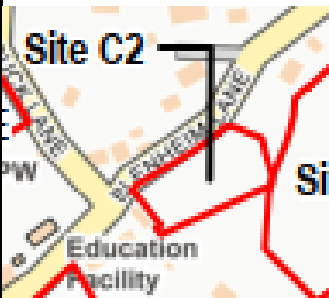
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Up to 9
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable.
Summary of justification for rating	The site is currently constrained in terms of access. There is potential access point through the pub car park which would require an existing pub outbuilding building to be knocked down. The site has heritage constraints as it is located in a Conservation Area with a listed building nearby. The site forms an important part of the open aspect of this part of the village. Although the site is in close proximity to the village centre, multiple properties will be impacted due to short views onto the site.

Site C(2) Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site C(2)
	 

Topic	Details
<i>Site Address / Location</i>	Town Living- Lower Field
<i>Gross Site Area (Hectares)</i>	0.4
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_07_13
<i>Existing land use</i>	Agricultural / amenity land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA and Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	Application (0891/18/OPA) for an outline planning application with all matters reserved for two bungalows was refused by West Devon Borough Council in July 2018.
<i>Neighbouring uses</i>	The site is bounded by Blenheim Lane to the north, residential development to the west and open countryside to the east and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site falls gently down to the east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No: Blenheim Lane is the only road that borders the site and is very narrow with no passing places. According to the outline planning application, there is possible access through the Devon Bank at the north of the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No: However, according to the outline planning application, there is possible access through the Devon Bank at the north of the site.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes: A low voltage power line runs through the site.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 220m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 220m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 160m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 415m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1640m away.

Landscape and Visual Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	Medium sensitivity: The site has the potential to change the character of the village as the site is raised towards the south west supporting long views in from the north east. The site is an important element of the open part of the village.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	High sensitivity: There are some short views in from surrounding properties including a Grade II listed building (The Manor House) on the other side of Blenheim Lane. The site is an important element of the open part of the village.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> The site is located within a Conservation Area, is adjacent to a Grade II listed building (Town Living and Barn adjoining to south west) and a feature listed on the Historic Environment Record. The site is also located approximately 30m from a Grade II listed building (the Manor House).

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	No
<i>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?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to the existing built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Up to 9
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable.
Summary of justification for rating	The site is relatively exposed in the landscape with long distance views from the north east. The site is an important element of the open part of the village. Additionally, the site is visible from a Grade II listed building (The Manor House) and is located within a Conservation Area. Although the site is with good access the village centre, it is accessible via a narrow lane.

Site D Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site D
	 

Topic	Details
<i>Site Address / Location</i>	Land at Holebrook Lane, Exbourne
<i>Gross Site Area (Hectares)</i>	1.2
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_08_16
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is bounded by Holebrook Lane to the east, residential development to the north and agricultural land to the east and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site slopes down to the north east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access off Holebrook Lane.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing access off Holebrook Lane.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 490m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 490m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 430m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 690m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1730m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	High sensitivity: The site is considered to be highly sensitive within the surrounding landscape as it has a strong relationship with open countryside to the north and east. The site is large and open and occupies a prominent position in the landscape due to the sloping of the site, although there is some screening from trees on the eastern boundary. Development at this site has the potential to significantly change the local character and villagescape.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	High sensitivity: The site is large and visually open. There are short views in from surrounding properties. It forms an important part of the open aspect of this part of the village.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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> The site is located adjacent to a Conservation Area and a feature listed on the Historic Environment Record on Holebrook Lane. A Grade II listed building (Swallows Rest) is located 30m to the north west of the site.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to the existing built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

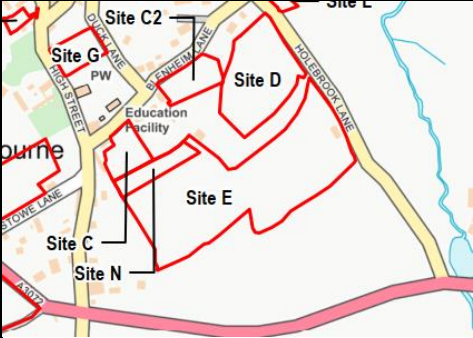
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Less than 30 units
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable.
Summary of justification for rating	The site is relatively exposed in the landscape due to its size and prominent position on a slope with long distance views from the north east. It forms an important part of the open aspect of this part of the village. The site is also adjacent to a Conservation Area. Without suitable mitigation, the site has the potential to significantly change the character of the villagescape.

Site E Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site E
	

Topic	Details
<i>Site Address / Location</i>	Land to the south east of Exbourne
<i>Gross Site Area (Hectares)</i>	3.5
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_11_16
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA
<i>Planning history (Live or previous planning applications/decisions)</i>	Land at edge of Holeboke Lane (north of site) (i) 02892/2012/FUL - erection of agricultural barn - approval 18/9/12 (ii) 0457/17/PDM - conversion of agricultural barn to residential use - approval 6/4/17 (iii) 2406/18/FUL - change of fenestration etc - condit approval 18/9/18
<i>Neighbouring uses</i>	The site is bounded by Holebrook Lane to the east, a small area of residential development to the west and agricultural land to the north and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land; however, without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site slopes down to the east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing vehicle access off Holebrook Lane.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing pedestrian and cycle access off Holebrook Lane.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 390m from the site if access is secured via Wood Close. Otherwise distance is c.700m.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 390m away and another two bus stops at Exbourne Cross Garage are approximately 320m from the site, if access is secured via Wood Close. Otherwise distances are c.700m and c.925m, respectively.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 440m from the site if access is secured via Wood Close. Otherwise 660m.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne playing field is approximately 450m away via Wood Close. Otherwise 860m.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1550m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site <i>low, medium or high</i> sensitivity in terms of landscape? <i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. <i>Medium sensitivity:</i> 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>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	High sensitivity: The site has a strong relationship with the open countryside to the east and south. Due to the large size and sloping of the site, it occupies a prominent position in the landscape. Despite some screening from trees on the eastern boundary, the site has the potential to significantly change the local character and villagescape.
Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity? <i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. <i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. <i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Medium sensitivity: There are short views in from gardens of properties on High Street. There are also views from properties on the A3072 and a property on Holebrook Lane.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> Part of the site is located adjacent to a Conservation Area and a Historic Environment Record Monument (Barrow) is located within the site. Three Grade II listed buildings (1 and 2 High Street, 4 and 5 High Street and Elm House including front garden area wall, railings and gate) are located 50m to the west of the site.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	No
<i>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?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to the existing built up area of Exbourne (on the western boundary).
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes

Assessment of Availability

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

Viability

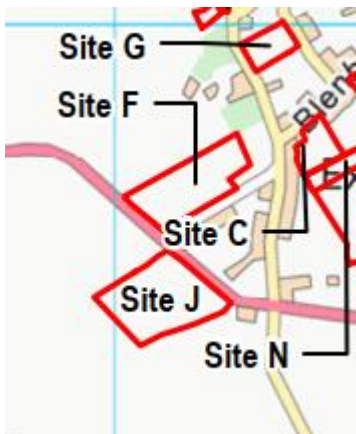
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	78
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable.
Summary of justification for rating	The site is relatively exposed in the landscape due its size and prominent position on a slope with long distance views from the east and south. The site is also adjacent to a Conservation Area. Without suitable mitigation, the site has the potential to significantly change the character of the villagescape.

Site F Pro-forma

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site F
	
<i>Site Address / Location</i>	Land at Court Barton, Exbourne
<i>Gross Site Area (Hectares)</i>	1
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_12_16
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is bounded by the A3072 to the west, Stowe Lane to the south and agricultural land to the north and east. High Street lies just east to the site.

Assessment of Suitability
Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site falls gently down to the east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No: There is currently no vehicle access to the site other than via the property on Stowe Lane. Vehicle access could also be provided elsewhere along Stowe Lane.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No: There is no existing access, however access could be secured.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 125m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 125m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 175m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne playing field is approximately 90m away on the other side of the A3072.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1345m away.

Landscape and Visual Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	Medium sensitivity: The site has a degree of openness to the east and north west where it faces the open countryside.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	Medium sensitivity: There are short views in from a property adjacent to the site as well as one property on the other side of Stowe Lane. Development at this location also has the potential to change the character of the village for those traveling in from the west.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> Part of the site is located adjacent to a Conservation Area and the nearest Grade II listed buildings (1 and 2 High Street, 4 and 5 High Street and Elm House including front garden area wall, railings and gate) are located approximately 35m to the east of the site. There are no features listed on the Historic Environment Record present in the site.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	No
<i>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?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent: There is a built up area opposite the site, on the other side of Stowe Lane.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	24
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: the site is potentially suitable, and available.
Summary of justification for rating	The site is in proximity to the village centre. The site is located within a Conservation Area and supports some long views in from the open countryside to the east and north west. Subject to appropriate design and layout which supports local distinctiveness, engages with the setting of the historic environment and ensures that vehicle access can be provided, this site is considered suitable in principle for allocation.

Site G Pro-forma

Topic	Details
<i>Site Reference / Name</i>	Site G
	 
<i>Site Address / Location</i>	Great Rookery Orchard, Exbourne
<i>Gross Site Area (Hectares)</i>	0.3
<i>SHLAA/SHELAA Reference (if applicable)</i>	WD_08_13_16
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	SHELAA
<i>Planning history (Live or previous planning applications/decisions)</i>	Application 01124/2013 to change the use of land for the parking and turning of vehicles was refused in March 2014.
<i>Neighbouring uses</i>	The site is bounded by Duck Lane to the east, High Street to the west, development to the north and a graveyard to the south.

Assessment of Suitability
Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes. The site forms important linkages with surrounding habitats, including orchards, trees and hedgerows.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven: The site slopes down to the north east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access off High Street.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing access off High Street.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	Yes: There is a TPO on the site boundary (N104/1991 – Gt. Rookery Orchard).
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 180m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 180m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 130m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 380m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1515m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of landscape? <i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. <i>Medium sensitivity:</i> 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>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	<i>Medium sensitivity:</i> The site has a degree of openness to the north east where it faces the open countryside.
Is the site <i>low</i>, <i>medium</i> or <i>high</i> sensitivity in terms of visual amenity? <i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. <i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. <i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	<i>High sensitivity:</i> There are views into the site from adjacent buildings, most notably Church of St Mary (Grade II* listed) which lies adjacent to the site. The properties north of the site are screened by trees on the northern boundary.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> The site is located within a Conservation Area and the Grade II* listed Church of St Mary is located approximately 25m to the south of the site, from which it is highly visible. A Grade II listed building is located on Duck Lane, approximately 20m south of the site (Church Cottage) and Willhay Cottage is another Grade II listed building located approximately 30m to the east of the site on the other side of Duck Lane. Another Grade II listed building (K6 telephone kiosk outside former post office) is located approximately 35m to the north of the site. The site is also surrounded by features which are listed on the Historic Environment Record.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Within: Although the site is not directly adjacent to a built up area, there is development present on the other side of the surrounding roads and therefore will be within the built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	8
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: The site is potentially suitable, and available.
Summary of justification for rating	The site has significant heritage constraints as it is related in a Conservation Area and in close proximity to a number of listed buildings. Church of St Marys would have direct views into the site. A detailed heritage assessment and study needs to be undertaken if this site is to be taken forward. However, this site is in very close proximity to community services and facilities within the village and is within the existing setting of Exbourne and therefore may be appropriate for development if these significant constraints can be overcome.

Site J Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site J
	  

Topic	Details
<i>Site Address / Location</i>	Barton Head Field, EX20 3RX
<i>Gross Site Area (Hectares)</i>	1.45
<i>SHLAA/SHELAA Reference (if applicable)</i>	n/a
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is bounded to the east by the A3072, to the south by a country lane and to the north and west by open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land; however, without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Flat or relatively flat
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access off the A3072. However, safer access could be made on the lane which lies on the southern boundary of the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing access off the A3072. However, safer access could be made on the lane which lies on the southern boundary of the site.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	A Public Right of Way runs diagonally across the site from the gate to Buskin farm lane.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 310m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at Exbourne Cross Garage are approximately 210m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 360m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is adjacent to the site.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1,230m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	High sensitivity: The site's character is strongly influenced by views in from the south from Dartmoor National Park. The site's openness and prominent position gives it sensitivity within the landscape. The site is also located outside the existing built up area of Exbourne on the other side of A3072 making it more prominent within the landscape.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	Medium sensitivity: The site has some views in from surrounding properties and the top of Church of St Marys is also visible from the site.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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> A Conservation Area lies opposite the site on the other side of the A3072. The nearest Grade II listed building is approximately 150m away on High Street.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is located outside of the main built up area of Exbourne although there is some development on the other side of the A3072 opposite the site.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	34
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: the site is not currently suitable, and available.
Summary of justification for rating	Although the site is accessible, there are concerns about safety in terms of pedestrians crossing the A3072 to get to the site. Additionally, the site is located further away from the village centre than other sites and its open perspective supports long views in from Dartmoor National Park, with impacts on landscape character. Development at this site could significantly change the character of the existing settlement pattern of the village by extending it south of the A3072.

Site K Pro-forma

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site K
	
<i>Site Address / Location</i>	Dornaforde Cottage, Exbourne, EX20 3QS
<i>Gross Site Area (Hectares)</i>	0.05
<i>SHLAA/SHELAA Reference (if applicable)</i>	n/a
<i>Existing land use</i>	Garden.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is bounded to the east by the B3217, and to the west and south by a garden.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	No: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 4 agricultural land which is not considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown, the site comprises areas with the potential to be of biodiversity value.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Flat or relatively flat
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: Access is currently through a private gateway owned by the landowner just south of the site; however, this is quite narrow. It is recommended that new access is provided directly onto the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: Access is currently through a private gateway owned by the landowner just south of the site.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 1930m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at Exbourne Cross Garage are approximately 1930m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 19.6km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 2030m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 6.6km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 1900m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1600m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site <i>low, medium or high</i> sensitivity in terms of landscape? <i>Low sensitivity:</i> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. <i>Medium sensitivity:</i> 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>High sensitivity:</i> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Low sensitivity: The site is situated within the garden of a pre-existing residential development. The site has limited sensitivity in the wider landscape as it is flat and very well screened from trees and hedgerows.
Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity? <i>Low sensitivity:</i> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. <i>Medium sensitivity:</i> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. <i>High sensitivity:</i> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Low sensitivity: The site is relatively visually enclosed, but will have short views in from Dornaford cottage which is a Grade II listed building.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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> The site is not within a Conservation Area and there are no features that are listed on the Historic Environment Record present in the site. The nearest Grade II listed building is approximately 45m south of the site (Dornaford Cottage), from which it is visible.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is located outside of the existing built up area.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

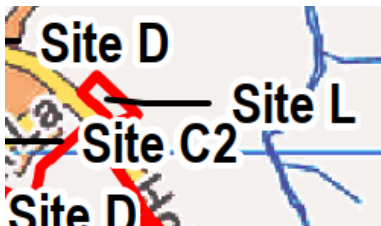
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: the site is not currently suitable, and available.
Summary of justification for rating	The site is distant to the built-up area of Exbourne and therefore is not within walking distance or readily accessible to local amenities. The site should be considered through the rural exception policies of the Local Plan.

Site L Pro-forma

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site L
	
<i>Site Address / Location</i>	Hayes, Exbourne
<i>Gross Site Area (Hectares)</i>	0.18
<i>SHLAA/SHELAA Reference (if applicable)</i>	n/a
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is bounded to the west by Holebrook Lane and to the north, east and south by open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven The site gently slopes to the east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access off Holebrook Lane.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing access off Holebrook Lane.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 365m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 365m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 310m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 565m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1785m away.

Landscape and Visual Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	Medium sensitivity: The site is on a gently slope which falls from west to east. This positions the site as perceptually facing away from the rest of the village. Although there are some long views in from the open countryside to the east, the site is relatively small and is within the setting of the village.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	Low sensitivity: There are views in from two surrounding properties, however this is not considered a significant issue as it is partly screened by vegetation.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> The site is located within a Conservation Area. The nearest Grade II listed building (Swallows Rest) is located approximately 90m to the south west of the site.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	No
<i>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?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to the existing built up area.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Amber: the site is potentially suitable, and available.
Summary of justification for rating	The site is in relative proximity to the village centre, although there is no safe footpath to key amenities. The site is located within a Conservation Area and supports some long views in from the open countryside to the east. Subject to appropriate design and layout, this site is considered suitable in principle for allocation.

Site M Pro-forma

Site Details

Topic	Details
<i>Site Reference / Name</i>	Site M
	
<i>Site Address / Location</i>	Stone Buildings and Paddock, Hayfield Road
<i>Gross Site Area (Hectares)</i>	0.75
<i>SHLAA/SHELAA Reference (if applicable)</i>	n/a
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is bounded to the south and east by Hayfield Road, to the west by open countryside and to the north by open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	The site slopes gently down to the east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes: There is existing access on the southern boundary of the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: There is existing access on the southern boundary of the site.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 495m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 495m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 445m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 695m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1655m away.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</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. 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.	Low sensitivity: Although, there are some long views in from the open landscape to the east, the site has limited exposure to the landscape as it is partly screened by existing trees on the eastern boundary. Development of the undeveloped part of the site would however have more significant impacts on landscape character.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</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. 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: There are views in from properties on Hayfield Road. However, these properties provide screening which prevents views into the site from the church. Development of the undeveloped part of the site would however have more significant impacts on visual amenity and village character.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> The site south west corner of the site is located within a Conservation Area and the nearest Grade II listed building (Pooks Cottages) is located approximately 35m to the south west of the sites access.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	<i>A mix of greenfield and previously developed land</i>
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	<i>Adjacent:</i> The site is located adjacent on two sides (south and west) to the built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	10-12
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	<i>Amber</i>: the site is potentially suitable, and available.
Summary of justification for rating	The site has good proximity to the existing built up area of Exbourne. However, the site is located within a Conservation Area and supports some long views in from the open countryside to the east. Subject to appropriate design and layout, the southern previously developed part of the site is considered suitable in principle for allocation.

Site N Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site N
	

Topic	Details
<i>Site Address / Location</i>	Adjoining 2 High Street, Exbourne
<i>Gross Site Area (Hectares)</i>	0.4
<i>SHLAA/SHELAA Reference (if applicable)</i>	n/a
<i>Existing land use</i>	Agricultural land.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None determined by Devon County Council or West Devon Borough Council.
<i>Neighbouring uses</i>	The site is surrounded by agricultural land and a built up area to the west of the site.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	The site slopes gently down to the north east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No: access is currently restricted and only possible through adjoining land.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No: access is currently restricted and only possible through adjoining land.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	No
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 100m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 100m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 150m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 300m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1550m away.

Landscape and Visual Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	Limited sensitivity: The site is internally open, though is of limited sensitivity from long views in from the north east due to screening from vegetation along the eastern boundary.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	Medium sensitivity: There are some short views in from surrounding properties along High Street.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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> The site is located adjacent to a Conservation Area. The nearest Grade II listed buildings are located approximately 70m away on High Street, from which the site is screened.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	No
<i>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?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent: The site is located adjacent to the built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	1-3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Red: the site is not currently suitable, and available.
Summary of justification for rating	The site is constrained in terms of access and is therefore considered unsuitable in principle for allocation.

Site O Pro-forma

Site Details

Topic	Details
Site Reference / Name	Site O
	   

Topic	Details
<i>Site Address / Location</i>	Part of the garden opposite The Downs, North Road
<i>Gross Site Area (Hectares)</i>	0.085
<i>SHLAA/SHELAA Reference (if applicable)</i>	n/a
<i>Existing land use</i>	Orchard/garden area.
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Housing
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	Application 3100/16/FUL submitted for replacement garage, new vehicular access and driveway to orchard to improve sightlines, and allow acces to propsed land for 3 number dwellings. Refused by WDBC and refused on appeal.
<i>Neighbouring uses</i>	The site is bounded by the High Street to the east, open countryside to the west and residential development to the north and south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Yes: All sites are within an SSSI impact risk zone but not for the type of development proposed. All sites are also in the North Devon Biosphere Reserve and North Devon Nature Improvement Area.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	No

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	No
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Yes: The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 2 agricultural land which is considered to be 'best and most versatile'.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown. Approximately eight mature fruit trees are present on the site, comprising an orchard with potential biodiversity value.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	The site slopes down to the north east.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No: There is currently no vehicle access. However, access could be provided on the strip of land to the south of the site. As the site is on a bend, there are some safety concerns about having an access point here.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes: there is a pathway to the south of the site which allows for pedestrian and cycle access.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown	Approximately eight old apple trees will be lost if development on this site goes forward.
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	No
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The Burrow (underground shop and post office) is approximately 240m from the site.
Bus /Tram Stop	<400m 400-800m >800m	Two bus stops at the Red Lion are approximately 240m from the site.
Train station	<400m 400-1200m >1200m	Copplestone train station is approximately 18.7km away.
Primary School	<400m 400-1200m >1200m	Exbourne Church of England Primary School is approximately 190m from the site.
Secondary School	<1600m 1600-3900m >3900m	Okehampton Community College is approximately 8.7km away.
Open Space / recreation facilities	<400m 400-800m >800m	Exbourne Playing Field is approximately 440m away.
Cycle Route	<400m 400-800m >800m	National Cycle Route 27 is approximately 1480m away.

Landscape and Visual Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <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> <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> <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>	Medium sensitivity: The site has some long views in over the top of rooftops from the east.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <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> <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> <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>	High sensitivity: There are views in from approximately eight surrounding properties.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <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>Directly impact and/or mitigation not possible</i> The site is located on a distinctive site within a Conservation Area. The nearest Grade II listed buildings are located approximately 30m away on Town Living Cross.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	No
<i>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?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is located within the built up area of Exbourne.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	2
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: the site is potentially suitable, and available.
Summary of justification for rating	The site is in good proximity to the services and facilities in Exbourne. The site is located within the Conservation Area and is visible from surrounding properties. Whilst access is possible, there are some safety concerns relating to the bend in the road at the access point.

