

Bigbury Parish Neighbourhood Plan

Site Assessment Report

Bigbury Parish Neighbourhood Plan Steering Group

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Quality information

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Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Bigbury Parish Neighbourhood Plan on behalf of the Bigbury Parish Neighbourhood Plan Steering Group. The Bigbury Parish Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.

The draft submission version of the emerging Joint Local Plan (JLP) for Plymouth and South West Devon outlines a spatial strategy 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, with the settlement of St Ann's Chapel recognised as the only 'sustainable village' within Bigbury Parish. In this context, the JLP suggests that the Neighbourhood Plan area has the potential to accommodate 10 additional dwellings over the plan period.

The Bigbury Parish Neighbourhood Plan Steering Group is keen to take a sustainable approach to development within the Neighbourhood Plan area, due to its setting within the nationally protected landscape of the South Devon AONB.

In relation to the above, the purpose of the site assessment is to produce a clear appraisal of the suitability of each of the sites available for potential development within the Bigbury Parish Neighbourhood Plan area.

Sites considered through the appraisal, and assessment findings

Six sites have been considered through the site assessment, listed below in Table ES1. The location of these sites is presented in Figure 1.2.

Following the completion of the site assessment, it is considered that two sites are potentially suitable to take forward for housing through the Bigbury Parish Neighbourhood Plan. This is due to the following reasons:

- The suitability of the sites for the purposes proposed through the Neighbourhood Plan;
- The location, accessibility and viability of the sites; and
- The potential to mitigate the environmental constraints to development.

The two sites are as follows:

- Site 3: Fields 5227 and 6131 Chapel Farm (specifically the western section of the site);
- Site 4: Holwell Farm 1 (specifically the south western section of the site); and

A summary of the site assessment findings is presented in Table ES1 below.

Table ES1: Sites considered within the appraisal and their appropriateness for taking forward for the purposes of the Neighbourhood Plan

Name	Size (Ha)	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 1: Land at St Ann's Chapel. Bigbury	1.03	No: The main constraints to development relate to the sensitivity of the landscape, historic environment considerations, possible access concerns and the loss of productive agricultural land. If these constraints are largely overcome through the design and layout of development, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. However, as planning permission has already been granted on the site it is therefore unlikely to be available for a community led housing scheme.
Site 2: Part Field behind Bigbury Memorial Hall	1.04	No: The main constraints to development include the sensitivity of the landscape, access concerns, the quality of agricultural land, and the location of site within the setting of locally and nationally designated heritage assets. The site also contributes to the green gap between St Ann's Chapel and Bigbury.
Site 3: Fields 5227 and 6131 Chapel Farm	2.82	Potentially: Landscape sensitivity, highway safety concerns and historic environment considerations provide constraints to what is otherwise a relatively unconstrained site. In this context, it is considered that the western section of the site is potentially suitable to take forward for smaller scale residential development through the Neighbourhood Plan due to its setting near to the existing 'Hilltop' residential area, providing these constraints can be overcome. No: The eastern half and southern section of the site are considered less suitable to take forward for the purposes of the Neighbourhood Plan. This is due to the potential negative impacts to the open and rural character of the landscape, along with the distance from the existing built-up area of the village.
Site 4: Holwell Farm 1	1.72	Potentially: The south eastern section of the site is potentially suitable for smaller scale residential development. This is due to its proximity to the residential dwellings along with its proximity to the services and facilities within the village centre. No: The northern and western sections of the site are considered less suitable to take forward through the Neighbourhood Plan. Development would result in a significant change to the open and rural character of the landscape which is highly visible from the B3392 and other key viewpoints from the AONB.
Site 5: Holwell Farm 2	0.90	No: The main constraints to development include the sensitive character of the landscape, the setting of the site within the boundaries of nationally protected heritage assets, along with access issues which would be difficult to resolve. Additionally, the site is separate from the rest of the settlement.

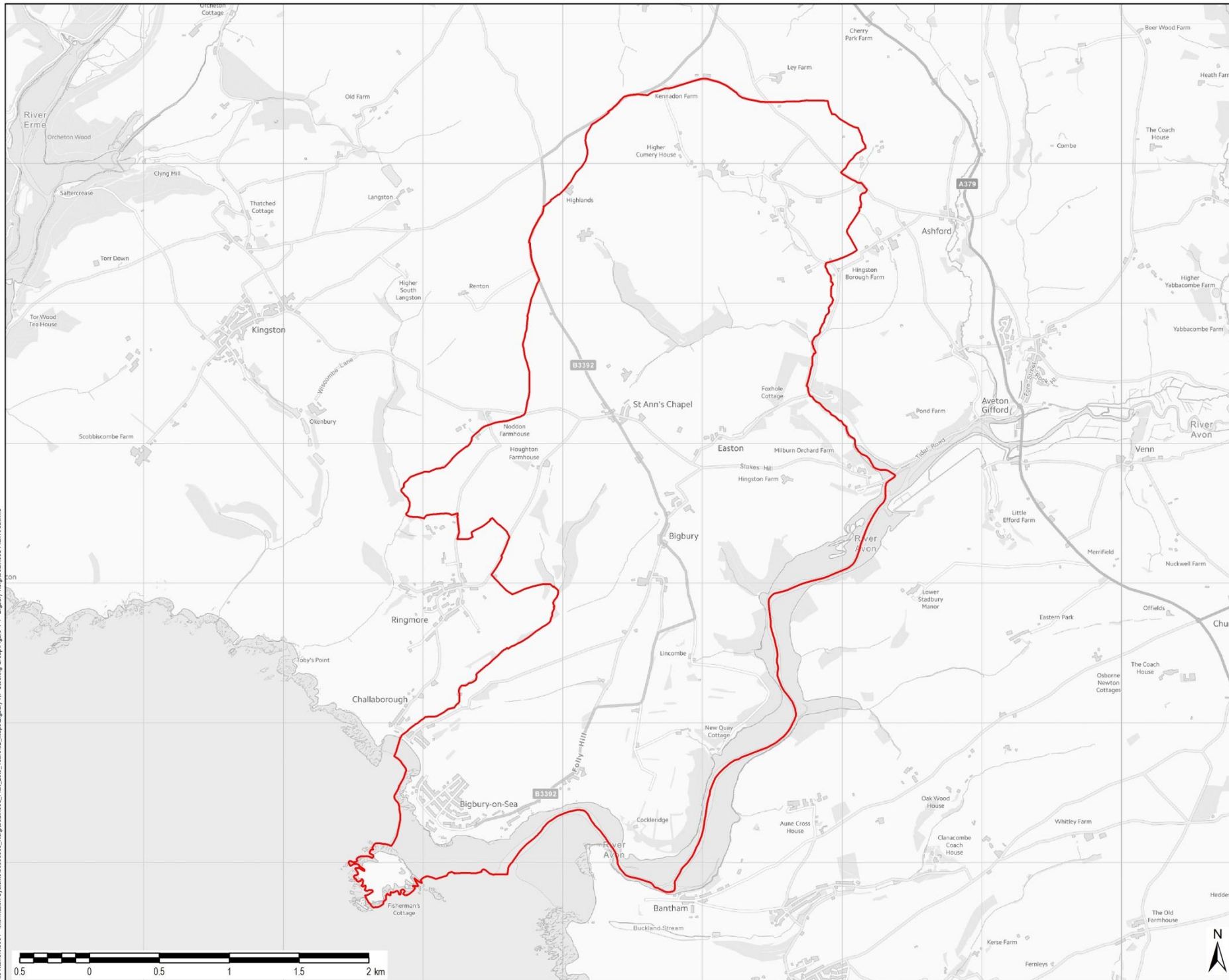
Site 6: Field 2078 Chapel Farm	2.70	No: The suitability of development on the site is potentially limited by its rural setting and isolation from the existing settlement, factors which were the key determinants for the refusal of planning application '1820/17/FUL'.
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Next steps

Sites to be taken forward for the purpose of the Neighbourhood Plan will be considered and chosen by the Bigbury Parish Neighbourhood Plan Steering Group on the basis of:

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

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Bigbury Parish Council and other stakeholders.



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LEGEND			
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FIGURE 1.1		01	

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Bigbury Parish Neighbourhood Plan on behalf of the Bigbury Parish Neighbourhood Plan Steering Group. The Bigbury Parish Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.

Local Plan context for the Neighbourhood Plan

- 1.2 The Neighbourhood Plan, which will cover the parish area of Bigbury (see Figure 1.1 above), is being prepared in the context of the emerging Joint Local Plan (JLP) for Plymouth and South West Devon. The JLP indicates that in total, the 'sustainable villages' within the Thriving Towns and Villages Policy Area have the potential to deliver 720 new dwellings over the lifetime of the plan. As per the provisions of the JLP, the settlement of St Ann's Chapel is recognised as the only 'sustainable village' within Bigbury Parish. In this context, the JLP suggests that the Neighbourhood Plan area has the potential to accommodate circa 10 additional dwellings over the plan period.
- 1.3 The purpose of the site appraisal is therefore to produce a clear assessment as to whether the sites considered through the Neighbourhood Plan are suitable, available and viable for the type of development which has been proposed. In this context it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

Sites considered through the site appraisal

- 1.4 The Neighbourhood Plan Steering Group is keen to take a sustainable approach to development within the Neighbourhood Plan area due to its setting within the nationally protected landscape of the South Devon Area of Outstanding Natural Beauty (AONB), whilst also ensuring that future development complements the rural character of St Ann's Chapel and aligns with the 'vision for the future' of the Neighbourhood Plan, which is to:

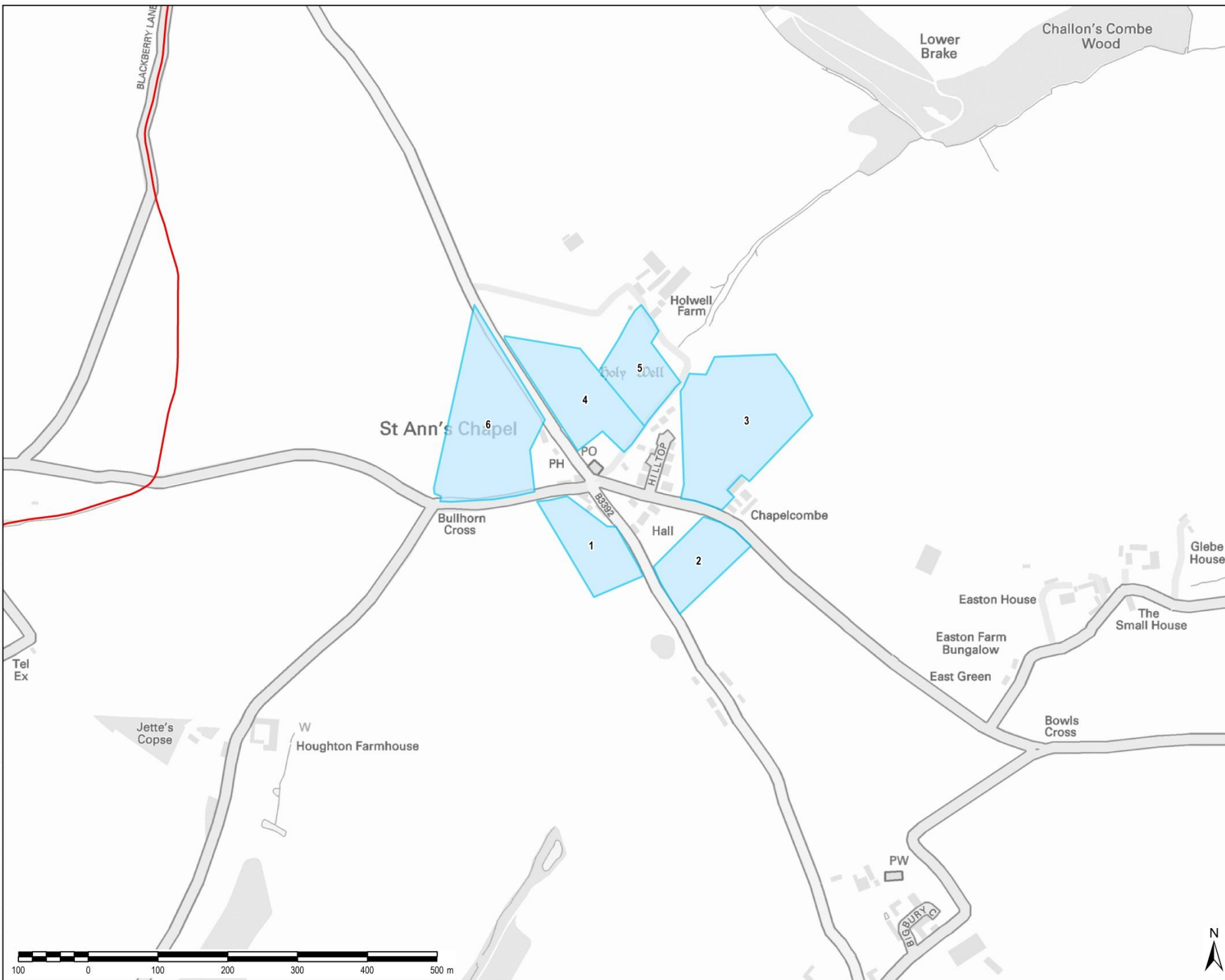
'Conserve and enhance the unique and special character of our rural and coastal community, retaining its heritage significance and its outstanding natural beauty whilst considering sensitive enhancements for the benefit of residents and visitors'

- 1.5 To help deliver these aspirations, the Neighbourhood Plan Steering Group applied for technical support to consider potential sites within the Neighbourhood Plan area which have been offered up by landowners as appropriate for development. The shortlisted sites were selected from the 'Site Information Pack' for Bigbury Parish which was prepared in conjunction with the Strategic Housing Land Availability Assessment (SHLAA)¹ for South Hams District Council and West Devon Borough Council, in March 2017.
- 1.6 This process resulted in six sites being taken forward for the purposes of the site appraisal process. These are listed below, with their location in the Neighbourhood Plan area shown in Figure 1.2. The boundaries of each site were provided by the Neighbourhood Plan Steering Group, and equate to land close to St Ann's Chapel which is available for development, having been identified following a 'call for sites' carried out by South Hams District Council. The sizes of the sites were taken from the SHLAA (where available) or calculated using the measuring tool on Google Earth.

¹ South Hams District Council & West Devon Borough Council (2017): Strategic Housing Land Availability Assessment': Site Information Packs (South Hams) A-D', [online] available to download via: <https://www.plymouth.gov.uk/jointlocalplanevidencebase> last accessed [27/03/18]

Table 1.1: Sites Considered through the Site Appraisal

Name	Size (Ha)
Site 1: Land at St Ann's Chapel, Bigbury	1.03
Site 2: Part Field behind Bigbury Memorial Hall	1.04
Site 3: Fields 5227 and 6131 Chapel Farm	2.82
Site 4: Holwell Farm 1	1.72
Site 5: Holwell Farm 2	0.90
Site 6: Field 2078 Chapel Farm	2.70



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LEGEND

- Bigbury Neighbourhood Plan Area
- Site Option

1 - Land at St Ann's Chapel, Bigbury
 2 - Part Field behind Bigbury Memorial Hall
 3 - Fields 5227 and 6131 Chapel Farm
 4 - Holwell Farm 1
 5 - Holwell Farm 2
 6 - Field 2078 Chapel Farm

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Purpose of Issue
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 BIGBURY PARISH NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
 SITE ASSESSMENT FOR THE BIGBURY NEIGHBOURHOOD PLAN

Drawing Title
 SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE BIGBURY NEIGHBOURHOOD PLAN AREA

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2. Methodology for the site appraisal

Introduction

- 2.1 Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.
- 2.2 The approach to the site appraisal is based primarily on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability)² published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan.
- 2.3 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.4 The methodology for carrying out the site appraisal is presented below.

Task 1: Development of site appraisal pro-forma

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

² GOV UK (2014): 'Housing and Economic Land Availability Assessment' [online] available to access via: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> last accessed [08/03/17]

Task 2: Initial desk study

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

Task 3: Site visit

- 2.8 After the completion of the initial desk study, site visits to the Neighbourhood Plan area were undertaken by two members of the AECOM Neighbourhood Planning team in March 2018. The purpose of the site visits was to evaluate the sites 'on the ground' to support the site appraisal, in addition to gaining a better understanding of the context and nature of the Neighbourhood Plan area.

Task 4: Consolidation of results

- 2.9 Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.
- 2.10 **Section 4** of this report presents a summary of the site appraisals for each of the six sites considered in the Neighbourhood Plan area, with the completed pro-forma for each site available to view in **Appendix A**.

3. Indicative housing capacity

- 3.1 The Neighbourhood Plan will seek to allocate sites for housing through the Neighbourhood Plan. In this context, the indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.
- 3.2 In terms of housing density, the methodology 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).
- 3.3 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

- 3.4 The indicative numbers of dwellings for each site is shown in Table 3.2 below, and have been calculated by AECOM using the above methodology. It should be noted that these densities are for comparative purposes, and for a number of sites, the indicative number generated might not be achievable due to the presence of significant environmental constraints, and having regard to the fact that St Ann's Chapel is a small rural village within the AONB. In this context, the Neighbourhood Plan will only be providing for the local housing need of the parish which has been identified as being for a primarily affordable housing development of between 10-12 dwellings.

Table 3.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size (Ha)	Indicative Number of Dwellings
Site 1: Land at St Ann's Chapel, Bigbury	1.03	24
Site 2: Part Field behind Bigbury Memorial Hall	1.04	24
Site 3: Fields 5227 and 6131 Chapel Farm	2.82	63
Site 4: Holwell Farm 1	1.72	41
Site 5: Holwell Farm 2	0.90	21
Site 6: Field 2078 Chapel Farm	2.70	60

4. Summary of site appraisals: Bigbury Parish Neighbourhood Plan area

Site 1: Land at St Ann's Chapel, Bigbury



Site Development potential

- 4.1 Site 1 'Land at St Ann's Chapel, Bigbury' is approximately 1.03 ha and has the potential to accommodate 24 dwellings. The site is used for agricultural purposes, primarily for pastoral and arable farmland. However, the north eastern section of the site is unused agricultural land.
- 4.2 The site is not located within or adjacent to a flood risk zone. There are limited ecological constraints, and the site does not overlap with an SSSI Impact Risk Zone for the proposed allocation. Furthermore, the site is located near to the village centre which contains a local shop, public house, recreational area and the Bigbury Memorial Hall.
- 4.3 In regards to the suitability of the site, planning application '4097/16/OPA' for residential development of circa 8 dwellings, open space and associated infrastructure with all matters reserved except for means of access (and associated off-site highway works) was conditionally approved in February 2018. The application was initially refused by South Hams District Council on the grounds of highway safety, but was conditionally approved following an appeal.

Key Constraints

- 4.4 From a landscape perspective, the entirety of the site is within the boundary of the South Devon AONB and the 'Bigbury Bay Coastal Plateau' Devon Character Area (DCA). The site is also within the boundary of the South Devon Heritage Coast, which is one of the finest stretches of undeveloped coastlines in England and Wales. In this context, the landscape is particularly sensitive to change.
- 4.5 In regards to the ecological considerations, Devon hedgerow banks border the northern and eastern boundaries of the site and positively contribute to the local ecological network by providing a habitat corridor for species. The proposed design for the conditionally approved development outlined in planning application '4097/16/OPA' will create gaps in both hedgerow banks in order to provide access into the site.
- 4.6 In terms of historic environment considerations, the site is directly adjacent to the Grade II listed building 'The Old Chapel Barn'. Additionally, the Historic Environment Record (HER) for Devon provides the results from a gradiometer survey determining that locally important heritage assets are present on site.
- 4.7 Although there is the potential to establish access into the northern and eastern sections of the site from the existing highways network, it is likely that this would negatively impact upon the aforementioned hedgerows and the public right of way which passes along the northern site boundary. Additionally, there are potential issues in relation to highway and pedestrian safety.

- 4.8 In the absence of a detailed agricultural land assessment, it is currently not possible to determine whether the site is underlain by land which is classified as the best and most versatile (Grade 1, 2 or 3a). However, the regional agricultural land classification (ALC) map for the South West of England indicates that the site is underlain by Grade 3 (good to moderate quality) land. As the site is currently used for agricultural purposes, development would result in the loss of an existing area of productive agricultural land.

Recommendations

- 4.9 The main constraints to development relate to the sensitivity of the landscape, historic environment considerations, possible access concerns and the loss of productive agricultural land. Providing that these constraints can be effectively mitigated through the design of the proposed allocation, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan.
- 4.10 However, as there is existing planning permission on the site, this limits the potential for the Neighbourhood Plan to influence the design, type and tenure of development.

Site 2: Part Field behind Bigbury Memorial Hall



Site Development potential

- 4.11 Site 2 'Part Field behind Bigbury Memorial Hall' is approximately 1.04 ha and has the potential to accommodate 24 dwellings. Topographically the site gently slopes to the south west towards the B3392, and there is a possibility of creating access into the site from this road.
- 4.12 Ecologically, the site does not overlap with any Biodiversity Action Plan (BAP) Priority Habitats. Additionally, in the absence of any European, national or locally designated biodiversity sites within proximity to the site, there are limited ecological constraints present. The site is not located within or adjacent to a flood risk zone.
- 4.13 There is also no significant infrastructure or any likelihood of ground contamination. The site is currently used for agricultural purposes, primarily for arable farming.

Key Constraints

- 4.14 The site is within the boundary of the South Devon Heritage Coast, which is recognised as one of the finest stretches of undeveloped coastline in England and Wales. Locally important heritage assets within the setting of the site include the 'long barrow and two bowl barrows, 200m south east of Chapelcombe' Scheduled Monument, and a variety of archaeological features as listed in the Devon HER.
- 4.15 Although there is the potential to establish access into the northern and south western boundaries of the site from the existing highways network, it is likely that this would negatively impact upon the hedgerows bordering the northern and western section of the site by creating gaps in these ecological corridors.

- 4.16 In regards to agricultural land quality, it is currently not possible to determine whether the site is underlain by land which is classified as the best and most versatile (Grade 1, 2 or 3a). Nevertheless, the regional agricultural land classification (ALC) map for the South West of England indicates that the site is underlain by Grade 3 (good to moderate quality) land. In this context, development would result in the loss of an existing area of productive agricultural land.
- 4.17 In regards to the sensitivity of the landscape, the entirety of the site is within the boundary of the South Devon AONB and the 'Bigbury Bay Coastal Plateau' Devon Character Area (DCA). There are long views to the south of the site to the neighbouring settlement of Bigbury, which include the spire of the Grade II* listed 'Church of St Lawrence'. Significantly, the site contributes to the 'green gap' between the St Ann's Chapel and Bigbury.

Recommendations

- 4.18 The main constraint to development is the sensitivity of the landscape in terms of its open character, location within the South Devon AONB and South Devon Heritage Coast, and its contribution to the 'green gap' between St Ann's Chapel and Bigbury. Additional constraints include the quality of agricultural land and the location of site within the setting of locally and nationally designated heritage assets. Based on these conditions, the site is considered to be less suitable to take forward for the purposes of the Neighbourhood Plan.

Site 3: Fields 5227 and 6131 Chapel Farm



Site Development potential

- 4.19 Site 3 'Fields 5227 and 6131 Chapel Farm' is approximately 2.82 ha and has the potential to accommodate 63 dwellings. Currently the site is used for agricultural purposes, primarily for pastoral farming.
- 4.20 In terms of access, there is the potential to establish a route into the southern section of the site via Stakes Hill Road. However this would create a gap in a hedgerow which contributes to the local ecological network and could also potentially increase traffic pressures at the junction within the centre of St Ann's Chapel. Topographically, the site gently slopes to the north.
- 4.21 The site is not located within or adjacent to a flood risk zone and there is no significant infrastructure present. There are limited ecological constraints as the site is not within proximity to the boundaries of any European, nationally or locally designated sites. Furthermore, the site is not constrained by historic environment considerations.

Key Constraints

- 4.22 From a landscape perspective, the entirety of the site is within the boundary of the South Devon AONB and the 'Bigbury Bay Coastal Plateau' Devon Character Area (DCA). In this context, the landscape is particularly sensitive to change. There are long views to the north

east, with the eastern half of the site highly visible in the landscape due to its open character. Additionally, the properties within the 'Hilltop' residential area have direct views into the site.

- 4.23 The southern boundary of the site is adjacent to the South Devon Heritage Coast which is recognised as one of the finest stretches of undeveloped coastline in England and Wales.
- 4.24 In terms of utilities, low voltage, overhead power lines pass across the eastern section of the site.
- 4.25 In regards to agricultural land quality, it is currently not possible to determine whether the site is underlain by land which is classified as the best and most versatile (Grade 1, 2 or 3a). Nevertheless, the regional agricultural land classification (ALC) map for the South West of England indicates that the site is underlain by Grade 3 (good to moderate quality) land. In this context, development would result in the loss of an existing area of productive agricultural land.

Recommendations

- 4.26 Given the possible housing capacity of the site, a proposed allocation of this magnitude would be large enough to significantly change the size and character of St Ann's Chapel, due to its rural setting and location within the South Devon AONB. Under these circumstances, the eastern half and southern section of the site are considered less suitable to take forward for the purposes of the Neighbourhood Plan. This is due to the potential negative impacts on the open and rural character of the landscape, along with the distance from the existing built-up area of the village.
- 4.27 Although there are potential issues in relation to increased traffic pressures at the St Ann's Chapel junction, it is considered that the western section of the site could be considered for smaller scale residential development due to its setting near to the existing 'Hilltop' residential area. However, the constraints referred to above are significant and would need to be resolved prior to development.

Site 4: Holwell Farm 1



Site Development potential

- 4.28 Site 4 'Holwell Farm 1' is approximately 1.72 ha and has the potential to accommodate 41 dwellings. Currently the site is used for agricultural purposes, primarily for arable farming.
- 4.29 Topographically the site is predominantly flat but gently slopes to the north east. Access into the western section of the site is possible from the B3392.
- 4.30 The site is not located within or adjacent to a flood risk zone. Additionally, the site is within proximity to the village centre which contains a local shop, public house, recreational area and the Bigbury Memorial Hall.

- 4.31 In regards to the suitability of the site, planning application '05/2557/13/F' was conditionally approved in September 2014 for two new dwellings with associated parking and garages on the land located at the southern site boundary, adjacent to the B3392. These dwellings have since been built, as shown in the site photo above (on the right).

Key Constraints

- 4.32 In relation to the sensitivity of the landscape, the entirety of the site is within the boundary of the South Devon AONB and the 'Bigbury Bay Coastal Plateau' Devon Character Area (DCA). There are long views to the east, with the site highly visible within the landscape due to its open character. However, the south eastern section of the site is less prominent as it is viewed against the background of existing residential development.
- 4.33 In the absence of a detailed agricultural land assessment, it is currently not possible to determine whether the site is underlain by land which is classified as the best and most versatile (Grade 1, 2 or 3a). However, the regional agricultural land classification (ALC) map for the South West of England indicates that the site is underlain by Grade 3 (good to moderate quality) land. As the site is currently used for agricultural purposes, development would result in the loss of an existing area of productive agricultural land.
- 4.34 A preliminary ecological appraisal was completed on the site in March 2018. The appraisal confirms that the Devon Hedgebank located along the southern boundary is particularly species rich. Overall however, the appraisal states that the site as a whole is considered to be of low ecological value.

Recommendations

- 4.35 Landscape sensitivity and ecological considerations provide constraints to what is otherwise a relatively unconstrained site. Based on these conditions, it is considered that the south eastern section of the site adjacent to the road is potentially suitable for smaller scale residential development. This is due to its proximity to the residential dwellings which were approved through planning application '05/2557/13/F' along with the proximity to the services and facilities within the village centre and potential access points.
- 4.36 Comparatively, the northern and western sections of the site are considered less suitable to take forward through the Neighbourhood Plan. Development would result in a significant change to the open and rural character of the landscape which boasts long distance views across the South Devon AONB.

Site 5: Holwell Farm 2



Site Development potential

- 4.37 Site 5 'Holwell Farm 2' is approximately 0.90 ha and has the potential to accommodate 21 dwellings. The site is currently used for agricultural purposes, primarily for arable farming.

- 4.38 The site is not located within or adjacent to a flood risk zone, and there is no significant infrastructure present on site.
- 4.39 Ecologically, the site does not overlap with any BAP Priority Habitats. Additionally, in the absence of any European, national or locally designated biodiversity sites within proximity to the site, there are limited ecological constraints.

Key Constraints

- 4.40 With regards to the sensitivity of the landscape, the entirety of the site is situated within the setting of the South Devon AONB and the 'Bigbury Bay Coastal Plateau' Devon Character Area (DCA). There are views to the south of the neighbouring settlement of Bigbury and direct views into the site from the residential properties located adjacent to the north eastern boundary. Additionally, the site is located outside of the existing built-up area of St Ann's Chapel.
- 4.41 In terms of access, there is a single lane track passing adjacent to the south eastern boundary of the site which is narrow and unsuitable for regular use.
- 4.42 In regards to agricultural land quality, it is currently not possible to determine whether the site is underlain by land which is classified as the best and most versatile (Grade 1, 2 or 3a). Nevertheless, the regional agricultural land classification (ALC) map for the South West of England indicates that the site is underlain by Grade 3 (good to moderate quality) land. In this context, development would result in the loss of an existing area of productive agricultural land.
- 4.43 The site directly overlaps with the boundary of the 'Medieval holy well known as St Ann's Well, 120m south of Holwell Farm' Scheduled Monument. The site is also within the setting of two Grade II listed buildings: 'St Ann's Well, circa 70m south of Holwell Farmhouse' (south eastern corner of the site) and 'Holwell Farmhouse' (directly to the east of site).

Recommendations

- 4.44 The main constraints to development include the sensitive character of the landscape, the setting of the site within the boundaries of nationally protected heritage assets, along with access issues which would be difficult to resolve. Additionally, the site is separated from the rest of the village. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.

Site 6: Field 2078 Chapel Farm



Site Development potential

- 4.45 Site 6 'Field 2078 Chapel Farm' is approximately 2.70 ha and has the potential to accommodate 60 dwellings. Currently the site is used for agricultural purposes, primarily for pastoral farming.

- 4.46 In regards to the suitability of the site, planning application '05/0227/11/F' was conditionally approved in March 2011 for three terraced dwellings and a single detached dwelling on the land adjacent to the eastern site boundary. These have since been built, as shown in the site photo above (on the left).
- 4.47 In terms of access, it is possible to establish a route into the eastern and southern sections of the site from the existing highway network; however this would create a gap in the hedgerows passing along these site boundaries. Topographically, the site is flat.
- 4.48 The site is not located within or adjacent to a flood risk zone. There are limited ecological constraints on site, and the site does not overlap with an SSSI Impact Risk Zone for the proposed allocation. Furthermore, the site is not constrained by historic environment considerations.

Key Constraints

- 4.49 From a landscape perspective, the entirety of the site is within the boundary of the South Devon AONB and the 'Bigbury Bay Coastal Plateau' Devon Character Area (DCA). In this context, the landscape is particularly sensitive to change. There are direct views into the site from the residential properties which border the eastern boundary and from the B3392 when approaching St Ann's Chapel from the north. Additionally, the southern boundary of the site is adjacent to the South Devon Heritage Coast which is recognised as one of the finest stretches of undeveloped coastline in England and Wales.
- 4.50 In the absence of a detailed agricultural land assessment, it is currently not possible to determine whether the site is underlain by land which is classified as the best and most versatile (Grade 1, 2 or 3a). However, the regional agricultural land classification (ALC) map for the South West of England indicates that the site is underlain by Grade 3 (good to moderate quality) land. As the site is currently used for agricultural purposes, development would result in the loss of an existing area of productive agricultural land.
- 4.51 Concerning the suitability of the site, planning application '1820/17/FUL' for the construction of a new agricultural building on land located adjacent to the northern corner of the site was refused in August 2017. The planning decision concluded that the application would have a harmful impact upon the rural character of the area, with the development not relating well to existing buildings or settlements due to its isolation.

Recommendations

- 4.52 Given the possible housing capacity of the site, a proposed allocation of this magnitude would be large enough to significantly change the size and character of St Ann's Chapel, due to its location within the South Devon AONB. Furthermore, the suitability of development in the northern and western sections of the site is potentially limited by its rural setting and isolation from the existing settlement, factors which were the key determinants for the refusal of planning application '1820/17/FUL'.
- 4.53 Whilst the site is a relatively unconstrained site, landscape constraints are significant barrier to development at this location.

5. Conclusions

Conclusions and recommendations

- 5.1 This site assessment has considered the six sites in the Neighbourhood Plan area put forward for consideration for inclusion in the Bigbury Parish Neighbourhood Plan. These have been evaluated utilising the consistent criteria presented in the pro-forma developed by AECOM.

Sites to take forward for the purposes of the Bigbury Parish Neighbourhood Plan

- 5.2 Following the completion of the site assessment, it is considered that two sites are potentially suitable to take forward for housing through the Bigbury Parish Neighbourhood Plan. This is due to the following reasons:

- The suitability of the sites for the purposes proposed through the Neighbourhood Plan;
- The location, accessibility and viability of the sites; and
- The potential to mitigate the significant environmental constraints to development.

- 5.3 The two sites are as follows:

- Site 3: Fields 5227 and 6131 Chapel Farm (specifically the western section of the site);
- Site 4: Holwell Farm 1 (specifically the south eastern section of the site); and

Table 5.1: Suitability of sites for the purposes of the Neighbourhood Plan

Name	Size (Ha)	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 1: Land at St Ann's Chapel. Bigbury	1.03	No: The main constraints to development relate to the sensitivity of the landscape, historic environment considerations, possible access concerns and the loss of productive agricultural land. If these constraints are largely overcome through the design and layout of development, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan. However, as planning permission has already been granted on the site it is therefore unlikely to be available for a community led housing scheme.
Site 2: Part Field behind Bigbury Memorial Hall	1.04	No: The main constraints to development include the sensitivity of the landscape, access concerns, the quality of agricultural land, and the location of site within the setting of locally and nationally designated heritage assets. The site also contributes to the green gap between St Ann's Chapel and Bigbury.
Site 3: Fields 5227 and 6131 Chapel Farm	2.82	Potentially: Landscape sensitivity, highway safety concerns and historic environment considerations provide constraints to what is otherwise a relatively unconstrained site. In this context, it is considered that the western section of the site is potentially suitable to take forward for smaller scale residential development through the Neighbourhood Plan due to its setting near to the existing 'Hilltop' residential area, providing these constraints can be overcome.

		<p>No: The eastern half and southern section of the site are considered less suitable to take forward for the purposes of the Neighbourhood Plan. This is due to the potential negative impacts to the open and rural character of the landscape, along with the distance from the existing built-up area of the village.</p>
Site 4: Holwell Farm 1	1.72	<p>Potentially: The south eastern section of the site is potentially suitable for smaller scale residential development. This is due to its proximity to the residential dwellings long with its proximity to the services and facilities within the village centre.</p> <p>No: The northern and western sections of the site are considered less suitable to take forward through the Neighbourhood Plan. Development would result in a significant change to the open and rural character of the landscape which is highly visible from the B3392 and other key viewpoints from the AONB.</p>
Site 5: Holwell Farm 2	0.90	<p>No: The main constraints to development include the sensitive character of the landscape, the setting of the site within the boundaries of nationally protected heritage assets, along with access issues which would be difficult to resolve. Additionally, the site is separate from the rest of the settlement.</p>
Site 6: Field 2078 Chapel Farm	2.70	<p>No: The suitability of development on the site is potentially limited by its rural setting and isolation from the existing settlement, factors which were the key determinants for the refusal of planning application '1820/17/FUL'.</p>

- 5.4 If site allocations are included in the Neighbourhood Plan, it is recommended that the Neighbourhood Plan Steering Group discuss site viability with South Hams District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be achieved by 'matching' site typologies used in existing reports, with sites proposed by the Neighbourhood Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. Likewise, the developer should be contacted to ensure that the site remains deliverable.
- 5.5 Overall it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the strategic environmental assessment process currently being undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

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Appendix A Completed site appraisal pro-forma

Appendix A: Completed Site Appraisal Pro-Forma



General information

Site Reference / name	Site 1: Land at St Ann's Chapel, Bigbury
Site Address (or brief description of broad location)	Grid reference: SX663471 Nearest postcode: TQ7 4HQ
Current use	Agricultural Land (arable) in the western and southern sections; Unused agricultural land in the north eastern section, separated by a Devon Bank which passes through the central section of the site (and which starts from the north western boundary).
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.03 ha (taken from SHLAA)
SHLAA site reference (if applicable)	SH-05-08-14 Site Information Packs (South Hams) A-D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

[4097/16/OPA](#) - Outline application with some matters reserved for residential development of circa 8 dwellings, open space and associated infrastructure with all matters reserved except for means of access (and associated off-site highway works)
Decision date: 11th July 2017 (Refusal)
Appeal Date: 19th October 2017
Appeal Determination Date: 28th February 2018 (upheld – conditional approval)

[4120/17/FUL](#) - 4 No. new dwellings, vehicular access and public realm improvements (on land directly to the north east of the site.
Decision: TBC

Suitability**Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes – there is the potential to create an entry point into the northern and western sections of the site from the existing highways network; however this would create a gap in the hedgerows passing along these site boundaries and negatively impact upon these local ecological wildlife corridors. Additional concerns have been raised by South Hams District Council and Bigbury Parish Council about highway and pedestrian safety issues.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	<p>Within the boundary of the South Devon AONB.</p> <p>Does not overlap with a SSSI Impact Risk Zone for the type of development proposed through the Neighbourhood Plan.</p> <p>Does not overlap with land located in Flood Risk Zone 2 or 3.</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>Within Bigbury Bay Coastal Plateau Devon Character Area. 'Continued demand for tourism-related development, and population growth, resulting in further development of the area and incremental loss of its traditional character' is listed as one of the future <u>forces of change</u> to this character area.</p> <p>Within Landscape Character Type 1B: Open Coastal Plateaux.</p> <p>Medium views over to the neighbouring settlement of Bigbury.</p> <p>Direct views into the site from the neighbouring properties located to the east.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	Some loss	<p>No detailed agricultural land classification assessment has been undertaken on the site, however the <u>regional classification map</u> indicates that the site is underlain by Grade 3 (good to moderate quality) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Within the boundary of the South Devon Heritage Coast.</p> <p>Directly adjacent to the Grade II listed 'The Old Chapel Barn', at the northern boundary of the site.</p> <p>Historic Environmental Record for Devon: MDV118261, MDV118254 and MDV118255</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Holwell Stores and Post Office located within the village centre.
Bus Stop	<400m	Bus stop located in the village centre, however there is only one service passing through St Ann's Chapel per week, every Friday, connecting residents to Plymouth. Service: 875; Operator: Tally Ho
Primary School	>800m	Nearest primary school is in the neighbouring settlement of Aveton Gifford.
Secondary School	>3900m	Kingsbridge Community College is approximately 10km to the south east.
Open Space / recreation facilities	<400m	Playing field and play area located behind Bigbury Memorial Hall. The Hall is also a community centre providing fitness classes.
GP / Hospital / Pharmacy	>800m	South Hams Hospital is located approximately 9km to the south east.
Cycle route	>800m	Route 28 of the National Cycle Network is accessible from the neighbouring settlement of Aveton Gifford, approximately 2km to the east of the site.
Footpath	<400m	Accessible from The Old Chapel Inn and extends southwards, connecting to the neighbouring village of Bigbury.
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	After a high level search of the interactive map provided by South Hams District Council.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	No European, national or locally designated sites within proximity to the site. Hedgerows passing along the northern and eastern site boundaries contribute to the local ecological network.	
Public Right of Way	Yes	Bordering the northern site boundary.	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would contribute in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potentially – due to the rural and isolated character of the existing settlement, and due to its small size.
Other (provide details)	

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')		<input type="checkbox"/>
This site has minor constraints		<input type="checkbox"/>
The site has significant constraints		<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')		<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	24	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The main constraints to development relate to the sensitivity of the landscape, historic environment considerations, possible access concerns and the loss of productive agricultural land. The site would be considered as potentially suitable to take forward for the purposes of the Neighbourhood Plan, providing these constraints can be overcome. However, as there is existing planning permission on the site, this limits the potential for the Neighbourhood Plan to influence the design, type and tenure of development. This also limits the potential for the site to be taken forward as a community led housing scheme. The application was initially refused by South Hams District Council on the grounds of highway safety, but was conditionally approved following an appeal.</p>	



General information

Site Reference / name	Site 2: Part Field behind Bigbury Memorial Hall
Site Address (or brief description of broad location)	Grid reference: SX664471 Nearest postcode: TQ7 4HG
Current use	Agricultural land (arable)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.04 ha (taken from SHLAA)
SHLAA site reference (if applicable)	SH-05-12-16 Site Information Packs (South Hams) A-D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

Based on a high level review of the [South Hams District Council Planning Portal](#), there have been no previous applications for housing development on the site.

Suitability**Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes – possible to create an entry point into the western or the northern section of the site, however this would create a gap in the hedgerows passing along these site boundaries.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No**Environmental Considerations**

Questions	Assessment	Observations and comments
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	guidelines	
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	<p>Within the boundary of the South Devon AONB.</p> <p>Does not overlap with a SSSI Impact Risk Zone for the type of development proposed through the Neighbourhood Plan.</p> <p>Does not overlap with land located in Flood Risk Zone 2 or 3.</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>Within Bigbury Bay Coastal Plateau Devon Character Area. 'Continued demand for tourism-related development, and population growth, resulting in further development of the area and incremental loss of its traditional character' is listed as one of the future forces of change to this character area.</p> <p>Within Landscape Character Type 1B: Open Coastal Plateaux</p> <p>Long views to the south of the site over the neighbouring settlement of Bigbury. The site contributes to the green gap between St Ann's Chapel and Bigbury.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	Some loss	<p>No detailed agricultural land classification assessment has been undertaken on the site, however the regional classification map indicates that the site is underlain by Grade 3 (good to moderate quality) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Within the boundary of the South Devon Heritage Coast.</p> <p>Adjacent to the 'Long barrow and two bowl barrows, 200m south east of Chapelcombe' scheduled monument.</p> <p>Adjacent to land which contains features on the Historic Environment Record (HER) for Devon: MDV113766, MDV113767, MDV114928. The land has also had a desk based assessment and a geophysical survey (EDV6941 and EDV6870) on the HER.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Holwell Stores and Post Office located within the village centre.
Bus Stop	<400m	Bus stop located in the village centre, however there is only one service passing through St Ann's Chapel per week, every Friday, connecting residents to Plymouth. Service: 875; Operator: Tally Ho
Primary School	>800m	Nearest primary school is in the neighbouring settlement of Aveton Gifford.
Secondary School	>3900m	Kingsbridge Community College is approximately 10km to the south east.
Open Space / recreation facilities	<400m	Playing field and play area located behind Bigbury Memorial Hall. The Hall is also a community centre providing fitness classes.
GP / Hospital / Pharmacy	>800m	South Hams Hospital is located approximately 9km to the south east.
Cycle route	>800m	Route 28 of the National Cycle Network is accessible from the neighbouring settlement of Aveton Gifford, approximately 2km to the east of the site.
Footpath	<400m	Accessible from The Old Chapel Inn and extends southwards, connecting to the neighbouring village of Bigbury.
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	After a high level search of the interactive map provided by South Hams District Council.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	No European, national or locally designated sites within proximity to the site.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – gently sloping to the south west
Coalescence Development would contribute in neighbouring settlements merging into one another.	Yes – development on the site would result reduce the ‘green gap’ between the settlements of St Ann’s Chapel and Bigbury.
Scale and nature of development would be large enough to significantly change size and character of settlement	Potentially – due to the rural and isolated character of the existing settlement, and due to its small size.
Other (provide details)	

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input checked="" type="checkbox"/>	
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	24	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The main constraint to development is the sensitivity of the landscape in terms of its open character, location within the South Devon AONB and South Devon Heritage Coast, and its contribution to the 'green gap' between St Ann's Chapel and Bigbury. Additional constraints include the quality of agricultural land and the location of site within the setting of locally and nationally designated heritage assets. Based on these conditions, the site is considered to be less suitable to take forward for the purposes of the Neighbourhood Plan.</p>	



General information

Site Reference / name	Site 3: Fields 5227 and 6131 Chapel Farm
Site Address (or brief description of broad location)	Grid reference: SX665472 Nearest postcode: TQ7 4HG
Current use	Agricultural land (pasture)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	2.82 ha (taken from SHLAA)
SHLAA site reference (if applicable)	SH-05-13-16 Site Information Packs (South Hams) A-D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

Based on a high level review of the [South Hams District Council Planning Portal](#), there have been no previous applications for housing development on the site.

Suitability**Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes – Access into the southern section of the site is possible via Stakes Hill Road; however this would create a gap in a hedgerow which contributes to the local ecological network and could also potentially increase traffic pressures at the junction within the centre of St Ann's Chapel.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	<p>Within the boundary of the South Devon AONB.</p> <p>Does not overlap with a SSSI Impact Risk Zone for the type of development proposed through the Neighbourhood Plan.</p> <p>Does not overlap with land located in Flood Risk Zone 2 or 3.</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>Within Bigbury Bay Coastal Plateau Devon Character Area. 'Continued demand for tourism-related development, and population growth, resulting in further development of the area and incremental loss of its traditional character' is listed as one of the future <u>forces of change</u> to this character area.</p> <p>Within Landscape Character Type 1B: Open Coastal Plateaux</p> <p>Long views to the north east of the site. The landscape is very open, with the eastern half of the site highly visible.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	Some loss	<p>No detailed agricultural land classification assessment has been undertaken on the site, however the <u>regional classification map</u> indicates that the site is underlain by Grade 3 (good to moderate quality) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>Adjacent to the South Devon Heritage Coast (southern boundary of the site).</p> <p>Adjacent to the 'Medieval holy well known as St Ann's Well, 120m south of Holwell Farm' <u>scheduled monument</u> (north western corner of the site)</p> <p>Adjacent to the Grade II listed 'St Ann's Well, circa 70m south of Holwell Farmhouse' (north western corner of the site).</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Holwell Stores and Post Office located within the village centre.
Bus Stop	<400m	Bus stop located in the village centre, however there is only one service passing through St Ann's Chapel per week, every Friday, connecting residents to Plymouth. Service: 875; Operator: Tally Ho
Primary School	>800m	Nearest primary school is in the neighbouring settlement of Aveton Gifford.
Secondary School	>3900m	Kingsbridge Community College is approximately 10km to the south east.
Open Space / recreation facilities	<400m	Playing field and play area located behind Bigbury Memorial Hall. The Hall is also a community centre providing fitness classes.
GP / Hospital / Pharmacy	>800m	South Hams Hospital is located approximately 9km to the south east.
Cycle route	>800m	Route 28 of the National Cycle Network is accessible from the neighbouring settlement of Aveton Gifford, approximately 2km to the east of the site.
Footpath	<400m	Accessible from The Old Chapel Inn and extends southwards, connecting to the neighbouring village of Bigbury.
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	After a high level search of the interactive map provided by South Hams District Council.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	No European, national or locally designated sites within proximity to the site.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines passing through the eastern section of the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – the site slopes to the north
Coalescence Development would contribute in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potentially – due to the rural and isolated character of the existing settlement, and due to its small size.
Other (provide details)	

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input checked="" type="checkbox"/>	
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	63	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The eastern half and southern section of the site are considered less suitable to take forward for the purposes of the Neighbourhood Plan. This is due to the potential negative impacts on the open and rural character of the landscape, along with the distance from the existing built-up area of the village.</p> <p>Although there are potential issues in relation to increased traffic pressures at the St Ann's Chapel junction, it is considered that the western section of the site could be considered for smaller scale residential development due to its setting near to the existing 'Hilltop' residential area. However, the constraints referred to above would need to be resolved prior to development.</p>	



General information

Site Reference / name	Site 4: Holwell Farm 1
Site Address (or brief description of broad location)	Grid reference: SX663473 Nearest postcode: TQ7 4HQ
Current use	Agricultural land (arable)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.72 ha (taken from SHLAA)
SHLAA site reference (if applicable)	SH-05-09-14/16 Site Information Packs (South Hams) A-D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

05/2557/13/F - Two new dwellings with associated parking and garages (on land at the southern site boundary, adjacent to Holywell Stores). Decision: Conditional Approval (September 2014).

Suitability**Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes – Potential to create an entry point from the B3392, however this would create a gap in the hedgerow passing along this site boundary.

Access into the southern section of the site is possible via the community car park.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	<p>Within the boundary of the South Devon AONB.</p> <p>Does not overlap with a SSSI Impact Risk Zone for the type of development proposed through the Neighbourhood Plan.</p> <p>Does not overlap with land located in Flood Risk Zone 2 or 3.</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>Within Bigbury Bay Coastal Plateau Devon Character Area. 'Continued demand for tourism-related development, and population growth, resulting in further development of the area and incremental loss of its traditional character' is listed as one of the future forces of change to this character area.</p> <p>At the boundary between Landscape Character Type 1B: Open Coastal Plateaux and 3G: River Valley Slopes and Combes.</p> <p>Long views to the east across the South Devon AONB. Northern section of the site is highly visible within the landscape due to the open character of the site.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	Some loss	<p>No detailed agricultural land classification assessment has been undertaken on the site; however the regional classification map indicates that the site is underlain by Grade 3 (good to moderate quality) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	<p>Within 250m of the Grade II listed 'The Old Chapel Inn' (south of site), the South Devon Heritage Coast (south of site), the 'Medieval holy well known as St Ann's Well, 120m south of Holwell Farm' <u>scheduled monument</u> (east of site) and the Grade II listed 'St Ann's Well, circa 70m south of Holwell Farmhouse (east of site).</p> <p>Does not directly overlap with the boundaries of any of these locally and nationally designated sites.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Holwell Stores and Post Office located within the village centre.
Bus Stop	<400m	Bus stop located in the village centre, however there is only one service passing through St Ann's Chapel per week, every Friday, connecting residents to Plymouth. Service: 875; Operator: Tally Ho
Primary School	>800m	Nearest primary school is in the neighbouring settlement of Aveton Gifford.
Secondary School	>3900m	Kingsbridge Community College is approximately 10km to the south east.
Open Space / recreation facilities	<400m	Playing field and play area located behind Bigbury Memorial Hall. The Hall is also a community centre providing fitness classes.
GP / Hospital / Pharmacy	>800m	South Hams Hospital is located approximately 9km to the south east.
Cycle route	>800m	Route 28 of the National Cycle Network is accessible from the neighbouring settlement of Aveton Gifford, approximately 2km to the east of the site.
Footpath	<400m	Accessible from The Old Chapel Inn and extends southwards, connecting to the neighbouring village of Bigbury.
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	After a high level search of the interactive map provided by South Hams District Council.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	No European, national or locally designated sites within proximity to the site. A Preliminary Ecological Appraisal has been completed for the site. There is a species rich Devon Hedgebank located along the southern site boundary but overall the appraisal states that the site is considered to be of low ecological value.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Predominantly flat, but gently slopes from the north of the site.
Coalescence Development would contribute in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potentially – due to the rural and isolated character of the existing settlement, and due to its small size.
Other (provide details)	

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')		<input type="checkbox"/>
This site has minor constraints		<input type="checkbox"/>
The site has significant constraints		<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')		<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	41	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Landscape sensitivity and ecological considerations provide constraints to what is otherwise a relatively unconstrained site. Based on these conditions, it is considered that the south eastern section of the site adjacent to the road is potentially suitable for smaller scale residential development. This is due to its proximity to the residential dwellings which were approved through planning application '05/2557/13/F' along with the proximity to the services and facilities within the village centre and potential access points.</p> <p>Comparatively, the northern and western sections of the site are considered less suitable to take forward through the Neighbourhood Plan. Development would result in a significant change to the open and rural character of the landscape which boasts long distance views across the South Devon AONB.</p>	



General information

Site Reference / name	Site 5: Holwell Farm 2
Site Address (or brief description of broad location)	Grid Reference: SX664473 Nearest postcode: TQ7 4HG
Current use	Agricultural land (arable)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.90 ha (approximate size calculated using the measuring tool on Google Earth)
SHLAA site reference (if applicable)	SH-05-09-14 Site Information Packs (South Hams) A-D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

Based on a high level review of the [South Hams District Council Planning Portal](#), there have been no previous applications for development on the site.

Suitability**Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

No – there is a single lane track passing adjacent to the south eastern boundary of the site which is narrow and unsuitable.

Access into the southern section of the site is possible; however the route would pass through an adjacent parcel of land and impact upon the community car park.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	<p>Within the boundary of the South Devon AONB.</p> <p>Does not overlap with a SSSI Impact Risk Zone for the type of development proposed through the Neighbourhood Plan.</p> <p>Does not overlap with land located in Flood Risk Zone 2 or 3.</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	High sensitivity to development	<p>Within Bigbury Bay Coastal Plateau Devon Character Area. 'Continued demand for tourism-related development, and population growth, resulting in further development of the area and incremental loss of its traditional character' is listed as one of the future forces of change to this character area.</p> <p>At the boundary between Landscape Character Type 1B: Open Coastal Plateaux and 3G: River Valley Slopes and Combes.</p> <p>Outside of the existing built-up area of the settlement, within the setting of a Scheduled Monument and a Grade II listed building.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	Some loss	<p>No detailed agricultural land classification assessment has been undertaken on the site; however the regional classification map indicates that the site is underlain by Grade 3 (good to moderate quality) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Directly overlaps with the boundary of the 'Medieval holy well known as St Ann's Well, 120m south of Holwell Farm' scheduled monument which is located at the south eastern corner of the site.</p> <p>Within the setting of two Grade II listed buildings: 'St Ann's Well, circa 70m south of Holwell Farmhouse' (south eastern corner of the site) and 'Holwell Farmhouse' (directly to the east of site).</p> <p>Within 50m of the following feature which is listed on the Historic Environment Record for Devon: MDV19444 (east of site adjacent to Holwell Farmhouse).</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Holwell Stores located within village centre.
Bus Stop	<400m	Bus stop located in the village centre, however there is only one service passing through St Ann's Chapel per week, every Friday, connecting residents to Plymouth. Service: 875; Operator: Tally Ho
Primary School	>800m	Nearest primary school is in the neighbouring settlement of Aveton Gifford.
Secondary School	>3900m	Kingsbridge Community College is approximately 10km to the south east.
Open Space / recreation facilities	<400m	Playing field and play area located behind Bigbury Memorial Hall. The Hall is also a community centre providing fitness classes.
GP / Hospital / Pharmacy	>800m	South Hams Hospital is located approximately 9km to the south east.
Cycle route	>800m	Route 28 of the National Cycle Network is accessible from the neighbouring settlement of Aveton Gifford, approximately 2km to east.
Footpath	<400m	Accessible from The Old Chapel Inn and extends southwards, connecting to the neighbouring village of Bigbury.
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	After a high level search of the interactive map provided by South Hams District Council.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	No European, national or locally designated sites within proximity to the site.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – predominantly sloping to the north east, and there is a topographical bowl sloping to the south eastern corner
Coalescence Development would contribute in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potentially – due to the rural and isolated character of the existing settlement, and due to its small size.
Other (provide details)	

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input checked="" type="checkbox"/>	
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	21	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The main constraints to development include the sensitive character of the landscape, the setting of the site within the boundaries of nationally protected heritage assets, along with access issues which would be difficult to resolve. Additionally, the site is separated from the rest of the village. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.	



General information

Site Reference / name	Site 6: Field 2078 Chapel Farm
Site Address (or brief description of broad location)	Grid reference: SX662472 Nearest postcode: TQ7 4HQ
Current use	Agricultural land (pasture)
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	2.70 ha (taken from SHLAA)
SHLAA site reference (if applicable)	SH-05-14-16 Site Information Packs (South Hams) A-D
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield**Brownfield****Mixture****Unknown****Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

1820/17/FUL - Construction of new agricultural building to house livestock and hard standing for bale storage (adjacent to northern extent of site). Application Decision: Refusal – application would have a harmful impact upon the rural character of the area, with the development not relating well to existing buildings or settlements due to its isolation.

05/0227/11/F - Erection of a three terraced dwellings and a single detached dwelling removal of modern extensions to public house and creation of new extension (land directly to the south east of the site). Decision: Conditional Approval (March 2011).

Suitability**Is the site:**

- **Within the existing built up area**
- **Adjacent to and connected with the existing built up area**
- **Outside the existing built up area**

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes – possible to create an entry point into the north eastern and southern sections of the site, however this would create a gap in the hedgerows passing along these site boundaries.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	<p>Within the boundary of the South Devon AONB.</p> <p>Does not overlap with a SSSI Impact Risk Zone for the type of development proposed through the Neighbourhood Plan.</p> <p>Does not overlap with land located in Flood Risk Zone 2 or 3.</p>
<p>Landscape and townscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape character?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p> <p>High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>Within Bigbury Bay Coastal Plateau Devon Character Area. 'Continued demand for tourism-related development, and population growth, resulting in further development of the area and incremental loss of its traditional character' is listed as one of the future <u>forces of change</u> to this character area.</p> <p>Within Landscape Character Type 1B: Open Coastal Plateaux.</p> <p>Views into the site from the residential properties located directly to the east. Views in from the B3392.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)</p>	Some loss	<p>No detailed agricultural land classification assessment has been undertaken on the site, however the <u>regional classification map</u> indicates that the site is underlain by Grade 3 (good to moderate quality) land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>Adjacent to the South Devon Heritage Coast, directly to the south of the site.</p> <p>Approximately 50m from the Grade II listed 'The Old Chapel Inn', located to the south east of the site.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Holwell Stores and Post Office located within the village centre.
Bus Stop	<400m	Bus stop located in the village centre, however there is only one service passing through St Ann's Chapel per week, every Friday, connecting residents to Plymouth. Service: 875; Operator: Tally Ho
Primary School	>800m	Nearest primary school is in the neighbouring settlement of Aveton Gifford.
Secondary School	>3900m	Kingsbridge Community College is approximately 10km to the south east.
Open Space / recreation facilities	<400m	Playing field and play area located behind Bigbury Memorial Hall. The Hall is also a community centre providing fitness classes.
GP / Hospital / Pharmacy	>800m	South Hams Hospital is located approximately 9km to the south east.
Cycle route	>800m	Route 28 of the National Cycle Network is accessible from the neighbouring settlement of Aveton Gifford, approximately 2km to the east of the site.
Footpath	<400m	Accessible from The Old Chapel Inn and extends southwards, connecting to the neighbouring village of Bigbury.
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	After a high level search of the interactive map provided by South Hams District Council.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	No European, national or locally designated sites within proximity to the site.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would contribute in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potentially – due to the rural and isolated character of the existing settlement, and due to its small size.
Other (provide details)	

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input checked="" type="checkbox"/>	
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	60	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Given the possible housing capacity of the site, a proposed allocation of this magnitude would be large enough to significantly change the size and character of St Ann's Chapel, due to its location within the South Devon AONB. Furthermore, the suitability of development in the northern and western sections of the site is potentially limited by its rural setting and isolation from the existing settlement, factors which were the key determinants for the refusal of planning application '1820/17/FUL'. However, the south eastern section of the site is potentially suitable for smaller scale residential development providing that these constraints can be effectively mitigated through the design of development.</p>	

